

Summary

Title I: Dispositions

- Article I.1: Object and territorial field of application of the payment
- Article I.2: Division of the urban territory in to zones and sectors

Title II: Common Rules to all the zones

- Article II.1. : Generalites
- Article II.2.: Land use
- Article II.3.: Constraints
- Article II.4.: Service road
- Article II.5.: Parking
- Article II. 6.: p rotection of the environment
- Article II.7.: Occupation of the public domain

Title III: particular Rules to each zone

CHAPTER A: REGULATION APPLICABLE TO THE ADMINISTRATIVE ZONE A

Section I: Nature of the occupation and the land use

- Article III. A. 1.:Type of occupation or landuse prohibited
- Article III A.2.: Type of occupation or soil occupation subjected to special conditions.

Section II: Conditions of soil utilisation

- Article III A.3.: Access and roadway system
 - Article III A.4.: Drinking water supply , cleansing and drainage
 - Article III A.5.: Characteristics of the Land
 - Article III A.6.: Establishment of constructions compared to the public influences and the private ways
 - Article III A.7.: Establishment of constructions compared to the separative limits
 - Article III A.8.: Establishment of constructions compared to the others on the same property
 - Article III A.9.: Influence of the ground or Soil
 - Article III A.10.: Height of constructions
 - Article III A.11.: External Aspect
 - Article III A.12.: Car Parking services
 - Article III A.13.: Open spaces and plantations
- ##### Section III: Maximum possibilities of soil occupation
- Article III A.14.: Maximum possibilities of soil occupation
 - Articl E III A.15.: Going beyond the Coefficient of Soil occupations

CHAPTER B: REGULATION APPLICABLE TO THE DWELLING ZONE H

Section I: Nature of the occupation and Soil utilisation

- Article III.B.1.: Type of occupation or prohibited Soil utilisation
- Article III B. 2.: Types of occupation or autorised Soil utilization under condition

Section II: Conditions of Soil utilisation

- Article III B.3.: Access and roadway system
 - Article III B.4.: Water scarcity road, cleansing and drainage
 - Article III B.5.: Characteristics of the Land
 - Article III B.6.: Establishment of constructions compared to the public influences and the private ways
 - Article III B.7.: Establishment of constructions compared to the separative limits
 - Article III B.8.: Establishment of constructions compared to the others in the same property
 - Article III B.9.: Soil influence
 - Article III B.10.: Height of constructions
 - Article III B.10.: External aspect
 - Article III B.12.: Car Parking services
 - Article III B.12.: Open spaces and plantations
- ##### Section III: Maximum possibilities of Soil occupation

- Article III A.14.: Maximum possibilities of Soil occupation
- Article III B.15.: Going beyond the coefficient of Soil occupation

CHAPTER C: REGULATION APPLICABLE TO THE INDUSTRIAL ZONE I

Section I: Nature of the occupation and Soil utilisation

- Article III C 1.: Types of occupation or land use prohibited
- Article III C 2.: Types of Soil occupation authorized under conditions

Section II: Conditions of Soil utilisation

- Article III C.3.: Access and roadway system
- Article III C.4.: Water scarcity, cleansing and drainage.
- Article III C.5.: Characteristics of the land
- Article III C.6.: Establishment of constructions compared to the public influences and the private ways
- Article III C.7.: Establishment of constructions compared to the separative limits
- Article III C.8.: Establishment of constructions compared to the others on the same property
- Article III C.9.: Soil influence
- Article III C.10.: Height of constructions
- Article III C.11.: External Aspect
- Article III C.12.: Car Parking services
- Article III C.13.: Open spaces and plantations

Section III: Maximum possibilities of Soil occupation

- Article III C.14.: Maximum possibilities of Soil occupation
- Article III C.15.: Going beyond the coefficient

CHAPTER E: REGULATION APPLICABLE TO THE SECONDARY POLE ZONE OR SERVICE S

Section 1: Nature of occupation of the Soil utilisation

- Article III E.1: Type of occupation or prohibited Soil utilisation
- Article III E 2: Type of occupation or Soil utilisation authorised under conditions

Section II: Condition of use of Soil utilisation

- Article III.E.3.: Access and roadway system
- Article III E.4.: Water scarcity, cleansing and drainage
- Article III.E.5.: Characteristics of the land unit
- Article III.E.6.: Establishment of constructions compared to public influences and private ways
- Article III.E.7.: Establishment constructions compared to the separative limits
- Article III.E.7.: Establishment constructions compared to the others on the same property
- Article III.E.9.: Soil influence.
- Article III E.10.: Height of constructions
- Article III.E.11.: External Aspect
- Article III.E.12.: Parking of the vehicles
- Article III E.13.: Car parking services

Section III: Maximum possibilities of Soil occupation

- Article III E.14.: Maximum possibilities of Soil occupation
- Article III E15.: Going beyond the coefficient of soil occupation

CHAPTER H: REGULATION APPLICABLE TO THE ZONE OF GREEN SPACES V

Section I: Nature of the occupation and of soil utilisation

- Article III H. 1.: Type of occupation or prohibited Soil utilisation
- Article III H. 2.: Types of occupation or Soil utilisation

Section II: Conditions of use of the ground

- Article III H.3.: Access and roadway system

Title IV: Measures of execution

- V.1. article: Obligation of conformity of the public or private works
- V.2. article: Incidence on the proprietors
- V.3 article: Exemptions
- V.4. article: Sanctions

TILLTE I: GENERAL DISPOSITIONS

Article I.1: Object and field of territorial Application of the Regulation

This Regulation, of which the dispositions are binding to private individuals as well as moral persons of public right or private right, applies to the whole territory including the interior of the urban perimeter of the town of Akwa, administrative chief town of Kombo Abedimo council.

It establishes, in order to improve the framework in which the activities of the populations which live or which attend this territory, a series of measures of which the goal is to support the desirable evolution of the human settlements.

This Regulation will be completed as a need, by the Regulation of the sector plans and by the particular Regulation of the Layouts.

In the event of contrary or divergent dispositions contained in several Regulation, the order of presence will be as follows:

- Particular Regulation of Layout,
- Regulation of the Sector Plan,
- The present regulation of the summary urban plan.

The summary urban plan and it's regulation fixes:

- 1°) the special character of each part of the territory and their extensions according to the successive developments of the city;
- 2°) the various zones with special assignment;
- 3°) the tracing of circulation ways;
- 4°) the hygienic and aesthetic constraints justified by the local needs.

