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REGULATIONS OF THE SECTOR PLAN OF MOLYKO

CHAPTER 1- GENERALITIES

The Municipality of Buea is responsible for all matters related to the design, the study, and possible changes of the Sector Plan. The Mayor of the Municipality of Buea through its services is responsible for everything concerning the application of the requirements of the Sector Plan.

Article 1.1- Territorial scope of the Sector Plan

This Regulation, whose provisions apply to persons of public or private rights, applies to the whole district of Buea.

Article 1.2- Respective range of regulations and other laws relating to Land Use

This Regulation refers in its implementation to the various laws, decrees and regulations that define the land regime in Cameroon.

This Regulation replaces all the provisions contained in all other planning documents of Buea.

Article 1.3- Division of the territory into zones

The territory covered by the Sector plan is divided into zones corresponding to different vocations and specificities.

Zone U: Dominant housing area

- Anarchic housing sector to restructure or renovate(U1)
- Existing structured housing sector (U2).
- Joint development sector, mixed housing to be created (U3)

Central function area (C)

- Downtown area (C1)

University area (ZE)

CHAPTER 2- REGULATIONS COMMON TO ALL THE AREAS

Article 2.1- Land use

2.1.1 Alignment and leveling

Temporarily, awaiting the establishment of plans for it, and in order not to defer alignments and regulatory leveling issued to users, alignment will be specified on request of the land owner.

2.1.2 Land quality

It is forbidden to build on swamp land, unhealthy or whose sanitation is not satisfactory, on steep slopes and on those who are unstable or threatened to erosion, landslide or slip.

2.1.3 Flow of water

The development carried out on a land must never impede the free flow of rainwater.

2.1.4 Area and shape of plots

To be buildable, the plots should have suitable shapes and area. The minimum area of plots for each sector is defined by this Regulation.

Article 2.2- Easements

Detailed management plans will define areas where easement may be imposed « non aedificandi ».

Article 2.3- Service

The characteristics of primary, secondary, tertiary and pedestrian roads as well as their total road reserve shall comply with the provisions of the sector plan.

Article 2.4- Parking

The parking of vehicles will necessarily be made out of the roadway, or off the track width ,or on sites equipped for this purpose (parking places or garages) .The spaces for parking will be provided in due of 15 m² per automobile and 25m² for the calculation of parking surfaces (location + circulation).

Article 2.5- Protection of the Environment

2.5.1 Building appearance

Detailed development plans and sector plans should provide provisions for the creation of urban areas (color unit or materials, height, volume, style, etc.).

2.5.2 Maintenance of land and facilities

Buildings, land, fences and plantations visible from the public road must be regularly developed and maintained.

2.5.3 Planting

It is an obligation to plant trees within the concessions, in open spaces and along roads, to ensure a satisfactory shading and thus constitute an approval factor.

2.5.4 Display advertising

Billboards must meet the rules in force in Cameroon. They are prohibited in classified areas and any area to be protected.

2.5.5 Quarries and excavations

Excavations in the plots are permitted only for personal use; after extraction, the soil should be filled and leveled carefully.

2.5.6 Explosive deposits

The opening of permanent storage of explosives is prohibited within the scope of the LUP, except in military areas.

2.5.7 Public discharge

No unregulated public discharge is permitted within the LUP application limits.

2.5.8 II.5.8 Waste disposal

Waste disposal (garbage, industrial waste, sewage) will be allocated according to the provisions and regulations in force.

Article 2.6- Occupation of Public domain**2.6.1 Public or private furniture installed on public roads**

Any track occupancy, whether public or private, from the time they are open to traffic, is subjected to the authorization of the Administration, issued in precarious and revocable basis, and upon payment of a usage fee.

The provisions of this article apply to both facilities overlooking the street as balconies, signs and covered galleries.

2.6.2 Road permission

Scaffolding and materials deposits on public roads will require road permission. Construction sites will be surrounded by a continuous fence with a minimum height of 2m, and provided with a sign containing the name and address of the contractor.

Trenches on the highway will be executed under the control of an officer of the Administration.

CHAPTER 3- REGULATIONS APPLICABLE TO THE HABITAT AREA (U)

SECTION 1- REGULATIONS APPLICABLE TO THE SECTOR U1, U2

Article 3.1- Definition

The sector U1 corresponds to the sector housing unstructured existing quarters. In this sector, the creation of housing, shops and hotel's equipment is allowed.

