

REPUBLIQUE DU CAMEROUN

Paix – Travail – Patrie  
-----



REPUBLIC OF CAMEROON

Peace – Work – Fatherland  
-----

**MINISTRY OF HOUSING AND URBAN DEVELOPMENT**

**DIVISION OF STUDIES, PLANNING AND COOPERATION**  
-----

**PSU**

**SUMMARY URBAN DEVELOPMENT PLAN**

**PLANNING RULES  
and REGULATIONS**

**Wum Town**

**BET: CAMGIS Plc.**

**Financed: PIB 2012**

**DECEMBER 2012**

**THIS PROJECT WAS REALISED WITH THE COLLABORATION OF:**

**CHIEF COORDINATOR OF PROJECT**

Benjamin FRU ACHU

*Director CAMGIS*

**CHIEF OF MISSION**

NJITA Joseph NJESUH

*Urban Planner / Consultant*

**CONSULTANTS**

1. NJITA Joseph NJESUH
2. NGWANG Raphael NJEBA

*Urban Planner  
Architect*

**GIS/GPS TEAM**

1. NGEH William SAMBA

*Surveys Engineer / GIS/GPS Expert*

**SECRETARY/TRANSLATOR**

1. TIDO Thomas

*Secretary / Translator*

**FACILITATOR**

**CAMGIS** Plc  
Veterinary Junction  
P.O. Box 19, Bamenda, Cameroon  
Phone: +237 99256248  
Email: [info@camgis.com](mailto:info@camgis.com)  
Website@: [www.camgis.com](http://www.camgis.com)

**TABLE OF CONTENTS**

**PART I: GENERAL PROVISIONS .....4**

**ARTICLE 1: SCOPE OF TOWN PLANNING REGULATIONS .....4**

**ARTICLE 2: SCOPE OF THE RESPECTIVE RULES VIS-A-VIS OTHER LAWS OR REGULATIONS RELATED TO THE OCCUPATION AND USE OF LAND IN CAMEROON .....4**

**ARTICLE 3: SUBDIVISION OF AREAS AND SECTORS OF AN AREA IN URBAN AREAS 4**

**PART II: PROVISIONS APPLICABLE TO EACH ZONE AND SECTOR OF THE ZONE..5**

**A. RESIDENTIAL ZONE (H).....6**

- *The temporary housing sector (TH)* .....6

- *Community housing sector (CHS)* .....8

- *Area of residential housing (HR)* .....12

**B. ZONE OF CENTRAL FUNCTIONS AND SERVICES (CS) .....15**

**C. AREAS OF INDUSTRIAL ACTIVITIES (FOR LATER).....19**

**D. AREAS OF PUBLIC VOCATION.....22**

- *Areas of public facilities and services*.....22

*Special vocation activities*.....24

**E. FARMING AREAS.....26**

**F. AREAS OF PUBLIC UTILITY EASEMENTS (PEA).....27**

**G. CONCERTED DEVELOPMENT ZONE (CDZ) .....27**

**H. POSTPONED URBANIZATION AREA (PUA) .....27**

**I. RESERVED LAND, COUNCIL LAYOUT AND RESETTLEMENT .....27**

**J. RESERVE LAND FOR ADMINISTRATIVE FACILITIES OF WUM COUNCIL .....27**

**APPENDIX: GLOSSARY OF TERMS .....29**

## PART I: GENERAL PROVISIONS

### ARTICLE 1: SCOPE OF TOWN PLANNING REGULATIONS

These regulations apply to the town of Wum especially the urban perimeter as defined in the Summary Urban Development Plan. This area, as shown on maps, covers a total area of about 74.75 square kilometres, the actual and future urbanized area of the town of Wum.

These regulations are enforceable against any individual or moral person or entity within the context of the provisions of either private or public law in Cameroon.

It complements and clarifies the provisions of the Summary Urban Development Plan of 2012.

### ARTICLE 2: SCOPE OF THE RESPECTIVE RULES VIS-A-VIS OTHER LAWS OR REGULATIONS RELATED TO THE OCCUPATION AND USE OF LAND IN CAMEROON

In their implementation, these Regulations respect the various laws, decrees, regulations and decisions defining land tenure, town planning and urban development in force in Cameroon, notably:

- Ordinance No. 74/1 of 06.07.1974 to establish rules governing land tenure;
- Ordinance No. 74/2 of 06.07.1974 to establish rules governing state lands;
- Decree No. 76/166 of 27.04.1976 to establish the terms and conditions of management of national lands, without excluding all other texts not listed in the application;
- Law N°. 2004/003 of 21 April 2004 to regulate town planning in Cameroon;
- Decree No. 2008/0736/PM of 23 April 2008 to lay down the conditions of preparation and amendment of urban planning documents;
- Decree No. 2008/0737/PM of 23 April 2008 to lay down safety, hygiene and sanitation rules pertaining to construction;
- Decree No. 2008/0738/PM of 23 April 2008 to lay down procedures and conditions governing land development;
- Decree No. 2008/0739/PM of 23 April 2008 to lay down the rules governing land use and construction; and
- Decree No. 2008/0740/PM of 23 April 2008 to lay down the sanctions applicable to violations of town planning regulations.

### ARTICLE 3: SUBDIVISION OF AREAS AND SECTORS OF AN AREA IN URBAN AREAS

The urban area defined in Article 1 is subdivided into 10 (ten) main types of zones, composed of sectors, namely:

#### A. Housing area, symbolized by (H)

- Area of temporary housing (TH)
- Cooperative housing sector (CHS)
- Area of residential housing (RH)

#### B. Zone of central functions and services, symbolized by (CS)

- Central area
- District centre
- Neighbourhood centre

C. Industrial areas, symbolized by (IA).

D. Public spaces, symbolized by (PZ)

- Equipment and services
- Greens and open spaces
- Cemetery

E. Agricultural Zone, symbolized by (AZ)

F. Areas of public easements, symbolized by (PEZ)

G. Concerted development zone, symbolized by (CDZ)

H. Deferred building zones, symbolized by (DBZ).

I. Land reserves for council layouts and resettlement, symbolized by (LR1)

J. Land reserves for administrative facilities of the state and of the council of Wum, symbolized by (LR2).

## **PART II: PROVISIONS APPLICABLE TO EACH ZONE AND SECTOR OF THE ZONE**

A. Residential zone

B. Zone of central functions and services

C. Zone of industrial activities

The following items are detailed for each of these areas:

Article 1: Are authorised

Article 2: Are not authorised

Article 3: Access roads and streets

Article 4: Served by the networks

Article 5: Size and shape of plots

Article 6: Rights of way

Article 7: Maximum height

Article 8: Land use coefficients

Article 9: Setbacks from plot boundaries

Article 10: Setbacks of buildings relative to each other on the same plot

Article 11: External aspects - Fences

Article 12: Parking

Article 13: Open space and tree planting

The AZ, PEZ, CDZ, DBZ and land reserves (LR1 and LR2) are treated following their own nature and characteristics.