Article I.2.: Division of the urban territory in zones and sectors

According to the mode of Soil occupation, the Summary urban Plan is cut out in zones, sectors and Sub sectors whose limits are specified on a graphic document called Zoning Plan.

1. Location and revision of the Zoning Plan

The Zoning Plan is located by a code including/ a capital letter, a figure and a small letter.

- The capital letters represent the zones hereafter:

A: Administrative zone

H: Habitation zone

I: Industrial Zone

S: Secondary pole zone or services

V: Zone of Green spaces

Figures 0, 1, 2, 3, etc.... indicate the various sectors of a zone.

2. Different zones and sectors of the Summary Urban Plan (SUP)

The five zones of the S.U.P include/ the various sectors hereafter:

- 1) A administrative zone including:
 - A0 or existing administrative sector;
 - A1 or administrative sector of extension
- 2) H Habitation zone including five sectors:
 - H0 or tertiary sector with prevalence of commercial activities (to be restructured)
 - H1 or non differentiated extension sector included in the perimeter of the horizon 2026 horizon;
- 3) I or industrial park:
- 4) S or secondary pole zone and service including three sectors:
 - SO or secondary pole sector or center of services
 - S1 or sector of commercial animation along the principal streets
 - S2 or sector of collective equipments.
- 5) V or zone of green spaces including four sectors:
 - VO or sector of arranged and protected green spaces
 - V1 or sector of land reserve
 - V2 or sector maraichers.

TITTLE II: RULES COMMON TO ALL THE ZONES

Article II.1: Generalities

In all the zones without exception, and more generally in their most attended parts, all the precautions must be taken so that security, cleanliness and public hygiene are respected, and that the sites be conserved and ameliorated and more generally a good respect of the places

Article II.2. Soil utilisation

1. Alignment and levelling

Temporarily, while waiting for the establishment of the related plans, and in order not to differ the delivery with the users from alignments and regulatory levellings, alignments will be specified on request of the owner of the ground.

1. Quality of the Land

It is prohibited to build on marshy, unhealthy grounds or whose cleansing is not satisfactory, as on those which are unstable or are threatened of erosion, crumbling or slip.

The administration will be able to impose that the cleansing, the stability and the solidity of the grounds are, before any use, studied and realized.

It will be able to also require, if it is necessary, that the owners concerned gather in association, in order to complete this joint work according to an overall project.

3. Rain water run-off

The arrangement carried out on a ground should never make obstacle with the free rain water run-off.

4. Surface and forms of parcels

To be constructible, the land parcels will have to be of suitable forms and of size. It is necessary in particular:

- _ That it is possible to register a quadrilateral of a surface there at least 70 m² whose smallest coast cannot be lower than 7 meters;
- _ That they do not comprise separative lines of less than 10 meters length starting from alignment, this line being able to form an angle lower than 60° with this last;
- _ That they have a frontage on street of at least 7 meters.

The minimum Surface of the pieces will be defined further for each zone in this regulation. In the zones where the parcellings out are authorized, they could be realized only in the condition of being in conformity with the dispositions above.

Article II.3. Constraints

Constructions must in addition respect the constraints imposed for technical reasons.

Article II.4. Road Service

1. Generalities

The influence of the principal and secondary roads is materialized within zoning by a pastille with two numbers separated by a bar from fraction. The lower number indicates the total influence of the way and the higher number the influence of the roadway.

2. Road Service of the agglomeration

The road service of the agglomeration is ensured by two boulevards: a East-West exchange and the other on North-South bank, to which a system of principal roads and secondary roads is grafted whose characteristics are specified on the profiles transversely standard included in the justificatif report

These two boulevards play a true role of collector and distributor of traffic in the city.

The principal roads suggested include:

- Peripheral ways East-north and East-south which are transformed into data base North-South on the level of the banks and East-West at the central level, while giving on the bridge of the friendship Cameroon-Nigerian;
- The penetrating ones (ways leading outside to the centre town) and by-pass (expressways of skirting) North-South and East-West.

The other minor roads supplement the grid of the urban roadway system by ensuring the various working joints between the principal axes enumerated above.

2. Road Service of the buildings

It is prohibited to build a construction not directly accessible that is to say of a public highway or a private way suitable for motor vehicles, in a state of viability and having to comprise cleansing and water pipelines.

When the access is done by private way, the land used for this purpose will have to be included in the properties to be deserved.

These access roads should comprise neither walk neither slope over 10%, nor obstacle likely to prohibit the circulation of the material against fire, ambulances and police cars.

3. Access road

The tracing of these ways will have to be approved at the time of the request for Layout or building permit.

The total influence of the access roads will have to be equal or higher than 7 m and the roadway arranged for the circulation of two files of cars at least equal to 5 M. If these ways finish in wrong end, they will have to comprise a platform of reversal of a sufficient size.

4. Pedestrian ways

The pedestrian ways will be established so that the means of approach allow an effective fight against fire. Their minimum influence will be of 3m. Their length from the principal service road to the most distant construction will not have to exceed 40m.

Article II.5.: Parking Services

1. Car parks

In all the sectors of extension, the parking of the vehicles will have to be obligatorily carried out out of the roadway of circulation, either in over size of the way, or on the sites arranged for this purpose. The owners or the communities will have to envisage the car parks necessary to any private or public building.

The spaces reserved for the parking will be envisaged at a rate of 15m² per motor vehicle and of 25m² for the calculation of the areas of carpark (site + circulation).

2. Collective covered garages and others

a) Artisanal and commercial enterprises.

For these enterprises, the parking spaces must be sufficient to ensure the evolution and the parking of delivery and service vehicles, as well as vehicles of the personnel and of the customers.

b) Collective and individual covered garages

The collective garages of a commercial character cannot be established at the edge of a way of great circulation or unlike a 10 m broad way, without the special provisions being taken in order to not bring any disorder to circulation on these ways.

The groups of the individual garages must be laid out in the parcels in order to arrange a space of evolution inside those and to present only one access on the public highway, if the number of garages is lower than 20.

If the number of garages is higher than this figure, two exits will be necessary for protection and for fire. The exits will have to be carried out so as to avoid the workers and not to emerge with let us move back on the public highway.

It is obligatory to take access on the least busy Way, if the parcel intended to receive individual garages is served by two ways.