Article 3.2- Types of occupation or land use prohibited

Are prohibited in the area U1:

- temporary nature constructions,
- Industrial buildings,
- deposits and craft's activities whose area exceeds 1 000m²,
- Opening and exploitation of quarries.
- Scrap deposits.
- Public discharge excluding bins outside a junk cleverly placed and on a platform.

Article 3.3- Access and road

To be constructible, any plot of land must have at least one access to a public or private road. The characteristics of this road must meet the standards of safety and civil protection, or mastery of water runoff.

Service tracks could be earth with a minimum road reserve of 6 to 8 meters including a roadway of 5 to 6m.

Roads with blind alley are not permitted if they do not exceed a length of 50 m. In this case, their end portions will be bent with a radius of at least 11 m. Specifications to the intention of detailed planners should emphasize on this aspect during the elaboration of subdivision plans or sector plans (PS).

Article 3.4- Various supply networks

1. Potable water :

The connection to the public drinking water network is mandatory for all new construction, if this network exists.

2. Sanitation

Individual sanitation by septic tank is mandatory provided that the technical regulations in force are respected. but planning must be done in other to allow the connection to the public network if it comes to be realized.

3. Drainage

On the whole plot, planning for drainage of rainwater must ensure the flow of water in the public network or public drainage.

4. Electricity

The connection to the network ENEO is mandatory in new urban areas.

5 Domestic gas

When domestic gas will be distributed by a network, applications must be reviewed and approved by the technical services before plugging. But in the meantime, the distribution companies have to take security measures.

Article 3.5- Minimal area of plots

The minimum area of constructible plots is 100m². The minimum width of the plot facing the road is 8 m and the minimum depth is 10m.

Article 3.6- Plot ratio

1. The maximum plot ratio is 1 in the sector U1.
2. C.E.S: The maximum footprint coefficient on the ground is 0.65.

Article 3.7- Maximum height of constructions

The constructions for individual dwellings should not have a height exceeding 9m under pit along the borders of tertiary road of 8m. For land bordering the primary or secondary roads, this height is 21 m (R +5).

Article 3.8- Setting out of constructions with respect to roads and public rights

All constructions should be implanted at a minimum distance from public right as follows;

1. Compliance with roads alignment is imposed in all the sectors. The alignment is 5m along primary roads and 3m along secondary roads, only in case the topography does not permit,
2. On tertiary roads, the distance from the road reserve is 2m except when the topography does not permit. In which case the setback is free.

Article 3.9- Setting out of constructions with respect to separative or common limits

When buildings don't have common limits, they must observe a minimum distance of 3m with respect to its limits in the sector U1. When they have common limits, no opening should give on the neighboring plot. Only plunging screen walls are allowed.

Article 3.10- Setting out of Construction on the same property

The minimum distance (D) separating the facades vis-à-vis the constructions built on the same plot cannot be less than the height (H) of the tallest building divided by 2: $D = H / 2$ with a minimum of 2m.

Article 3.11- Parking of vehicles

The parking of vehicles must be carried out on private land, apart from public rights of way. We should therefore have a minimum of;

- 1 parking place per dwelling,
- 1 parking place per 50m² of built area off work for commercial equipment.
- 1 place per 3 hotel's bedroom.
- 1 place per 20m² of dining room.

Article 3.12- Planting

The open spaces that are not parking areas must be grassed and / or planted with a high upper shaft for two parking spaces or 40m² grass.

1. In terms of facades, there are no special requirements.
2. For the roof, straw roofs are allowed for buckaroos;
3. The height of fences, if any, is free. The choice of materials and colors are also, but on the other hand provisional and precarious materials are prohibited.