## **A. RESIDENTIAL ZONE (H)**

This area comprises 3 sectors:

- Area of temporary housing: TH
- Area of concerted housing: CH
- Area of residential housing: RH

### **Characteristics of the area and sectors.**

Zone (H) is characterized by an occupation where the habitat, individual or collective housing are predominant.

### **- The temporary housing sector (TH)**

It is an urban sector heavily or partially occupied by changing traditional or dilapidated housing. The fabric is often unorganized, the feeder roads skeletal or nonexistent, informal activities are closely linked to the housing. Servicing, restructuring or renovation operations, in general, will be recommended in this sector to improve the standard of facilities, and may be subject to sector plans.

#### **Article 1: Are authorised**

- a. Buildings for residential use and their annexes.
- b. Administrative, cultural or social establishments, playgrounds and services related to housing.
- c. Buildings for commercial use and their annexes.
- d. Permanent parking areas.
- e. Facilities authorised for public use after receiving permission, if they constitute no harm in access or noise.
- f. Layouts for residential use, provided that the minimum size of plots is not less than 150 m<sup>2</sup> and the minimum street frontage is at least equal to 8 metres.

#### **Article 2: Are not authorised**

- a. Developments considered as being dangerous, unhealthy or inconvenient of 1st and 2nd class as defined in Decree No. 76/372 of 2.9.1976 on their regulation.
- b. The disposal of waste, materials, scrap, hydrocarbons other than those strictly related to automobile service uses; parking lots, service stations; or others, harmful to health, to aesthetics, and in general to the protection of the environment.
- c. The quarrying, excavation and hauling of the soil likely to significantly alter the landscape, other than the earthworks for the development and construction.
- d. The isolated community public facilities (school, dispensary, church...). Exceptions to the regulations will be accepted, particularly Article 10 concerning the height of buildings (e.g. to allow the construction of the bell towers of churches, or minarets for mosques).

#### **Article 3: Access to streets**

To be buildable, a plot must not be less than 20 m from a roadway, conform to the characteristics necessary for fire fighting vehicles and must be connected by at least a footpath.

#### **Article 4: Connections to the networks**

- a. Drinking water

Any construction or facility must be connected to the public distribution network for drinking water where it exists.

b. Electricity

Connection to the network is a required condition for the completion of any dwelling.

More than four units cannot be built on the same plot where there is no electricity mains to which the electricity connection can be made.

c. Sanitation

C1- Wastewater

Any construction or facility must have its own sanitation provision through a hole of at least 5 m depth if ground conditions permit, or a drainable septic tank, and must be connected to the collective network where it exists.

C2- Rainwater

The development on any land shall be such as to guarantee the flow of rainwater into the network for collecting these waters. Wastewater evacuation from the adjoining property shall follow the natural slope and in one place.

**Article 5: Characteristics of the land**

Any plot with an area less than 150 square metres will be declared unbuildable and can be built upon only if it becomes an attachment to an adjacent plot.

**Article 6: Implantation of structures vis-à-vis streets and public rights of way**

- a. In the case of construction in continuous order, the street façades shall be aligned to existing highways or those to be created following rights of way indicated on the summary urban development plan.
- b. In the case of isolated buildings, the street façades shall recede 2m from the edge of the right of way.

**Article 7: Setback of buildings from the common boundaries of plots**

- a. All buildings in sequential order along the streets must be built with a side line to another on a maximum depth of 15 metres.
- b. Detached buildings and generally any structure, except those provided in the preceding paragraph, shall observe a minimum setback of 2 metres in their implantation.

**Article 8: Spacing buildings in relation to each other on the same property**

Non-contiguous buildings located on the same plot shall be at a distance of at least 4 metres from each other.

**Article 9: Plot coverage**

The overall plot coverage by existing and proposed buildings may not exceed 50% of the total plot area.

**Article 10: Land Use Coefficient (LUC)**

Definition

It is a conventional index determining the number of square metres of floor-space susceptible to be constructed per square metre on the ground.

The LUC is a factor which, multiplied by the area of land, expresses the total floor area buildable on the given land.

Example: for a plot of 1 000 m<sup>2</sup>

With a LUC of 0.25, you can build 1 000 x 0.25 = 250 m<sup>2</sup> developed floor area.

NB: This does not include areas for work and leisure (garage, balcony, terrace, and basement).

The LUC determines therefore the maximum number of square metres of floor space. It does not exceed 80%.

### **Article 11: Maximum height**

#### a. Relative height

A building may be higher than it is distant from the neighbouring building.

A.1 Given adjacent streets: the maximum height of buildings is limited to the shortest distance separating them from the opposite building-line.

A.2 View of the boundaries: unless these are established limits, buildings will not have a height greater than the normal minimum distance to that separating the said limits where the concerned has windows used for lighting rooms and the double of that distance on the contrary.

For buildings constructed at the corner of two streets of unequal width, the maximum height permitted may be maintained with a maximum setback of 10 m from the narrowest street.

The height of buildings should not exceed 12 m in its highest part.

#### b. Ceiling height.

This height is measured from the highway on the alignment to the point where the perpendicular alignment joins the middle of the building.

This height is fixed at 12 metres from the roof drain, that is to say R+3.

The exceptions are largely limited to places of worship.

### **Article 12: External appearance**

The use of recycled (old) materials is prohibited.

### **Article 13:**

## **- Community housing sector (CHS)**

The sector (CHS) is characterized by the dominance of housing, whether individual or group housing.

This sector includes suburban housing areas of low or average density. Here will be found

- housing in the urban fringe
- existing villages gradually integrating with the city
- possibly municipal layouts called "sites and services" designed to accommodate people with low incomes, and where the objective is essentially to uphold the rights of way in the public domain.

Within this sector, regulations are deliberately simplified to accommodate the potential residents of informal settlements.

### **Article 1: Are authorised**

- a. buildings of residential use and their annexes
- b. administrative establishments, cultural, social, playgrounds and services related to housing
- c. buildings of commercial use and their annexes



- d. areas of permanent parking
- e. establishments open to the public with prior authorization and under the condition that they constitute no harm in access or noise for the neighbourhood
- f. layouts for residential use, provided that the minimum size of a plot to be created exceeds 200 m<sup>2</sup> and the minimum street frontage of at least 10 m.

**Article 2: Are not authorised**

- a. office buildings and their annexes
- b. industrial establishments of all categories
- c. disposal of scrap, solid or liquid materials or fuels
- d. disposal of hydrocarbons other than those strictly related to automobile service uses: parking, service station
- e. Quarrying operations, excavations and hauling of the soil which are not required for construction works.

**Article 3: Access to Highways**

All construction must be accessible from a roadway with a minimum right of way of 10m and a minimum carriageway of 8m width.

However, when safety and visibility can be assured, and the length of the access will not exceed 10 m, it can have a carriageway of 6 metres.