Article II. 6. Protection of the environment

1. Aspect of constructions

The Layout plans will be able to envisage all dispositions having the aim of creating urban assemblies, which is simply about the unity of colour or materials, height, volume or style, or of urban ordinance. These obligations will be able to strike alignments of places, ways, lots or whole sectors.

2. Protection of the sites and the monuments

The classification of certain sites and monuments could be carried out by the proper authorities, in accordance with the regulation in force. The decrees of classification will specify the particular rules and constraints to impose on the constructions built in the vicinity of a monument or a classified site.

3. Behaviour of the Lands and installations

The buildings, whatever is the destination, the Lands, the yards and visible plantations of the public way, must be arranged and maintained in such a way that the property, the aspect and the character of the landscape are not altered with.

It will be periodically decided that obligatory operations of restoration and maintenance, in accordance with the specific regulation in force. The parts of the accessible properties, the margins of retreat treated in pavements in particular, must be established and maintained like public open spaces of comparable nature.

4. Plantations

Constructions must be built so as to respect the existing trees insofar as those do not compromise their safety. Each compound must be planted of at least two trees. The ways as a whole will be also planted, following to a precise alignment.

Car parks to the free air, as well as the circulation ways must be equipped with trees in a sufficient number in the spaces envisaged for this purpose, in order to ensure a satisfying shade and thus to constitute a factor of approval and a brake to violent winds which blow in the zone.

5. PASTING AND ADVERT

The billboards must satisfy the rules into force bearing on the general regulation of the billboards in the Republic of Cameroun.

6. Queries and excavations

The opening of all new queries is prohibited inside the perimeter of the PSU. Exemptions from the present article could be granted by the Minister for Mines subject to the presentation of a plan indicating the aspect of the places and the land use after work.

The excavations in the parcels are authorized only for personal use. After extraction, the ground will have to be filled and carefully levelled.

7. Explosives Deposits

The opening of permanent deposits of explosives is prohibited inside the perimeter of the PSU except for the military sectors (BIR). The opening of temporary deposits subject to the observance of the regulation in force is only authorized.

8. Public Discharge

No Public discharge is authorized inside the limits of application of the S.U.P, except in the zone prescribed for this purpose.

Every Public discharge in progress inside the urban perimeter will have to be closed and necessary measures to the good cleanliness of the Land will have to be taken.

9. Evacuation of waste

The evacuation of waste (household refuse, industrial waste, hospital, used water, etc....) will have to be carried out in accordance with the Dispositions and regulation in force.

Article II. 7.: Occupation of the public domain

1. Public or private building installed on the public domain

Any occupation of ways, whether they are public or private as from the moment when they are opened to circulation, must be the object of an authorization of Municipal authorities on a purely precarious and revocable basis, and with the help of the payment of a royalty of use.

Regulations determine the norms to observe for this occupation and the procedure of their delivery.

No installation could be authorized for purely private uses. These installations should not in no case to bring an embarrassment to the movement of the pedestrians for whom a continuous free passage of at least 2 m must be reserved on the pavements.

The dispositions of this article concern as well to the installations in overhang of the public domain such as balconies, signs and covered galleries

2. Permission of roadway system

The scaffolding and deposits of material on the public way will have to be the subject of a permission of roadway system. They will not have to in no case, block the water run-off on the way and its dependences, nor to bring an embarrassment to circulation and pedestrians. They will be announced day and night in accordance with the regulations of the highway code.

The building sites will be surrounded by a continuous palisade with a minimal height of 2 meters and provided in its apparent part of a sign carrying the name and the residence of the Contractor.

The trenches on the public way will be carried out under the control of an agent of the Administration which will be able to indicate those which will have to be carried out only in the presence of the competent authority.

The permissions concerning these works are of pure tolerance and can be modified or revoked when the Municipal administration judge it of public interest. In this case the person on leave can claim with no allowance.

3. Adjustment of the public domain

The bordering owners can, with the authorization of the Municipal administration carry out the adjustment of the ground depending on the public domain, with the right of their property.

The nature of adjustments and the nature of materials employed will be specified by the stop 3rd authorizing these works.

The Municipal authorities will have the right to carry out itself interesting work on part of the private domain struck of alignment without it being necessary that incorporation with the public domain was beingmarked.

TITTLE III: PARTICULAR RULES TO EACH ZONE

CHAPTER A: REGULATION APPLICABLE TO THE ADMINISTRATIVE ZONE A

Character and vocation of the zone:

Zone A corresponds to the part of the territory reserved for the administrative equipment. It includes the single sector represented by the central administrative pole and its new extensions situated in the prolongation East, North and South. This zone was developed in sector AO and will have to be in the A1 sector according to the needs of the domanical and communal Administration.

Section I: Nature of the occupation and the utilization of the Soil

Article III.A. 1.: Type of occupation or prohibited utilization of the Soil

Are prohibited:

1. Residential buildings except those related to the functioning of the administrative services;
2. Establishments known as dangerous, unhealthy or inconvenient appearing on the list annexed in the decree bearing n° 76/372 of the 2/9/1976 on the regulation of these establishments;
3. Hydrocarbon deposits, except those which are strictly related to the service of the automobile uses are, carpark and service station;
4. Ins of camp-site and caravanning will terra; Fields of caravanning and camp sites
5. The opening and exploitation of quarries.
6. Underminings and raising of the grounds which are not necessary to construction works.

Article III A.2.: Types of occupation or Soil utilisation subjected to special conditions

1. dwelling houses of the private individuals provided that they respect the dispositions of this regulation;
2. Stations of painting and hydrocarbon deposits when they constitute the functional appendix of a garage for cars or a service station. Particular dispositions must then be taken to limit the risks of fire outbreak and to avoid the propagation this;
3. Cultural, social establishments and playgrounds areas.
4. Establishments open to the public, after preliminary authorization and provided that they do not bring any subjection as regards security for the accesses and any embarrassment for the neighborhood.

Section II: Conditions of Soil utilisation

Article III A.3.: Access and roadway system

1. Access

The Lands not having a privative access on a common public or private way can be the subject of no construction.