SUMMARY OF REGULATIONS APPLICABLE TO AREAS U1 AND U2

| Designation of roads | Length of the road (km) | Affected plots | Setback (m) | Minimum height (m) | SOC | Footprint coefficient |
|-----------------------------|--------------------------------|-----------------------|--------------------|---------------------------|------------|------------------------------|
| Road P | 3.406 | | 5 | 21 | 1 | 60 % |
| S1 | 0.863 | | 3 | 21 | 1 | 60 % |
| S2 | 0.98 | | 3 | 21 | 1 | 60 % |
| S3 | 1.615 | | 3 | 21 | 1 | 60 % |
| S4 | 0.828 | | 3 | 21 | 1 | 60 % |
| S5 | 1.458 | | 3 | 21 | 1 | 60 % |
| T1 | 0.404 | | 2 | 21 | 1 | 60 % |
| T2 | 0.783 | | 2 | 21 | 1 | 60 % |
| T3 | 0.347 | | 2 | 21 | 1 | 60 % |
| T3a | 0.165 | | 2 | 21 | 1 | 60 % |
| T4 | 0.506 | | 2 | 21 | 1 | 60 % |
| T4a | 0.158 | | 2 | 21 | 1 | 60 % |
| T5 | 0.336 | | 2 | 21 | 1 | 60 % |
| T6 | 0.562 | | 2 | 21 | 1 | 60 % |
| T7 | 0.659 | | 2 | 21 | 1 | 60 % |
| T8 | 0.344 | | 2 | 21 | 1 | 60 % |
| T9 | 0.814 | | 2 | 21 | 1 | 60 % |
| T10 | 0.463 | | 2 | 21 | 1 | 60 % |
| T11 | 0.755 | | 2 | 21 | 1 | 60 % |
| T12 | 0.477 | | 2 | 21 | 1 | 60 % |
| T13 | 0.284 | | 2 | 21 | 1 | 60 % |
| T14 | 0.262 | | 2 | 21 | 1 | 60 % |
| T15 | 0.732 | | 2 | 21 | 1 | 60 % |
| T15a | 0.201 | | 2 | 21 | 1 | 60 % |
| T15b | 0.128 | | 2 | 21 | 1 | 60 % |
| T16 | 0.405 | | 2 | 21 | 1 | 60 % |
| T17 | 0.297 | | 2 | 21 | 1 | 60 % |
| T18 | 0.456 | | 2 | 21 | 1 | 60 % |
| T18a | 0.184 | | 2 | 21 | 1 | 60 % |
| T18b | 0.127 | | 2 | 21 | 1 | 60 % |
| T18c | 0.137 | | 2 | 21 | 1 | 60 % |
| T19 | 0.317 | | 2 | 21 | 1 | 60 % |
| T19a | 0.15 | | 2 | 21 | 1 | 60 % |
| T20 | 0.394 | | 2 | 21 | 1 | 60 % |
| T21 | 0.116 | | 2 | 21 | 1 | 60 % |
| T21a | 0.069 | | 2 | 21 | 1 | 60 % |
| T22 | 0.276 | | 2 | 21 | 1 | 60 % |
| T22a | 0.112 | | 2 | 21 | 1 | 60 % |
| T22b | 0.152 | | 2 | 21 | 1 | 60 % |

| Designation of roads | Length of the road (km) | Affected plots | Setback (m) | Minimum height (m) | SOC | Footprint coefficient |
|----------------------|-------------------------|----------------|-------------|--------------------|-----|-----------------------|
| T23 | 0.183 | | 2 | 21 | 1 | 60 % |
| T24 | 0.214 | | 2 | 21 | 1 | 60 % |
| T24a | 0.12 | | 2 | 21 | 1 | 60 % |
| T25 | 0.417 | | 2 | 21 | 1 | 60 % |
| T25a | 0.153 | | 2 | 21 | 1 | 60 % |
| T25b | 0.13 | | 2 | 21 | 1 | 60 % |
| T26 | 0.585 | | 2 | 21 | 1 | 60 % |
| T26a | 0.217 | | 2 | 21 | 1 | 60 % |
| T26b | 0.207 | | 2 | 21 | 1 | 60 % |
| T27 | 0.309 | | 2 | 21 | 1 | 60 % |
| T28 | 0.281 | | 2 | 21 | 1 | 60 % |
| T29 | 0.236 | | 2 | 21 | 1 | 60 % |
| T29a | 0.028 | | 2 | 21 | 1 | 60 % |
| T29b | 0.05 | | 2 | 21 | 1 | 60 % |
| T29c | 0.048 | | 2 | 21 | 1 | 60 % |
| T29d | 0.045 | | 2 | 21 | 1 | 60 % |
| T30 | 0.429 | | 2 | 21 | 1 | 60 % |
| T31 | 0.38 | | 2 | 21 | 1 | 60 % |
| T31a | 0.266 | | 2 | 21 | 1 | 60 % |
| T31b | 0.158 | | 2 | 21 | 1 | 60 % |
| T32 | 0.36 | | 2 | 21 | 1 | 60 % |
| T32a | 0.259 | | 2 | 21 | 1 | 60 % |
| T33 | 0.682 | | 2 | 21 | 1 | 60 % |
| T34 | 0.728 | | 2 | 21 | 1 | 60 % |
| T35 | 0.447 | | 2 | 21 | 1 | 60 % |
| T35a | 0.162 | | 2 | 21 | 1 | 60 % |
| T35b | 0.166 | | 2 | 21 | 1 | 60 % |
| T36 | 0.276 | | 2 | 21 | 1 | 60 % |
| T37 | 0.272 | | 2 | 21 | 1 | 60 % |
| T38 | 0.295 | | 2 | 21 | 1 | 60 % |
| T38a | 0.21 | | 2 | 21 | 1 | 60 % |
| T39 | 0.259 | | 2 | 21 | 1 | 6 % |
| T39a | 0.17 | | 2 | 21 | 1 | 60 % |
| T40 | 0.354 | | 2 | 21 | 1 | 60 % |
| T41 | 0.47 | | 2 | 21 | 1 | 60 % |
| T41a | 0.086 | | | 21 | 1 | 60 % |
| T41b | 0.169 | | 2 | 21 | 1 | 60 % |
| T42 | 0.707 | | 2 | 21 | 1 | 60 % |
| T42a | 0.262 | | 2 | 21 | 1 | 60 % |
| T42b | 0.118 | | 2 | 21 | 1 | 60 % |