When the lanes will end in dead end, they must be planned so that vehicles can turn around.

For each buildable plot, opportunities for access to the public highway are limited to an access road with a minimum width of 10 m for every 20 m of frontage.

In general, access to buildings must comply with the requirements, enacted or not, for movement and approach ways for fire fighting equipment.

**Article 4: Connection to networks**

Water

The connection to the water system, if available, is compulsory for the completion of more than two dwellings on one plot.

More than four housing units cannot be built on the same plot if there are no water mains where the connection can be made.

Electricity

The connection to the network is mandatory for the state of completion of any dwelling.

More than four housing units cannot be built on the same plot if there is no electricity network where the connection can be made.

Sanitation

Wastewater: Where there is a sewer, the connection to sewerage network is mandatory for buildings.

If not connected, any discharge of sewage on the street is prohibited. A septic tank or any means of processing or storage of sewage authorized by the public authority must necessarily be constructed at the same time with the proposed construction.

Rainwater: Any development done on any plot should never impede the free flow of rainwater; improvements made on land shall be such as to ensure the flow of rainwater into the network.

#### **Article 5: Size and shape of plots**

To be built on, the land must satisfy the following minimum requirements:

- Area: 400 square metres
- Frontage: 20 metres
- Depth: 15 metres

The shape of the land must also be in such a way that it is possible to inscribe a circle of minimum 10 metres radius.

#### **Article 6: Plot coverage**

It is defined as the projected area of a building on the ground and is expressed as a percentage determining the ground surface to be built from the total surface of the plot.

The plot coverage of the buildings may not exceed 60% of land area, including annex buildings.

#### **Article 7: Maximum height**

##### a. Relative height

A construction may be higher than its distance to neighbouring buildings.

A.1 Given adjacent streets: the maximum height of buildings is limited to the shortest distance separating them from the opposite alignment

A.2 View of the boundaries: unless they are established on the boundaries, construction will not have a height greater than the normal minimum distance to the separating the said limits where the concerned has windows used for lighting rooms and the double the distance on the contrary.

For buildings constructed on the corner of two streets of unequal width, the highest height permitted may be maintained with a maximum setback of 10 m from the narrowest street.

##### b. Ceiling Height

This height is measured from the highway on the alignment to the point where the perpendicular alignment joins the middle of the building.

This height is fixed at 12 metres from the roof drain, that is to say R+3.

The exceptions are largely limited to places of worship.

#### **Article 8: Land Use Coefficient (LUC)**

##### a. Definition

It is a conventional index determining the number of square metres of floor-space susceptible to be constructed per square metre on the ground.

The LUC is a factor which, multiplied by the area of land, expresses the total floor buildable on the plot.

Example: for a plot of 1 000 m<sup>2</sup>

With a LUC of 0.25, you can build 1 000 x 0.25 = 250 m<sup>2</sup> developed floor area.

NB: This does not include areas for work and leisure (garage, balcony, terrace, and basement).

The LUC determines therefore the maximum number of square metres of floor space.

b. value of LUC

The LUC is set to 0.70

**Article 9: Setback from the limits of the plot**

a. in relation to roads

The buildings are permitted:

- on the alignment
- with a setback of at least five metres from the alignment

b. in relation to common boundaries:

The buildings are permitted:

- on common boundaries if the building over the limit does not include openings.
- to setback of these limits: in this case, they will deviate from these limits by a distance R measured normally to the frontage and equal to:
  - the height of the building concerned with a minimum of 4 m, if it contains the main windows providing illumination of living or working rooms,
  - to half the height of the building concerned, with a minimum of 2 m, otherwise.

**Article 10: Laying out of buildings on the same plot**

The construction of several buildings on one plot is permitted provided:

1 – that all points along each façade, the distance measured normally to it and separating it from a façade of another building, is at least:

- The height of the highest façade, with a minimum of 3 metres if the lowest façade has the main openings providing illumination of living or working rooms.
- The height of the lower façade, with a minimum of 3 metres if it does not contain major openings, and has the highest façade.
- Minimum height of the lowest façade or the half of the height of highest façade with the minimum of 2 metres if the two façades do not include major openings.

2 - the shortest distance between two buildings is greater than or equal to 2 metres.

**Article 11: External appearance - Fences**

The side walls, blind or not, the gable or part of gable or visible parts of gables, should be treated carefully and in harmony with the main façade.

The use of recycled materials, such as barrels, developed cans, used zinc, etc, is prohibited, regardless of the nature of the construction including the annex building.

The fences on public roads or in the margins of more than 4 units on the plot, and parking areas will be conducted during any construction operation. The features are defined below.

- Length: 8 metres
- Width: 3 metres
- Airspace: 10 metres

For construction of more than four units on one parcel, a space per dwelling from the 4th will be reserved on the parcel.

For buildings receiving the public, at least 40% of the gross floor area will be reserved for parking.

### **Article 13: Open Areas and Plantations**

Any plot will include at least one high stem tree per 200 square metres of land.

### **- Area of residential housing (HR)**

#### **Article 1: Are authorised**

- a. buildings, community or not, used as residential and their annexes.
- b. administrative establishments, cultural, social, playgrounds and services related to housing.
- c. buildings of commercial use and their annexes.
- d. buildings for office use and annexes.
- e. areas of permanent parking.
- f. establishments open to the public with prior authorization and under the condition that they bring no harm in access or noise for the neighbourhood.

#### **Article 2: Are not authorised**

- a. layouts and buildings not within the framework of concerted operations.
- b. industrial establishments of all categories.
- c. fixed or mobile shelters whether used for housing or not, deposits of scrap, solid or liquid materials and fuels.
- d. hydrocarbon deposits except those which are strictly related to the service uses of vehicles: parking, service stations.
- e. quarrying operations, excavations and moving of the soil which are not required for construction works.

#### **Article 3: Access to the road**

All construction must be accessible from a roadway with a minimum right of way of 10m and a minimum carriageway of 4.8 metres in width.

However, when safety and visibility can be assured, and the length of the path will not exceed 50 metres, and it will serve at most 10 homes or establishments with at most 20 people, the width of the right of way will be reduced to 10 metres for a carriageway of 6 metres.

When the lanes will end in a dead end, they must be planned so that vehicles can turn around.

For each building plot, opportunities for vehicular access to the highway are limited to an access of 8 metres maximum in width per 30 metres.

In general, access to buildings must comply with the requirements, enacted or not, for movement and approach ways for fire fighting equipment.

#### **Article 4: Connection to networks**

##### Water

Connection to the existing water system is mandatory for any new construction that requires water supply.

The buildings are not allowed if the developer cannot serve water to the buildings he plans to build.

Electricity:

Connection to the network is mandatory for the construction of any dwelling.

More than four units on the same plot cannot be built if there is no electricity network to which the connection can be done.

Sanitation

Wastewater: Where there is a network, connection is mandatory.