2. Roadway system

Apart from the main roads and secondary whose characteristics are specified in the key within the zoning plan, the opening of the new public ways of road service is subjected to the following conditions:

2.1. Size of the platforms

a) Ways in dead end

- 11 meters for the ways in dead end serving an administrative building or with more 6 dwellings;
- 16 meters when there is more than one administrative building or that the number of individual dwellings is higher than 6.

b) Other ways

- 13 meters for the ways with only one direction of circulation;
- 16 meters for the two-way roads of circulation.

2.2 Size of roadway

a) Ways in dead end

- 7 meters for the ways in dead end serving an administrative building or with more than 6 individual dwellings;
- 12 meters when the way serves more than one administrative or individual building or when the number of individual dwellings is higher than 6.

b) Other ways

- 9 meters for the ways with only one direction of circulation;
- 12 meters for the two-way roads of circulation.

2.3 Arrangement of the ways in dead end

The ways in dead end must be arranged in their final part, so that the heavy vehicles can turn, according to a ray of at least 11 meters. The length of the ways in dead end should not exceed 80 meters including the terminal point.

Article III A.4.: Water supply, cleansing and drainage

1. Drinking water

Any construction or installation must be connected to the public network of distribution of drinking water.

3. Cleansing

The disposition of individual cleansing is the septic tank.

3. Drainage

Arrangements non any land must be carried out in order to ensure the rain water run-off in the network intended for this effect. In the absence of the rain water supply network, constructions will not be allowed except if the manufacturer realizes at his expense and with the agreement of the competent administrative services, installations allowing the free rain water run-off.

Article III A.5.: Characteristics of the Land

The land unit to be constructible must have a size on street of at least equal to 10 meters and a depth of at least equal to 20 meters.

Article III A.6.: Establishment of constructions compared to the public influences and to the private ways

1. Alignment

Any new construction will have to be established for all its levels with the principal straight track.

2. Obligatory withdrawal

Construction of buildings located in withdrawal is obligatory when on the land units located on parts and of other projected construction, one or two constructions are built in withdrawal on alignment. Projected construction, will have then to be established according to one of the two withdrawals and obligatorily according to the withdrawal corresponding to the construction built in side limit if it exists.

3. Possible withdrawal

A withdrawal is possible when the size of the piece is higher or equal to 35 meters and on condition:

- That construction comprises wings in return (of the same height than the principal building) built in compartmental limits until alignment;
- That the distance between the wings is at least equal to 20 meters.

This withdrawal on alignment will have to be lower than 13 meters.

4. Other establishments

Establishments other than those envisaged in paragraphs 1, 2 and 3 above are possible when the project of construction interests the totality of small lots or a land unit having a surface of at least a hectare.

5. School buildings

The school building installation is not subjugated with the provisions stated above.

Article III A.7.: Establishment of constructions compared to the separative limits

1. Lateral separative limits

In a band of 15 meters starting from the alignment or of withdrawal evoked in article III A.6, any new construction must be established on all its height of a lateral limit with the other.

2. Land parcels and other separative limit

Any construction must be established in such way that the distance separating it from the land parcels and others limit is at least equal to half the height of this construction.

Any construction in bottom of parcel is authorized provided that the height of projected construction does not exceed 3,50 meters.

3. Parcels of angles

The dispositions to be respected along the separative limits are those which apply to the close parcel for the limit considered.

Article III A.8.: Establishment of constructions compared to the others on the same property

Two noncontiguous constructions established on the same property must be in a way such that the distance separating them is at least equal to the height of the building more raised and never lower to it than 4 meters.

Article III A.9.: Soil Influence

The total influence on the Soil of constructions will not be able to exceed 60% of the total surface of the land unit.

Article III A.10.:Height of constructions

The maximum height of new constructions will not be able to exceed 16 meters under reserve, respecting the dispositions of articles III A.7 present regulation.

Article III A.11.:External Aspect

1. Frontages

The lateral frontages will have to be treated with care and in harmony with the principal frontages.

The materials not presenting a finished treatment suitable such as the ordinary brick blocks or the raw bricks could not be left apparent in frontage whatever the nature of this one if interested construction gives way on a main road.

The use of materials of re-employment or recovery such as the worn barrels developed cans, sheets, etc.... is formally prohibited whatever the nature of construction, including additional constructions.

2. Yards

The yards on the public ways or in the margins of shifting in edge of those will have to present an aspect in harmonizy with some of the frontages of construction.

Article III A.12.: Parking of vehicles

The parking of the vehicles corresponding to the needs for constructions and installations must be ensured outside the public ways and is defined below by functions:

1. Offices

It is required a parking bay for 40 m² of floor space except work.

2. Hospitals

It is required a parking bay for 2 beds of hospitalization.

3. School establishments

It is necessary to envisage one or two bays parking per class according to whether it is about an establishment of the 1st or the 2nd degree.

4. Other establishments

The rule applicable to constructions or establishments not envisaged above is that to which these establishments are most directly assimilable.

In addition to the dispositions above, it must be arranged on each piece, of the surfaces sufficient to ensure the parking and the evolution of the vehicles of delivery and service for all the functions except those of dwelling.

Article III A.13.: Open spaces and plantations

1. General Dispositions

- The trees of high-stem must be preserved or replaced;
- For the buildings established in withdrawal, the space ranging between alignment and the buildings must be arranged in carpet and planted garden;
- The spaces for public and private parking must comprise at least a tree of high-stem by 4 sites. These trees will be distributed on the parking space;
- at least 10% of the land unit will be arranged in planted green spaces .

2. particular dispositions to the assembly of dwelling

In the assembly of dwelling, it will be create a green space of central accompaniment on 10% of the land unit.

Section III: Maximum possibilities of occupation of the Soil

Article III A.14.: Maximum possibilities of occupation of the Soil

The maximum possibilities of occupation of the Soil are those which result from the Application of articles III A.3. and III.A.3 for the equipments.

Article III A.15.: Going beyond the coefficient of Soil occupation

The going beyond the coefficient of Soil occupation is authorized for constructions with the use of offices, services or hotels and provided that this going beyond is done in the respect with the rules envisaged in articles III A.3. and III. With. 13.

CHAPTER B: REGULATION APPLICABLE TO THE DWELLING ZONE H

Character and vocation of the zone:

The dwelling zone H is constituted of the parts of the territory where the grouping of the dwellings, the trade and constructions intended to shelter the activities which are the natural complement of the dwelling, or this one must be maintained, developed or created. This zone includes the major part of the rbanisable site profiting from several operations of arrangement, particular:

1. The sector HO occupied by box with precarious constructions for the majority and where prevails the commercial activities and artisanal. Activities the arrangement of this sector will allow the creation of a harbour zone, in particular the industrial quays, commercial for the development of the tertiary sector, and a naval base with its specific quay.