| Designation of roads | Length of the road (km) | Affected plots | Setback (m) | Minimum height (m) | SOC | Footprint coefficient |
|----------------------|-------------------------|----------------|-------------|--------------------|-----|-----------------------|
| T42c | 0.222 | | 2 | 21 | 1 | 60 % |
| T42d | 0.129 | | 2 | 21 | 1 | 60 % |
| T43 | 0.225 | | 2 | 21 | 1 | 60 % |
| T44 | 0.298 | | 2 | 21 | 1 | 60 % |
| T45 | 0.283 | | 2 | 21 | 1 | 60 % |
| T46 | 0.656 | | 2 | 21 | 1 | 60 % |
| T47 | 0.294 | | 2 | 21 | 1 | 60 % |
| P1 | 0.056 | | | 21 | 1 | 60 % |
| P2 | 0.13 | | | 21 | 1 | 60 % |
| P3 | 0.106 | | | 21 | 1 | 60 % |
| P4 | 0.09 | | | 21 | 1 | 60 % |
| P5 | 0.081 | | | 21 | 1 | 60 % |
| P6 | 0.119 | | | 21 | 1 | 60 % |
| P6a | 0.049 | | | 21 | 1 | 60 % |
| P7 | 0.158 | | | 21 | 1 | 60 % |
| P8 | 0.095 | | | 21 | 1 | 60 % |
| P9 | 0.162 | | | 21 | 1 | 60 % |
| P10 | 0.065 | | | 21 | 1 | 60 % |
| P11 | 0.12 | | | 21 | 1 | 60 % |
| P12 | 0.1 | | | 21 | 1 | 60 % |
| P13 | 0.125 | | | 21 | 1 | 60 % |
| P14 | 0.05 | | | 21 | 1 | 60 % |
| P15 | 0.118 | | | 21 | 1 | 60 % |
| P16 | 0.104 | | | 21 | 1 | 60 % |
| P17 | 0.08 | | | 21 | 1 | 60 % |
| P18 | 0.112 | | | 21 | 1 | 60 % |
| P19 | 0.118 | | | 21 | 1 | 60 % |
| P20 | 0.05 | | | 21 | 1 | 60 % |
| P21 | 0.062 | | | 21 | 1 | 60 % |
| P22 | 0.117 | | | 21 | 1 | 60 % |
| P23 | 0.108 | | | 21 | 1 | 60 % |
| P24 | 0.129 | | | 21 | 1 | 60 % |
| P25 | 0.102 | | | 21 | 1 | 60 % |
| P26 | 0.113 | | | 21 | 1 | 60 % |
| P27 | 0.084 | | | 21 | 1 | 60 % |
| P28 | 0.1 | | | 21 | 1 | 60 % |
| P29 | 0.111 | | | 21 | 1 | 60 % |
| P30 | 0.126 | | | 21 | 1 | 60 % |

CHAPTER 4- REGULATIONS APPLICABLE TO THE AREA AT THE BORDERS OF THE MAIN AXES (B-1)

Description of the area character

The Zone B-1 corresponds to the area bordering the main urban axes in the heart of the town; it is imposed on all plots with an access to the road, up to a depth of over 30m.

It offers the same building rights as the area crossed at the back of the road, slightly increased, but impose specific urban forms (urban front).