If there is no network, wastewater must be treated prior to discharge (settling, biological treatment) by septic tank or other approved treatment means. The processing means may involve one or more plots. Generally, the treatment and discharge of wastewater must meet all sanitary and technical regulations in force.

Rainwater: Any development done on any plot should never impede the free flow of rainwater; improvements made on land should be such as to ensure the free flow of rainwater into the network.

**Article 5: Size and shape of plots**

a. residential housing of community type

To be built upon, the land must satisfy the following minimum requirements:

- Area: 1,000 m<sup>2</sup>
- Frontage: 30 metres
- Depth: 30 metres.

The shape of the land must be such that it is possible to inscribe a circle of at least 15m radius.

b. residential housing of individual type

To be built upon, the land must satisfy the following minimum requirements:

- Area: 600 m<sup>2</sup>
- Length: 20 metres
- Depth: 25 metres

The shape of the land must be such that it is possible to inscribe a circle of at least 10m radius.

**Article 6: Plot coverage**

a. Residential housing of community type

Plot coverage of buildings may not exceed 40% of the total land area including annexed buildings.

b. residential housing of individual type:

Plot coverage of buildings may not exceed 50% of the total land area including annexed buildings.

**Article 7: Maximum height**

a. Relative height

A building can be high since it is far from neighbouring buildings.

a1. Given adjacent streets: the maximum height of buildings is limited to the shortest distance separating them from the opposite alignment.

A.2 View of the boundaries: unless they are established on the limits, buildings will not have a height greater than the normal minimum distance to the separating said limits where the concerned building has windows used for lighting rooms and the double of that distance on the contrary.

For buildings constructed on the corner of two streets of unequal width, the highest height permitted may be maintained with a maximum setback of 10 m from the narrowest street.

b. ceiling height:

This height is measured from the level of the highway on the alignment to the point where the perpendicular to the alignment joins the middle of the building.

The excepted works are those limited to places of worship.

1. Residential housing of collective type: height is fixed at 20 metres of the roof drain.
2. Residential housing of individual type: height is fixed at 9 metres of the roof drain.

**Article 8: Land Use Coefficient (LUC)**

a. definition

It is a conventional index determining the number of square metres of floor-space susceptible to be constructed per square metre on the ground.

Area of land means the surface of the horizontal projection of the property after deduction of rights of way reserved for public facilities or for roads.

b. value of LUC

1. Residential housing of collective type: LUC is fixed at 1.2
2. Residential housing of individual type: LUC is fixed at 0.65

**Article 9: Setback from the limits of the plot**

a. In relation to streets

The buildings are permitted:

- either on the alignment, or
- on a setback of at least four metres from the alignment.

b. In relation to common boundaries

The buildings are permitted:

- On separation limits if the building over the limit does not have openings.
- Behind these limits: in this case, they will deviate from these limits by a distance R measured normally to the façade and equal to:
  - The height of the façade concerned with minimum of 4 metres if it involves major openings that ensure the lighting of living or working rooms.
  - Half the height of the façade, with a minimum of 4m in the opposite building line.

**Article 10: Laying out of the buildings relative to each other on the same plot**

The construction of several buildings on the same plot is allowed on the condition that

- a. to all points of each façade, the distance measured normal to it and separating it from another building, is at least equal to:
  - The height of the highest façade, if the lowest includes major openings providing illumination of living or working rooms.
  - The height of the lowest façade if it does not contain main openings

- the minimum of the lowest façade or half of the height of the highest façade if the two façades do not contain main openings.

b. that the shortest distance between two buildings be greater or equal to 4 metres.

### **Article 11: External aspect - Fence**

The side walls, blind or not, or subsequent gables or apparent parts of gables will be treated carefully and in harmony with the main façades.

The materials not presenting a suitable finished exterior, such as ordinary concrete blocks or mud bricks, cannot be left exposed in the main façade, whatever their nature.

The use of recovered or second-hand materials, such as developed cans, used zinc, etc ... is prohibited regardless of the nature of construction, including annexed construction.

The fences on public roads, or in setbacks along it, will present an appearance in harmony with the main façades on the plot.

The parking areas will be made during construction.

Reused or recovered materials are prohibited.

- Depending on the type of street, the public authority will be required to impose a façade, a type of material, colour or style. In particular, the construction of covered tunnels in the basement can be made mandatory.
- In a series with a unit of volume, materials, colour or style, the proposed work should not disrupt the harmony of the whole.
- The fences consisting of solid walls cannot exceed 2.20 m in height.
- The owners of undeveloped or unused parcels are required to build a fence on the main road.

### **Article 12: Parking**

For all new construction for residential use, parking areas will be realized on the parcel, one area per dwelling unit.

For activities of any kind, except isolated shops, and buildings open to the public, 40% of the effective minimum area will be reserved for parking on the parcel.

### **Article 13: Open spaces and tree planting**

Not applicable

## **B. ZONE OF CENTRAL FUNCTIONS AND SERVICES (CS)**

This area includes three sectors:

- The central area
- The district centre
- The neighbourhood centre

### **Article 1: Are authorised**

The following provisions apply to all three sectors except specifically indicated.

a. buildings for residential use and their annexes

- b. administrative, cultural and social institutions, playgrounds and services related to housing
- c. buildings used for commerce and their annexes
- d. buildings used for offices and their annexes
- e. premises for handicrafts and industrial establishments with less than 50 employees provided that neither the one nor the other provide nuisance to the neighbourhood (pollution of air, water, noise, heavy traffic, use of hazardous substances)
- f. permanent parking areas
- g. establishments open to the public with prior authorization and under the condition that they provide no nuisance in terms of noise or access to the neighbourhood

**Article 2: Are not authorised**

- a. Industrial establishments that can be a nuisance to their neighbours (pollution of air, water, noise, heavy traffic, hazardous products)
- b. Fixed or mobile shelters used for habitation or not, deposits of scrap, solid or liquid materials and fuels
- c. Hydrocarbon depots except those strictly related to car uses: parking, petrol stations
- d. Bare lands, derelict land, quarry exploitation which are not required for construction.

**Article 3: Access to the road**

All construction must be accessible by a roadway with a right of way of 12 metres and a motorable part of minimum 8 metres width.

When the roads end in deadlock, it must be planned so that vehicles can turn around.

For each building plot, opportunities for access to a motorable road is limited to an access of maximum 3.50 m width for each 30 m of frontage.

In general, access to buildings must meet the requirements set forth in the norms, traffic and approach ways to fight against fire.

**Article 4: Served by networks**

**Water**

When water supply exists, the connection is mandatory for any construction.

**Electricity:**

Connection to electricity network if it exists is compulsory for the construction of all housing.

More than four houses cannot be constructed on the same plot when there is no electricity network where they can be connected.

**Sanitation:**

**Wastewater:** when there is a network, connection is mandatory for any construction where there is an activity or any public building, as well as any building connected to the water network.