2. The H1 sector of the sector of extension not differentiated from the dwelling zone of the horizon 2026. The authorizations relative to the realization of new constructions could be delivered only after elaboration of this document which will have to specify the dispositions of the plan and the regulation of the P.S.U.

Section I: Nature of the occupation and the Soil utilisation

Article III.B.1.: Type of occupation or prohibited Soil utilisation

a) Are prohibited in all the sectors of the zone H:

1. Establishments known as dangerous, unhealthy or inconvenient featuring roduced on the list annexed in the decree n° 76/372 of the 2/9/1976 bearing regulation of these establishments;
2. New constructions with use of artisanal activity whose whole would occupy a surface on the ground of more than 1000 m²;
3. Underminings and raisings of the grounds which are not necessary to building work;
4. The opening and exploitation of the quarries;
5. Hydrocarbon deposits;
6. Deposits of scrap, of combustible materials, solid or liquids.

b) Are prohibited in the H1 sectors:

Layout of any nature without the authorization of a competent authority.

Article III B 2.: Types of occupation or Soil utilisation authorized under condition

Can be authorized in all the sectors of the zone H:

1. Their appendix and residential buildings;
2. The enlarging of the their appendix and residential buildings, provided that it respects the dispositions of this regulation;

3. Stations of painting and hydrocarbon deposits when they constitute the functional appendix of a garage for cars or a service station. Particular provisions must then be taken to limit the fire hazards and to avoid the propagation of this;
4. Social and cultural Establishments, adventure playgrounds and services related to the dwelling;
5. Constructions with usage of trade, of craft industry and their appendices;
6. Establishments open to the public, after preliminary authorization and provided that they do not bring any subjection in security matters for the accesses and any embarrassment for the vicinity.

Section II: Conditions of Soil utilisation

Article III B.3.: Access and roadway system

1. Access

To be constructible, a land must have a public or private highway either directly, or by the intermediary of a passage arranged on funds neighbor.

The characteristics of these accesses must satisfy the minimal rules of civil protection and fire fighting.

2. Roadway system

For all the sectors H, the ways in dead end must be arranged in their final part, so that the heavy vehicles can turn, according to a ray of at least 11 meters. The length of the ways in dead end should not exceed 80 meters, including the final roundabout.

Article III B.4.: Water service road, cleansing and drainage

1. Drinking water

Any construction or new installation must be connected to the public network of distribution of drinking water.

2. Cleansing

The individual cleansing will be done by septic tank.

3. Drainage

Arrangements of any ground will have to be such that they guarantee the free rain water run-off in the public network of drainage.

Article III B.5.: Characteristics of the Land

In general, the land unit, to be constructible, must have a length on street at least equal to 10 meters and a depth at least equal to 20 meters.

Article III B.6.: Establishment of constructions compared to the public influences and the private ways

1. Any new construction will have to be established with a minimal distance from the limit of influence:

- 10 m from the minor roads;
- 5 m from the tertiary ways.

The fences could however be tolerated on the limit of the influence of the public way.

2. Establishments other than those envisaged in the paragraph above are possible in the Layouts or entire of dwelling but only on the new interior ways (tertiary roadway system):

- a) in the sets of dwelling except for the buildings to be built on the batches being next to the limits of the land unit of the operation;
- b) in the case of construction in band, the maximum length of jointed constructions being limited to 50 m;
- c) when two close owners agree to build jointed buildings of equivalent size.

However, for constructions existing at the date of publication of this regulation, if adjustments or work of improvement of the habitat could not be carried out in existing volume, the distance above could be reduced subject to the agreement of the owners of close pieces concerned.

Article III B.7.: Establishment of constructions compared to the separative limits

Construction is authorized in separative limits. However, in the event shiting compared to these limits will be at least equal to 2 meters.

Article III B.8.: Establishment of constructions compared to the others on the same property

Two noncontiguous constructions established on the same property must be in a way such that the distance separating them is at least equal to the height of the building more raised and never lower to it than 4 meters.

Insofar as they contribute to an improvement of the composition of the key plan, establishments other than those above are possible in the sets of dwelling.

Article III B.9.: Soil influence

1. Sector HO

The total soil influence of constructions will not be able to exceed 70% of the total surface of the land unit.

2. H1 sector

The total Soil influence of constructions will not be able to exceed 60% of the total surface of the land unit.

Article III B.10. Height of constructions

1. Sector HO

The maximum height of new constructions will not be able to exceed 14 meters under sand pit subject to respecting the dispositions of articles III B 5. And III B 7.

2. Sectors H 1

a) Individual constructions

The maximum height of new constructions will not be able to exceed 10 meters under sand pit, subject respecting the provisions of articles III B 7et IIIB.8.

b) Collective buildings

The maximum height of new constructions will not be able to exceed 10 meters under sand pit, subject to respecting the provisions of articles III B 7et IIIB.8.

Going beyond height could be allowed for the structural components of very weak influences such as chimney, etc....

If constructions to be built are touched by the passage of the corridor Aes- SONEL, it will be advisable to consult Aes-sonel in order to know the maximum height of constructions under the line.

Article III B.10: External Aspect

1. Frontages

All the frontages of new constructions and the roughs-casting of existing constructions must be treated in similar materials limited to 2.

2. roof terraces

The roofs terraces are authorized. The roofs must be perpendicular or parallel to the axis of the ways.

The fences will consist of quickset hedges, grids or masonry of comparable nature with the building. They will not exceed 2 meters of height.

Article III B.12: Parking of vehicles

The parking of the vehicles corresponding to the needs for constructions and installations must be ensured outside the public ways and is defined below by functions. It must be arranged moreover on surfaces sufficient to ensure the parking and the evolution of the vehicles of delivery and service for all the functions except those of dwelling.

Article III B.12: Open spaces and plantations

Open spaces of any construction and which are not parking spaces, in particular the spaces ranging between the fence and the buildings will have to be arranged in garden, Lawn and planted.