Article 4.1- Land use and occupation prohibited

- Commercial establishment of more than 1000 m²
- Industrial and artisanal establishment of more than 400m² and which are harmful to the environment
- Deposits and warehouses if they exceed 400m²
- The deposit of waste and materials harmful to the environment

Article 4.2- Land use and occupation subjected to special authorization

- Public establishment having cultural, social and religious purposes.

LAND USE CONDITIONS

Article 4.3- Minimum road reserve of access roads

The road reserve of the access road to the plot must not be less than 20 meters.

Article 4.4- Land use possibilities

| <i>Minimum area of lands</i> | <i>Minimum front of lands</i> | <i>Maximum plot ratio</i> |
|------------------------------|-------------------------------|---------------------------|
| 100 m ² | 8 m | 1 |

Article 4.5- Maximum height of constructions

| <i>Maximum height</i> | <i>Maximum number of storey</i> |
|-----------------------|---------------------------------|
| 21 m | R+5 |

Article 4.6- Setting out of constructions

- **With respect to public and private roads**

Construction must be set out, in a continuous order with a setback of 3m with respect to obligatory roads alignment, over a depth of 12m. This setback will be used imperatively for covered commercial gallery.

- **With respect to separative limits**

Constructions must be set out along the separative limit over a maximum depth of 12m. Over this depth, they must be separated by a distance at least equal to 1/6th of the height with a minimum of 2m. The facade must not have openings.

Construction must be set out in a continuous order, and must be set out on the separative limits at least on one of the separative limits. A track could be maintained on the other side, with a minimum width equal to 1/6th the height, with a minimum of 2m.

- **With respect to others on the same property**

Two non-contiguous constructions on the same plot must respect a minimum gap from each another greater than half the height of the tallest building of the two constructions and never less than 6m.

The distance with an annex building or a garage must be at least 3m.

Article 4.7- Parking

A minimum of 1 parking per construction must be provided, and:

| | |
|----------------------------------|---|
| Housing unit | 1 place / 100 m ² per constructed floor with a minimum of one place per dwelling |
| Establishment open to the public | 1 place / 25 m ² of constructed floor |
| Other types of constructions | 1 place / 50 m ² of constructed floor |

Article 4.8- Free spaces and plantations

Not applicable.

SUMMARY OF REGULATIONS APPLICABLE TO AREA B1

| Designation of roads | Length of the road (km) | Affected plots | Setback (m) | Minimum height (m) | SOC | Footprint coefficient |
|-----------------------------|--------------------------------|-----------------------|--------------------|---------------------------|------------|------------------------------|
| Road P | 3.406 | | 5 | 21 | 1 | 60 % |
| S1 | 0.863 | | 3 | 21 | 1 | 60 % |
| S2 | 0.98 | | 3 | 21 | 1 | 60 % |
| S3 | 1.615 | | 3 | 21 | 1 | 60 % |
| S4 | 0.828 | | 3 | 21 | 1 | 60 % |
| S5 | 1.458 | | 3 | 21 | 1 | 60 % |

CHAPTER 5- REGULATIONS APPLICABLE TO THE CONCERTED DEVELOPMENT SECTOR (U3)

NATURE OF THE OCCUPATION AND USE OF LAND

Article 5.1- TYPE OF OCCUPATION OR LAND USE AUTHORISED UNDER CONDITIONS

Are allowed:

- buildings, collective or not, for residential use and their annexes;
- administrative, cultural and social establishments, playgrounds and housing-related services;
- commercial buildings and their annexes;
- office buildings and their annexes;
- permanent parking areas;
- Establishments open to the public after prior authorization and on condition that they do not give rise to any nuisance in terms of access or noise to the neighborhood.

Article 5.2- TYPES OF OCCUPATION OR LAND USE PROHIBITED

Are forbidden:

- subdivisions and constructions not forming part of concerted operations;
- industrial establishments of all categories;
- fixed or mobile shelters used or not used for housing, scrap deposits, materials and combustible liquids or solids;
- deposits of hydrocarbons except those which are strictly related to the use of automobiles: parking, service station;
- Scour, soil reclamation, quarrying, which are not necessary for construction work.

CONDITIONS OF LAND USE

Article 5.3- ACCESS AND ROADS

All constructions must be accessible from a carriageway road having a minimum road reserve of 10m and a roadway of at least 4.8m wide.

When the tracks end in a dead end, they must be arranged in such a way that the vehicles can turn around.

For each constructible land, the accessibility possibilities to the public road are limited to an access of 3.50 m maximum width per 30 m of facade.

Generally speaking, access to buildings must meet the requirements written or not, of circulation and means of approach to fight against fire.