In the absence of a network, wastewater must be treated before discharge (settling, biological treatment) by a septic tank or any other authorized treatment means. The processing can concern one or more plots.

Generally, the treatment and discharge of wastewater must meet all sanitary and technical regulations in force.



**Rain water:** Any development on land should never be an obstacle to the free flow of rainwater. If there is a network of rainwater collection, the improvements made on land must be such as to ensure the flow of rainwater in this network.

#### **Article 5: Surface and shape of plots**

To be buildable, plots must present the following minimum characteristics:

- Area: 250 square metres
- Frontage: 10 metres
- Depth: 10 metres

The plot form will also be such that it is possible to draw a circle with a minimum radius of 5 m.

However, exclusively vis-à-vis the market, the minimum requirements are reduced to the following standards:

- Area: 100 square metres
- Frontage: 10 metres
- Depth: 10 metres

#### **Article 6: Floor area**

##### **Town centre and secondary centre sectors**

For any construction for business use, the floor area can reach 100% on the ground floor only.

Upstairs, the floor area of buildings shall not exceed 65% of the land area including annex buildings.

##### **Neighbourhood centre**

The floor area of buildings shall not exceed 70% of the land area including annex buildings.

#### **Article 7: Maximum height**

##### **a. Relative height**

Construction may be as high as it is farther away from the neighbouring structure.

a.1 given adjacent roads: the maximum height of buildings is limited to the shortest distance separating them from the opposite alignment.

a.2 given separation limits: unless they are located on the boundary, constructions cannot have a height greater than the minimum distance normal to the front separating them from the said limits when the said façade has openings for lighting of living or workrooms, and double that distance on the contrary.

For buildings constructed at the corner of two streets of unequal width, the highest height allowed can be maintained with a return of up to 10 on the narrow one.

##### **b. Ceiling height**

Town centre: The ceiling height is 20 metres from the roof drains.

Secondary centres: 15 metres from roof drains.

The height is measured from the level of the public way on the alignment at the point where the perpendicular to the alignment reached the middle of the building façade.

Structures permitted to exceed are essentially limited to places of worship.

#### **Article 8: Land use coefficient (LUC)**

##### **a. definition**

The LUC determines the number of square metres of gross floor area buildable per square metre of land.

By land surface is understood the area of the horizontal projection of the property minus allowances reserved for public facilities or road operations.

b. Value of LUC

The LUC is fixed as follows for all plots, regardless of their use: housing or activities.

- Town centre: 1.2
- Secondary centre or neighbourhood centre: 0.8

**Article 9: Implantation in relation to the plot boundaries**

**a. in respect to the roads**

The buildings will be located

- either on the alignment,
- or by a setback of at least five metres from the alignment.

**b. in respect to separation boundaries**

Buildings are permitted:

- on separation limits if the façade on the limit has no OPENINGS.
- behind these limits: in this case, they will deviate from these limits by a distance R measured normally to the façade and equal:
  - at the height of the said frontage with minimum of 4 m, if it includes major openings providing lighting to living or working rooms
  - At half the height of the façade, with a minimum of 4 metres, in the opposite building line.

**Article 10: Implantation of constructions each relative to the other on the same plot**

The construction of several buildings on a single plot is permitted provided that:

- a. at all points along each façade, the distance, measured normal to the latter and separating it from the façade of other buildings is at least equal to:
  - the height of the highest façade, if the façade has the lowest main openings providing illumination of living quarters or working rooms.
  - the height of the lowest façade if it has no main openings and the highest façade has as the minimum of the height of the lowest façade or half of the height of the highest façade, if the two façades do not include main openings.
- b. that the shortest distance between two buildings is greater than or equal to 4 metres.

**Article 11: External appearance - Fence**

The lateral and posterior façades, blind or not, visible gable or part of gable should be treated with care and in harmony with the main façades.

Materials that did not present suitable finishing, such as blocks or ordinary bricks, cannot be left exposed in front no matter its nature.

The use of recovery materials such as used drums, used sheets, etc ... is prohibited regardless of the nature of the construction including annex constructions.

## **Fence**

Fences on public roads, or in setbacks along it, will present an appearance in harmony with the main façades of the plot.

Parking areas will be realised during construction.

Reused or recovered materials are prohibited.

- Depending on the type of road, the public authority may be required to impose a façade, a type of material, colour or style. In particular, the construction of covered arcades in the basement can be made mandatory.
- Generally, in a unit of volume, material, colour or style, the proposed work should not disrupt the harmony of the whole.
- Fences made of solid walls shall not exceed 2.20 m in height.
- The owners of undeveloped or unused plots are required to construct a fence on the main road.

## **Article 12: Parking**

For any new construction for residential use, parking areas will be constructed on the plot, one parking area per dwelling unit.

For any other activities, except isolated shops, and for buildings open to the public, at least 40% of the gross area will be reserved for parking on the plot.

## **Article 13: Open Space and plantation**

Not applicable

## **C. AREAS OF INDUSTRIAL ACTIVITIES (FOR LATER)**

### **Article 1: Authorised**

- a. all industrial establishments.
- b. buildings for office use.
- c. buildings for use as staff housing.
- d. layouts for industrial and craft use, provided that the minimum size of plots to create is at least 1.200 square metres and the width of road frontage is at least 25 m.
- e. permanent parking areas, warehouses and depots of materials except for hazardous waste and old cars.

### **Article 2: Are not authorised**

- a. buildings for residential use and their annexes, with the exception of service housing.
- b. buildings of commercial use and their annexes.
- c. deposits of waste and old cars.

### **Article 3: Access**

Any industrial construction must be accessible from a roadway in good condition and meeting the following conditions:

- Have a right of way of 16 m as a minimum width with a road that permits for the bypassing of trucks.
- Have pavements for pedestrians.
- Junctions that allow the more cumbersome vehicles to turn.

The access to establishments will be studied in order to allow vehicles to enter and exit without manoeuvring.

#### **Article 4: Connection to networks**

##### Water:

The connection to the water system is mandatory for any construction.

##### Electricity:

The connection to the electricity network is mandatory for the building of any industrial unit.

More than two industrial units on the same plot cannot be built where there is no electricity supply network to which the connection can be made.

##### Sanitation:

Wastewater: If there is a network, connection is obligatory. In all cases, treatment and discharge of wastewater, particularly industrial water, must meet all sanitary and technical regulations in force. These regulations may be national, local or specific to the affected area.

Rainwater: Any development done on any plot should never impede the free flow of rainwater. In case of existence of a network of rainwater, developments on land shall be such as to ensure the free flow of rainwater into the network.

In case of stagnation of rainwater on land, this will give rise to preliminary sanitation work or infilling which may concern several parcels and may be made prior to construction operations themselves.

#### **Article 5: Size and shape of plots**

To be built on, the land must present the following minimum requirements:

- Surface: 1,200 square metres.
- Frontage: 25 metres.