Section III: Maximum possibilities of Soil occupation

Article III A.14: Maximum possibilities of Soil occupation

1. Sectors HO

The applicable C. S. O. is fixed respectively at 3.0 and 1.8

2. Sectors H 1

The applicable C. S. O. is fixed at 1.0

Article III B.15: Going beyond the coefficient of soil occupation

The going beyond the coefficient of soil occupation is authorized for constructions with use of offices, services or hotels and on the condition that this going beyond is done in the respect with the rules envisaged in articles III B 3. And III B 13.

CHAPTER C: REGULATION APPLICABLE TO THE ZONE OF INDUSTRIAL AND ARTISANAL ACTIVITIES

Character and vocation of the zone:

The zone of industrial and artisanal activities Southern is constituted of parts of the territory in which can be maintained, be developed and created the grouping of establishment in industrial or artisanal matter, of deposits and public or private installations whose face is not compatible with the dwelling.

Section I: Nature of the occupation and Soil utilisation

Article III C 1.: Types of occupation or prohibited Soil utilisation

Are prohibited:

1. Residential buildings except for those intended for housing the people whose permanent presence is necessary to ensure the direction or the monitoring of the establishments or the general services;
2. Caravanning and campsites;
3. The opening and exploitation of the quarries.

Article III C 2: Types of Soil occupation authorized under conditions

Are authorized under conditions:

1. Establishments, warehouses, public or private installations whose vicinity is not desirable for the dwelling. These must respect the disposition of this regulation;
2. Adjustment or the enlarging of industries, warehouses, workshops and activities of existing services, provided that they do not increase the nuisance;
3. The installation or the enlarging of the existing buildings of dwelling use and their appendices, provided that they are intended to the people whose presence is necessary to ensure the monitoring or the safety of the establishments or the general services;
4. Stations of painting and hydrocarbon deposits when they constitute the functional appendix of a garage for car or a service station. Particular provisions must then be taken to limit the fire hazards and to avoid the propagation this.

Section II: Conditions of Soil utilisation

Article III C.3.: Access and roadway system

1. The Lands not having a privative access on a public or private way which are common can be the subject of no new construction, adjustment or enlarging of existing construction. The minimal width of a privative access is fixed as follows:

- 5 meters for a construction of less than 250 m² of floor space except work;
- 7 meters for a construction of less than 250 m² of floor space except work.

The 2. Groups of individual garages must be laid out on the pieces in order to present one access on the public or common private ways.

3. Only one access is authorized on the public roadway system of the zone.

4. The connection of the automobile access to the piece with the external roadway system will be organized so as to comprise in prolongation of the exit of the parcel, a plat form of 4 meters length and a visible width of 3 meters of the roadway.

5. The creation of common public or private ways is subjected to the following conditions:

- Minimal size of the roadpath: 7 meters
- Minimal size of the platform: 11 meters.

Article III C.4.: Water service road, cleansing and drainage

1. Water service road

a) Drinking water

Any construction or installation must be connected to the public network of distribution of drinking water.

b) Industrial water

The supply by industrial water drilling likely to satisfy without damage for the environment, the needs foreseeable, is allowed and must be made in agreement with the qualified administrative services.

2. Cleansing

a) Industrial waste water

The industrial facilities should not dispose on the public network of cleansing only pre effluents purified in accordance with the regulatory legislative provisions.

The cooling waters as well as industrial waste water not requiring a pretreatment could be rejected into the public network of cleansing under the conditions envisaged by the legislation and the regulation in force.

In the event of absence of network of cleansing, the technical conditions of the rejection will have to be envisaged in agreement with the qualified services.

c) Used water

Any construction or installation must be connected by underground canalizations at a station of treatment in conformity with the lawful regulations into force.

3. Drainage

Arrangement on any ground must be such that they guarantee the rain water run-off in the public network of drainage.

In the absence of rain water supply network, constructions will not be allowed, - except if the manufacturer realizes with his load and with the agreement of the qualified administrative services arrangements allowing the free rain water run-off.

Article III C.5.: Characteristics of the grounds

Nothing

Article III C.6.: Establishment of constructions compared to the public influences and the private ways

Any new construction will have to be established with a minimal distance of 10 meters of the influence of the public ways

Article III C.7.: Establishment of constructions compared to the separative limits

Any new construction will have to be established with a distance from the separative limits of the land unit at least equal to half of its highest frontage, without being lower than 40 meters.

Article III C.8.: Establishment of constructions compared to the others on the same property

Two noncontiguous constructions established on the same property must be in way such that the distance separating them is at least equal to the height of the building more raised and never lower to it than 4 meters.

For two noncontiguous constructions and blind, this distance will be at least equal to 2 meters.

Article III C.9: Soil influence

The total influence on the ground of existing and projected constructions will not be able to exceed 40% of the total surface of the land unit.

Article III C.10: Height of constructions

The maximum height of new constructions will not be able to exceed 10 meters under sand pit, subject respecting the disposition of articles III C 7 and III C 12.

Goings beyond height could be allowed for structural components of very weak influence such as chimney, etc....

Article III C.11: External Aspect

1. External parameters

The application of naked materials intended to be covered (hollow brick, breeze blocks) is prohibited.

2. Fences

The fences will consist of quickset hedges, grids or masonry of comparable nature and that the principal building will not exceed 2 m height.

Article III C.12: Parking of vehicles

The parking of the vehicles corresponding to the needs for constructions and installations must be ensured outside the public ways and is defined below by the functions:

- On each parcel, it must be arranged moreover with ways sufficient to ensure the parking and the evolution of the vehicles of delivery and service for all the functions except those of dwelling;
- For the industrial plants and the authorized artisanal companies, it is required a minimum of a parking bay for 10 working stations.

The rule applicable to constructions or establishments not envisaged above is that to which these establishments are most directly assimilable.

Article III C.13: Open spaces and plantations

The trees of high-stem must be preserved or replaced;

Open spaces of any construction and which are not parking spaces and in particular the space ranging between the fence and the buildings will have to be arranged in lawn and planted gardens.

The public and private spaces parking on full ground will have to comprise a tree of high-stem for 4 sites. These trees will be distributed on the parking space.

Section III: Maximum possibilities of Soil occupation

Article III C.14: Maximum possibilities of Soil occupation

The C. S .O. applicable to zone I is fixed at 0, 6.

Article III C.15: Going beyond the coefficient of Soil occupation

For constructions with use of office and service, the going beyond the coefficient of Soil occupation is authorized.