#### **Article 6: Extent on the ground**

Not applicable

#### **Article 7: Maximum height**

- a. In relation to adjacent streets: the maximum height of buildings is limited to the shortest distance separating them from the illumination.
- b. In relation to common boundaries: the maximum height of buildings is limited to the normal distance to the front separating these limits where the concerned building has windows used for illumination of rooms, and twice that distance in the opposite building-line.
- c. In relation to ceiling height: fixed to 15 m unless for an exception due to technical constraints.

#### **Article 8: Land Use Coefficient (LUC)**

##### a. Definition

The LUC determines the number of square metres of effective floor space that can be constructed per square metre of land for any construction other than warehouses or workshops.

An area of land means the surface of the horizontal projection of the parcel minus the reserved rights of way for road operations.

In calculating effective floor space, there is no need to take account of the areas given:

- To parking of vehicles.
- To non-living attics and basements which are not engaged in activities.
- b. Value of LUC:
  - The LUC is set to 1 for buildings other than warehouses or workshops.
  - For warehouses and workshops, the maximum limit allowed is 0.80.

**Article 9: Setback from plot limits**

- a. compared to roads

The buildings will be constructed at least at 10m from the alignment. 50% of that margin must be planted.

However, it may be located beyond the first 2 metres counted from the alignment:

- Offices, guards' homes, social services, transformer and fuel distribution stations, provided that their floor area does not exceed 30% of the set-back imposed on major constructions.
- b. from the common boundaries

The construction on these limits is prohibited. They will depart from a distance R measured normally equal to:

- the height of the building concerned, with a minimum of 8 m, if it includes major openings providing illumination of living or working rooms.
- Half of said height with a minimum of 6 m otherwise.

If the front is not parallel to the boundary, R is measured perpendicular to the middle of the building concerned, provided that the lowest distance separating the building to the limit is not less than 2 / 3 of that distance.

Otherwise, distance R will be the lowest observed.

**Article 10: Implantation of the buildings relative to each other on the same plot**

The construction of several buildings on one parcel is permitted provided that:

- a. in all points along each façade, the distance measured normal to it and separating it from the façade of another building, is at least equal to:
  - The height of the highest façade, with a minimum of 8m if the lowest building has the main openings.
  - The height of the lowest façade, with a minimum of 8 m, if it does not include openings and the highest does;
  - The minimum of the height of the lowest façade or the half of the height of the highest façade, with a minimum of 4 m, if both façades do not include major openings.
- b. that the shortest distance between two buildings is equal to or greater than 4 m.

**Article 11: External appearance - Fence**

The materials produced to be covered with a cladding or coatings (hollow bricks, blocks ...) cannot be left exposed on the outside of buildings or on fences.

The side and rear façades of buildings must be treated with the same care as the main façades and in harmony with them.

The fences on public roads or setbacks along these must be made of a wall not exceeding 0.80 m in height topped with a grid lattice.

## **Article 12: Parking**

At any construction operation, should have parking areas whose standards are:

- Service housing: 1 space / dwelling
- Offices: 50% of effective surface area
- Workshops, warehouses: 10% of the effective surface area.

All provisions must be taken to reserve the necessary clearances for parking on each property and manoeuvring of vehicles, so that loading and unloading is performed inside the parcel and not on the highway.

## **Article 13: Open spaces and tree planting**

Any plot shall include at least one tree with a high stem per 100m<sup>2</sup> of land.

## **D. AREAS OF PUBLIC VOCATION**

### **- Areas of public facilities and services**

#### **Article 1: Land Use**

These sectors are mainly reserved for facilities of a public character and public services serving the people.

Any assignment of private nature is prohibited.

Only buildings for public use are allowed.

#### **Article 2: Access**

All construction must be accessible by carriageway with a minimum right of way of 12 m.

#### **Article 3: Connection to networks**

##### Water:

The connection is mandatory for any construction.

##### Sanitation:

Wastewater: where there is a sewerage network, the connection is mandatory for buildings connected to the supply network.

If connected, any discharge of Wastewater on public roads is prohibited. A septic tank or any other means of processing or storage of wastewater, or water valves allowed by the public authority, must necessarily be constructed at the same time with the proposed construction.

Rainwater: Any development realized on any plot should never impede the free flow of rainwater. The development made on land must be such that rainwater runoff is directed into the network or in a natural outlet.

#### **Article 4: Plot coverage**

The area covered by the buildings may not exceed 50% of land area.

#### **Article 5: Maximum height**

##### a. relative height

A construction may be as high as it is distant from the neighbouring buildings.

a-1 In relation to adjacent streets: the maximum height of buildings is limited to the shortest distance separating them from the opposite alignment.

a-2 In relation to common boundaries: unless they are established on the limit, constructions will not have a height greater than the minimum distance normal to the separating them from the said limits where the concerned building has openings used for lighting of living or working rooms, and twice that distance in the opposite case.

For buildings constructed on the corner of two streets of unequal width, the highest height permitted may be maintained with a maximum setback of 10 metres from the narrow street.

b. ceiling height:

The ceiling height is 15 m to the roof drain. This height is measured from the level of the public road on the alignment to the point where the perpendicular to alignment joins the middle of the façade of the building.

Outside the areas of special easements, buildings well in excess of these provisions are largely confined to places of worship.

**Article 6: Construction in relation to the limits of plot**

a. In relation to roads

The buildings are permitted:

- On common boundaries if the façade over the limit does not include openings.
- Behind these limits: in this case, they will be away from these limits by a distance R measured normally to the front and equal:
  - to the height of the façade concerned with minimum of 5m, it includes major openings providing illumination of living or working rooms.
  - to the height of the façade, with a minimum of 5 m, otherwise.

**Article 7: Laying out of the buildings in relation to each other on the same plot**

The construction of several buildings on the same plot is allowed provided:

a. that at all points along each façade, the distance measured normal to it and separating it from the façade of another building is at least equal to:

- The height of the highest façade, if the lowest façade includes major openings providing illumination of living or working rooms
- The height of the lowest façade if it does not contain major openings, and the highest façade, if it does.
- The maximum of the height of the lowest façade, half of the height of the highest façade, if the façades do not include major openings.

b. that the shortest distance between two buildings is greater than or equal to the height of the highest building.

**Article 8: External appearance - Fence**

The side walls or subsequent, blind or not, visible gables or part of gable will be treated with care and in harmony with the main façades.

The materials do not present a good finished appearance, such as ordinary concrete blocks or mud bricks, cannot be left visible in front regardless of the nature of it (main, rear or side).

The use of reused or recovered materials, such as barrels, developed cans, used zinc, etc ... is prohibited, regardless of the nature of construction, including annexed constructions.

The fences on public roads or setbacks along these should present a consistent appearance with the façades of the building. Reused or recovered materials are prohibited.

### **Article 9: Parking**

The parking areas will be realised during every construction operation. The features are defined below:

- Length: 5 metres.
- Width: 2.30 metres
- Clear zone: 6 metres.

## **Special vocation activities**

Specialized activities are those run by big government departments or big companies and parastatals where housing will be tolerated only in exceptional cases (e.g. CAMWATER, AES-SONEL).

### Nature of land occupation:

#### **Article 1: Character of the area and sector**

Industrial activities, classified or unclassified, warehouses and workshops, will be hosted in priority in this area.

#### **Article 2: Type of occupation or land use**

Are prohibited

- All forms of housing other than those mentioned below in section 3.
- The cultural and social facilities, playgrounds and public parks, except those listed in article 3.
- Construction for business use.

#### **Article 3: Types of land use under special conditions**

- Cultural and social offices and buildings if they are directly related to the functioning of the institutions concerned.
- The accommodation necessary for the security and guard facilities.

### Conditions of land occupation

#### **Article 4: Access to the road**

To be buildable, land must have access to the general road network. The characteristics of this access must be consistent with the function of the proposed facilities and the characteristics of fire fighting vehicles.

The track widths and the provision of access will allow the entry or exit of vehicles without the inconveniences to traffic.

#### **Article 5: Connection to networks**

##### Drinking water

Every construction or facility must be connected to public the distribution network of drinking water where it exists.

##### Sanitation

##### Wastewater



Every construction or facility must be connected by underground pipe to the collective sanitation network, if required by a lift or treatment station.

However, in the absence of sewerage system serving the land unit, and only in this case, the individual treatment is authorized and will be subject to the approval of the competent authority. Treatment devices must be designed so as to be connected to the collective network when it is realized.

Once it is built, the beneficiary of this provision will be required to connect to the network at its cost, and will meet all regulatory obligations vis-à-vis the manager of this network.

Polluting activities must undergo a pre-treatment of all forms of waste associated with their activity.

Rainwater:

The development on any land shall be such as to guarantee the flow of rainwater into the network collecting these waters. Their evacuation on the adjoining parcel will follow the natural slope and in one place.

In the absence of a network for rainwater, buildings will only be accepted if the builder carries out at his expenses development that allows the free flow of rainwater. This shall be done with the agreement of the competent administrative services.

**Article 6: Characteristics of land**

Not applicable.

**Article 7: Implantation of buildings vis-à-vis streets and public rights of way**

The setting out of constructions from the street boundary should be at a minimum setback of 5 metres.

**Article 8: Implantation of buildings from the common boundaries of the plot**

The implantation of structures from the common boundaries of parcels shall be at a minimum distance of 5 m.

**Article 9: Laying out of the buildings relative to each other on the same property**

Not applicable.

**Article 10: Plot coverage**

The overall coverage of existing and proposed buildings may not exceed 50% of the total area of land unit.

**Article 11: Height**

Not applicable.

**Article 12: External appearance**

Construction with recovered materials is prohibited.

**Article 13: Parking**

Parking areas for vehicles shall be provided within the limits of the plots.

**Article 14: Open spaces and tree planting**

Areas of vacant land free from any building must be planted.

**Article 15: Maximum possibilities of land occupation**

Not applicable.

## **Article 16: Open Space and plantations**

Every plot will include at least one high stem tree per 100 m<sup>2</sup> of land.

## **Special Provisions**

### a. Areas of green spaces

Green spaces brought under the Summary urban development Plan in conformity with the master plan are of public nature, the public authority taking responsibility for the planting and maintaining of these areas.

Any construction is prohibited in open spaces except those associated with outdoor recreation or the maintenance of green spaces themselves.

### b. The cemetery

A no-building easement of 50m is applicable around cemeteries.

## **E. FARMING AREAS**

### **Article 1: Are authorised**

- a. buildings necessary for farming activities
- b. buildings of residential use occupied by farmers and their employees except in the swampy valleys.
- c. facilities of general interest for the needs of rural plantations.

### **Article 2: Are not authorised**

- a. Any construction not related to agricultural activities or to the direct needs of rural populations.
- b. Any layout operation.

### **Article 3: Access**

Any farming enterprise must be served by a public or private road.

### **Article 4: Health Requirements**

#### Water:

Free access to a public or private drinking water point must be assured.

#### Electricity:

The connection to the network is mandatory for the completion of any dwelling.

More than four lodging units on the same plot cannot be built where there is no electricity network to which the connection can be made.

Wastewater: Treatment and disposal of wastewater must meet all sanitary and technical regulations in force.

Rainwater: Any development realized on any plot should never impede the free flow of rainwater.

### **Article 5: Size and shape of plots**

To be buildable, land must present the following minimum requirements:

Area: 10 000 m<sup>2</sup> or one hectare.

### **Article 6: Ceiling height**

The ceiling height is fixed at 9 m at the drain of the roof for construction for housing the farmers.

**Article 7: Laying out of structures in relation to roads**

The buildings will present a setback of at least 15 metres from the alignment or roads.

**Article 8: Laying out of structures in relation to other constructions**

Between two non-contiguous buildings, a minimum space equal to the height of the higher of the two buildings must be developed, being located on the same plot or on two different plots.

**F. AREAS OF PUBLIC UTILITY EASEMENTS (PEA)**

**G. CONCERTED DEVELOPMENT ZONE (CDZ)**

This zone will be subject to a sector plan (SP) including precise specifications and regulations to supplement the provisions of the summary urban development plan.

**H. POSTPONED URBANIZATION AREA (PUA)**

This zone will be subject to a sector plan (SP) including precise specifications and regulations to supplement the provisions of the summary urban development plan.

**I. RESERVED LAND, COUNCIL LAYOUT AND RESETTLEMENT**

This zone will be

- acquired and incorporated into the private property of the State followed by a reversal to the Wum Council.
- studied in a sector plan (SP) and include precise specifications and regulations that supplement without contradicting the provisions and guidelines of the summary urban development plan.

**J. RESERVE LAND FOR ADMINISTRATIVE FACILITIES OF WUM COUNCIL**

This zone will be

- Acquired and incorporated into the private property of the State followed by a reversal to the Wum Council.
- studied in a sector plan (SP) and include precise specifications and regulations that supplement without contradicting the provisions and guidelines of the summary urban development plan.

**PART III: PUBLIC UTILITY EASEMENTS**

**Article 1: Types of public utility easements**

The public utility easements are public rights of way to be reserved and/or preserved for:

a. The corridors of high and medium tension

The rights of way to reserve and/or maintain are:

- 90 000 Volts: 30 metres
- 220 000 Volts: 60 metres
- For medium tension: 15 metres.

b. The corridors of primary water supply

Right of way to be reserved and/or preserved: 15 metres.

c. Right of way of public roads

These rights of way to be created or preserved are indicated on cross profiles of the figures of the Final Planning Report of the Summary Urban Development Plan.