CHAPTER E: REGULATION APPLICABLE TO THE SECONDARY POLE ZONE OR OF SERVICE S

Character and vocation of the zone:

The zone S corresponds to spaces with vocation of secondary pole or center of services. It is made up of sectors S 0 corresponding with the secondary poles, S1 of commercial sector of animation along the principal streets and S2 corresponding to the spaces reserved for the collective equipments.

Section 1: Nature of the occupation Soil utilisation

Article III E.1: Type of occupation or prohibited Soil utilisation

Are prohibited:

1. Establishments known as dangerous, unhealthy or inconvenient observed on the list annexed bearing the decree n° 76/372 of the 02/09/1976 on the regulation of these establishments;
2. Hydrocarbon deposits, except those which are strictly related to the service of the automobile uses, carpark and service station;
3. Campsites and caravanning;
4. The opening of the exploitation of quarries;
5. Exhausting digging of the grounds which are not necessary to the building work.

Article III E 2: Type of occupation or Soil utilization authorized under conditions

1. Residential buildings provided that they respect the disposition of this regulation;
2. Stations of painting and hydrocarbon deposits when they constitute the functional appendix of a garage for car or a service station. Particular provisions must then be taken to limit the fire hazards and to avoid the propagation this;
3. Cultural and social Establishments, adventure playgrounds and services related to the dwelling;
4. Constructions of trade purposes, of craft industry and their appendices;
5. Establishments open to the public, after preliminary authorization and provided that they do not bring any subjection in security matters for the accesses and any embarrassment for the vicinity.

Section II: Condition of Soil utilisation

Article III.E.3: Access and roadway system

1. Access

To be constructible, a land must have access to a public or private way, either directly, or by the intermediary of a passage arranged on bottom of ground. The minimal size of a privative access is fixed as follows:

5 meter for a construction of less than two hundred and fifty square meters of floor space except work,
7 meters for a construction of two hundred and fifty square meter and more floors space except work.

The groups of individual garages must be laid out on the parcels in order to present one access on the public or common private ways.

2. New roadway system

The opening of the new public or private roadway systems of road service, apart from the main roads and secondary whose principal characteristic are specified on key within zoning plan, is subjected to the following conditions:

2.1. size of the platform

a) Ways in dead end

- 11 m for the ways in dead end serving more than 6 individual dwellings,
- 16 meters when the number of individual dwellings is higher than 6 or that the way serves a collective building.

b) Other ways

13 meters for the ways with only one direction of circulation,
16 meters for the two-way roads of circulation.

Size of the foot path

Ways in dead end:

7 meters for the ways in dead end serving of more than 6 individual dwellings,
12 meters when the number of the individual dwellings is higher than 6 or that the ways serves a collective building.

Other ways:

9 meters for the ways with only one direction of circulation,
12 meters for the two-way roads of circulation.

The ways in dead end must be arranged in their final part so that the heavy vehicles can turn according to a ray of at least equal to 11 meters. The length of these ways should not exceed 50 meters including the terminal junction.

Article III.E.4: water serves out cleansing and drainage

Drinking water:

Any construction or installation must be connected to the public network of distribution of drinking water.

Cleansing:

The domestic drainage and untreated influents in the pits, water courses into sewers is prohibited;
The authorized individual cleansing is the septic tank.

Drainage:

Installations on any ground must be such that they guarantee the rain water run-off in the public network of drainage.

In the absence of rain network, constructions will not be allowed except if the manufacturer realizes with his load and with the agreement of the qualified administrative services installations allowing the free rain water run-off.

Article III.E.5: Characteristics of the land unit

The land unit, to be constructible, must have a size on street of at least equal to 10 meters and a depth of at least equal to 20 meters.

**Article III.E.6: Establishment of constructions compared to the public influences and private ways
Alignment**

Any new construction will have to be established for all its levels with the straight track or the limit of public influence substituted for this alignment.

Obligatory withdrawal:

The construction of buildings located in withdrawal is obligatory when on the land units is located on both sides projected construction; one or two constructions are built in withdrawal on alignment. Projected construction will have then to be established according to one of the two withdrawals and obligatorily according to the withdrawal corresponding to the construction built in side limit if it exists.

Possible withdrawal:

A withdrawal is possible when the size of parcel is higher or equal to 35 meters and on condition:
That construction comprises wings in return (of the same height than the principal building) built in compartmental limit until alignment;
That the distance between wings that is to say are at least equal to 20 meters.
This withdrawal on alignment will have to be lower than 13 meters.

Other establishments:

Establishments other than those envisaged above are possible when the project of construction interests the totality of a small lot or a land unit having a surface of at least a hectare.

School buildings:

The school building installation is not subjugated with the dispositions stated above.

Article III.E.7: Establishment of constructions compared to the separative limits

Lateral separative limits:

In a band of 15 meters counted as from the alignment evoked in article III.E.(2), any new construction must be established on all its height, from one lateral limit to another.

In the case they are built in withdrawal, they must deviate from these limits of measured perpendicular distance to this one and at least equal to the height of the interested frontage with a minimum of 6 meters if this one comprises bays ensuring the illumination of the rest and work, rooms.

In the depth of the band of 15 meters and on the parcels of Land whose size of frontage does not exceed 8 m, constructions will be obligatorily built from one Lateral separative limit to another.

Button parcels and other separative limit:

Any construction must be established in such way that the distance separating it from the button parcels and other limit is at least equal to half the height of this construction.

Any time, construction in bottom of parcels is authorized provided that the height of projected construction does not exceed a 3, 50 meters height.

Parcels of angles: the dispositions to be respected along the separative limits are those which apply to the close parcel for the limit considered.

Assembly of dwelling: the establishment S other than those defined above are possible in the sets of dwelling except for the buildings to be built on the batches being next to the limits of the land unit of the operation.

Article III.E.8: Establishment of constructions compared to the others on the same property

Two noncontiguous constructions established on the same property must be in way such that the distance separating them is at least equal to the height of the building more raised and never lower to it than 4 meters.

Article III.E.9: Soil influence.

The total influence on the ground of constructions will not be able to exceed 60% of the total surface of the land unit for sector S.O.

The total influence on the ground of constructions will not be able to exceed 40% of the total surface of the land unit for the S.1 sector.

E.10. article: Height of constructions

The maximum height of new constructions will not be able to exceed 14 and 10 meters respectively for S.O and S.1 subject to respecting the dispositions of articles III.E.5. And III.E.7.