**Article 2: Prohibited types of occupation or land use**

Every construction or occupation is prohibited, except for easements for the construction of CAMWATER, AES-SONEL networks and sanitation which may be permitted if the operating conditions of the equipment that is the subject of the easement are met.

**APPENDIX: GLOSSARY OF TERMS**

**Adjoining:** Two buildings are adjoined when they are joined to each other.

**Administrative easement:** Town planning or architectural constraints imposed by the regulations for the construction of a building.

**Advertising:** The process of letting people know about a product or service.

**Agriculture:** The practice of land cultivation and keeping of livestock for a living.

**Agro-forestry:** The practice of agriculture along with forestry whereby the trees help replenish nutrients in the soil to maintain a longer growth potential.

**Alignment:** Imaginary line defining the boundary on which the façades of buildings should be aligned.

**Block plan:** A graphic document that shows the location of one or more constructions from the boundaries of the land unit as well as any adjustments in the rest of the plot.

**Buffer area:** A separation space between 2 incompatible uses such as residential and industrial.

**Building operations:** Include any roadworks, preliminary or incidental to the erection of buildings.

**Commercial:** A location for business such as retail trading.

**Common boundary:** Boundary between the land unit from nearby private and public properties.

**Community:** The people living in a particular place and usually linked by common interests.

**Community facilities/services:** Facilities/services used in common by a number of people, including schools, health, recreation, police, fire, public transportation, community centre, etc.

**Continuing order:** There is continuing order when the buildings are adjoined.

**Convenience commercial:** A location for small commercial uses in the residential areas.

**Coverage:** The area of the lot converted into living space taking the setbacks into consideration.

**Density:** A measure of the intensity of occupation or use, measured in units per area (units/area). Units are customarily plots, dwellings, rooms or people per area, usually per hectare or per km<sup>2</sup>.

In terms of land, there are two forms:

- Gross density - considering the total overall area of all land (public and private land).
- Net density - considering only a selected portion, generally only the private residential land. In the context, the actual number may be high, medium or low.

**Development:** In relation to any land, development includes any building or building operations and any use of the land or any building thereon for a purpose which is different from the purpose for which the land or building was last being used, subject to some conditions. (See building operations)

**Development plan:** The general purpose of a development plan is to indicate the manner in which the local planning authority proposes that land in the area of the plan should be used and the stages by which any development proposed should be carried out.

**Discontinuing order:** There is discontinuous order when buildings are not adjoined.

**Effective floor area:** Total useful floor area excluding areas necessary for the construction of walls and building structures.

**Habitat:** A building where a person lives.

**Home occupation:** Work done from the home such as crafts, tailoring.

**Kiosk:** A stand used for selling goods on the side of a road.

**Land unit:** Parcel, land, plot which is clearly delineated.

**Land use coefficient (LUC):** Conventional index determining the ratio of the developed floor area to the plot area. The LUC is a number which, multiplied by the area of land, expresses the total buildable floor on a plot. E.g.: for a plot of 1 000 m<sup>2</sup>, with a LUC of 0.25, we can effectively build 1 000 x 0.25 = 250 m<sup>2</sup> developed floor area. N.B.: It does not include areas unsuitable for work and housing (garage, balcony, terrace, and basement).

**Landscaping:** Plants, such as flowers, shrubs and trees and even pavements used for beautifying habitable areas.

**Light industry:** Uses that pertain to warehousing and manufacturing, and automobile related activities.

**Maximum:** No more than.

**Minimum:** No less than.

**Plot coverage:** Projected surface of buildings on the ground; it is expressed as a percentage determining the built ground surface from the total area of the plot.

**Public building:** Buildings built or acquired by a public entity and to receive the public. E.g. academic, social, cultural, hospital, administrative equipment, etc.

**Public right of way:** Area bounded by the limits of the public domain.

**Public utility easement:** Constraint imposed by a public domain right of way (e.g. high tension corridor).

**Range:** The range of a good or service is the farthest distance that a dispersed population is willing to travel in order to obtain that good or service.

**Residential area:** A zone where people live.

**Revitalisation:** The improvement of neighbourhoods by financing the construction of affordable housing.

**Rural cluster:** An area outside an urban area.

**Sector plan (SP):** The SP is a town planning document that specifies, in certain parts of the town, indications and easements that are in the Summary Urban Development Plan or Land Use Plan.

**Setback:** Distance between a building and the public right of way or the common boundary.

**Settlement area:** A group of homes where people live within relative close proximity to certain services such as a school, market, a place of worship or a health centre.

**Side walk:** An area for pedestrians to walk by the side of the road.

**Site and services project:** The subdivision of urban land and the provision of services and utilities for residential use and complementary commercial use. Site and services projects are aimed to improve the housing conditions for low income groups by providing:

- site, or plot of land, on which people can build their house; and
- services: the necessary utility and service infrastructure necessary for a functioning community.

**Tethered:** The process whereby an animal such as a goat is attached by rope to a point in the ground or to a fence or a tree and can walk in a circle to eat and cannot wander away.

**Threshold:** The minimum demand needed to support the supply or provision of a good or service.

**Total height:** The critical height of a building is measured from natural ground until the top of the building, excluding technical works, chimneys and other superstructures. The height of the roof drain is measured from natural ground up to the sewer of the roof, the measurement being performed at the middle of the big façade situated on the downstream side.

**Town planning:** Constitutes all the legislative, regulatory, administrative, technical, economic, social measures geared towards the harmonious and coherent development of human settlements through the judicious use of land, the development of the said land and improvement of the living environment as well as economic and social development. (Law 2004/003, section 3)

**Urban agriculture:** The practice of land cultivation and keeping of livestock for a living or to supplement low urban incomes. Though agriculture is not an urban activity as such, urban agriculture is definitely a force to reckon with in urban areas of emerging countries: it supports livelihoods and food security, generates an economic value from land that would otherwise be idle or vacant, and its economic impact reaches far beyond farmers.

**Urban centres:** Human settlements covering an uninterrupted and clearly built-on area with at least 2000 (two thousand) inhabitants. (Law 2004/003, section 4)

**Urban renewal:** Blighted areas demonstrated by conditions such as poorly constructed buildings, faulty planning, lack of open spaces, deteriorated properties, an incompatible mix of uses, improper utilisation of land.

**Urban street furniture:** any fixtures within or outside the public road reserve which desirably or undesirably influence the use of transit passages.

**Vacant land:** Ordinarily, of five types: remnant parcels that may be small in size, irregular in shape, or may not have been developed in the past; parcels with physical limitations, such as steep slopes and flood hazard and thus unbuildable; reserve parcels held for future expansion; parcels held for speculation, frequently found in transitional areas; and institutional reserve parcels set aside by public or semi-public entities for future development, given need and funding. Vacant lands, or empty plots, are usually not developed or built upon; they may be currently used for gardening, recreation or green spaces. In all cases, they are owned by someone, institution or community.

**Zone:** A specific area with definite restrictions and permissions.