Article III.E.11.: External Aspect

Frontages:

The Lateral frontages or left the apparent pinions will have to be treated with care and in harmony with the principal frontages.

The materials not presenting a convenient finish like ordinary brocks could not be left apparent in frontage whatever the nature of this one if interested construction gives a main road.

The use of materials of re-employment or recovery such as the developed barrels, cans, worn sheets, etc... is formally prohibited whatever the nature of construction, including additional constructions.

Fences:

The fences on the public ways or in the margins of shifting in edge of those which will have to present an aspect in harmony with the frontages of constructions.

Article III.E.12: Parking of the vehicles

This article relates to all constructions. The parking of the vehicles corresponding to the needs for constructions and installations must be ensured outside the public ways and is defined below by functions.

On each parcel, it must be arranged surfaces sufficient to ensure the parking and the evolution of the vehicles of delivery and service for all the functions except those of dwelling.

Dwellings:

Consultation of collective dwelling:

A parking bay per section of 6u m² of floor except work of construction with a minimum of a place by housing.

Consultation of individual dwelling: a parking bay by housing, located apart from the influences of the roadway system and more possible close each dwelling.

Offices:

It is required a parking plate for 40 m² of floor space out work.

For the trade of more than 100m² of surface for sale, it is required a parking bay by 40m² of floor space except work.

Hotel facilities and restoration:

It is required a parking bay for 10 m² of restaurant hall with, if not a minimum of a parking bay per hotel room.

5. Hospitals

For the hospitals, it is required a parking bay for 2 beds.

6. School establishments

For the school establishments, it is necessary to envisage one or two bays parking per class according to whether it is about an establishment of the 1st or the 2nd cycle.

4. Other establishments

The rule applicable to constructions or establishments not envisaged above is that to which these establishments are most directly assimilable.

In addition to the dispositions above, it must be arranged on each parcel, of the surfaces sufficient to ensure the parking and the evolution of the vehicles of delivery and service for all the functions except those of dwelling.

Article III E.13: Open spaces and plantations

1. General dispositions:

- The trees of high-stem must be preserved or replaced;
- For the buildings established in withdrawal, the space ranging between alignment and buildings must be arranged in Lawn and planted gardens;
- The public and private parking spaces must comprise at least a tree of high-stem by 4 sites. The trees will be distributed on the parking space;
- At least 10% of the land unit will be arranged in green space.

2. Particular dispositions to dwelling sets

In the sets of dwelling, it will be created green space of central accompaniment on 10% of the land unit.

Section III: Maximum possibilities of Soil occupation

Article III E.14: Maximum possibilities of Soil occupation

The maximum possibilities of Soil occupation are those which result from the application of articles III E 3. And III E 13. The coefficient of Soil occupation (C.O.S) is fixed to the maximum as follows:

- 2, 4 for sector S.O.
- 1, 2 for the S.1 sector.

Article III E15: Going beyond the coefficient of Soil occupation

The going beyond the coefficient of Soil occupation is authorized for constructions with use of offices, services or hotels and provided that this going beyond is done in the respect with the rules envisaged in Articles III E 3. And III E 13.

CHAPTER H: REGULATION APPLICABLE TO THE ZONE OF GREEN SPACES V

Character and vocation of the zone:

Are classified in zone V:

1. The sector of arranged and protected green spaces VO
3. The sector of land reserve V1
4. The sector of market gathering V2.

Section I: Nature of the occupation and Soil utilisation

Article III H. 1: Type of occupation or prohibited Soil utilisation

Are prohibited:

1. Constructions of any nature;
2. Layouts of any nature;
3. Industrial plants and classified deposits or not;
4. Fixed or mobile shelters;
5. Deposits of scrap;

6. Clearings and tree fellings except for those necessary to the restoration of the plantations;
7. For sector VO: the startup of an electric material likely to disturb the receptions of the radiophonic center.

Article III H. 2: Types of occupation or Soil utilisation

1. Can be authorized in the zone V,

- The installation of the tracks of walks and relaxation and rest areas;
- The permanent surfaces of parking provided that they are located at the entry of each zone and are arranged of only one holding.

2. Can be authorized in the sectors V1 and V2,

The opening and exploitation of the quarries after agreement of the competent authorities and supply of a plan and a programme of repairing the places approved by these authorities.

3. Can be authorized in the sectors VO and V1

Adventure playgrounds or graveyards in the proportions and sites envisaged in the Summary urban Plan for this purpose.

4. Can be authorized in the V2 sector

- Agricultural activities, in particular market-gardening (under-sector V2 a);
- Piscicultural activities (V2 under-sector).

5. Can be authorized in sector VO

Any equipment necessary to the reception or the radioelectric transmission.

Section II: Conditions of Soil utilisation

Article III H.3.: Access and roadway system

Parking spaces authorized under conditions with article IIIF. 2. Must have access on a public or private way.

The characteristics of these accesses must fulfill the requirements of security, the fire control, and the services of garbage collection.

TITRATE V: MEASURES OF EXECUTION

V.1 article: Obligation of conformity of the public or private works

Any public or private work to undertake in the perimeter to which the Summary urban plan applies **CANNOT** be carried out if it is compatible.

V.2 article: Incidence on the proprietors

The constraints established in application to the Summary urban Plan will be able to give right no allowance.

However, an allowance could be granted if it results from these constraints a modification in a former state of the places determining a direct and unquestionable material damage.

The constraints imposed by this Summary urban Plan could be raised only by modifications regularly made to the approved plan.

V.3 article: Derogation

Derogations could be granted to tattle rigorously exceptional to the rules and dispositions of this regulation and for reasons of public or general interest exclusively.

These derogations are granted by local by-law. The decree can impose to the recipient the payment of one royalty to the local community or the concessionary company of the installation of the ground if it is necessary. This royalty is calculated by difference between the value of the fictitious ground necessary to the realization of the project without exemption and the value of the real ground.

V.4 article: Sanctions

The infringements with the rules, principles and provisions of this regulation are liable to the sanctions envisaged by the regulation in force.

The demolition with the expenses of the contraveners will be continued all the times that a building carried out in contradiction with this payment will be likely to compromise the good realization of one of the operations of town planning envisaged in the Summary urban Plan.

It could be the same for it when a building is built without authorization in the reserved zone. In a zone different from that corresponding to the use of the building, or on a ground struck of a constraint "not aedificandi".