SUPPLY BY OTHER NETWORKS

1. Potable water

The connection to the existing water network is obligatory for all new constructions that require a water supply.

The constructions are not admitted when the builder cannot supply with water the buildings he plans to construct.

2. Waste water

The connection is obligatory whenever a network exists.

In the absence of a network, the treatment of waste water is obligatory before their rejection (decantation, biological purification) by septic tanks or all other authorized treatment methods. The treatment method could interest one or many plots.

Generally speaking, the treatment and rejection of waste water must be done in compliance with all the sanitary and technical regulations in force.

3. Rain water

Any development realized on a piece of land should never obstruct the free flow of rain water. In the presence of a network for the collection of rain water, the development realized on a piece of land should be done in such a way that it guarantees the flow of water into this network.

Article 5.4- SURFACE AREA AND SHAPE OF PLOTS

1. Concerted habitat of collective type

In order to be constructible, the land must have the minimum following characteristics

- Surface: 1000 m²
- Length of facade: 30 m
- Depth: 30 m

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

2. Concerted Habitat of individual type

To be constructible, the land must have the following characteristics:

- surface: 300 m²
- length of facade: 8 m
- Depth: 10m.

The shape of the Land must also be such that it is possible to inscribe a circle with a radius of at least 4 m.

Article 5.5- Area of land occupied**1. Concerted habitat of collective type**

The Soil Coefficient must not exceed 40% of the area of the land, including annex buildings.

2. Concerted Habitat of individual type

The soil coefficient must not exceed 50% of the area of the land, including annex buildings.

Article 5.6- Maximum height**1. Relative height :**

The more a construction is further from the neighborhood the more it can be higher.

- 1) Taking into account adjacent roads: the maximum height of the constructions is limited to the shortest distance separating them from the opposite alignment.
- 2) Taking into account separative limits: unless constructed at the limit, constructions shall not be greater than the minimum normal distance from the façade separating them from the said limits when the facade concerned has areas used for lightning dwelling rooms and the double of this distance in the contrary.

For buildings constructed at the corner of two streets of unequal width, the highest allowed height may be maintained with a maximum set back of 10 m from the narrowest street

2. Ceiling height :

This height is measured from the level of the public road on the alignment at the point where the perpendicular to the alignment joins the middle of the facade of the construction

Works permitted in excess are essentially limited to places of worship. Concerted habitat of collective type: the height is fixed to 15 m to the sewer of the roof. Concerted habited of individual type: the height is fixed to 8 m to the sewer of the roof.

POSSIBILITIES OF LAND USE**Article 5.7- Plot ratio**

Plot ratio value

- Concerted habitat of collective type: The plot ration is fixed at 1.
- Concerted habitat of individual type: the plot's ratio is fixed at 0.6.

Article 5.8- Setting out with respect to the plot's limits**1) With respect to roads :**

Buildings are permitted:

- either on alignment;
- Either with a setback of at least 4m from the alignment

2) With respect to separative limits

Buildings are permitted on the boundaries if the facade on the boundary does not have openings other than doors of suffering set back from these limits, in which case they shall be separated from these limits by a distance R measured normally to the facade and equal to the height of the facade concerned, with a minimum of 4 m, if the facade contains main openings insuring the illumination of dwelling rooms or working rooms to half the height of the facade with a minimum of 2 m, otherwise.

Article 5.9- Setting out of constructions one with respect to the other on the same plot

The construction of several buildings on the same land is authorized provided:

- That at any point on each facade the distance normally measured from it and separating it from a facade of another building is at least equal to the height of the highest facade, if the lowest facade has main openings insuring lighting of dwelling or working areas;
- That the height of the lowest facade, if the latter does not have main openings, and that the highest facade contains at least the height of the lowest facade or half the height of the highest facade, if the two facades do not have main openings.

Article 5.10- External appearance-fence

The lateral or posterior facades, blind or not, the visible gable or parts of apparent gables must be treated with care and in harmony with the main facades.

Materials not having a suitable finished facing, such as ordinary concrete blocks or raw bricks, cannot be left visible on the facade whatever the nature of the facade (main, posterior or lateral).

The use of reuse or recovery materials such as barrels, developed cans, used sheet metal, etc. is formally prohibited regardless of the nature of the construction, including annex constructions.

The fences on public roads or in the margins of the setback distance at the borders of these roads will have to present an aspect in harmony with the facades of the construction. These reuse or recovery materials are prohibited.

Article 5.11- Parking

Except for the construction of family housing with 2 maximum dwellings on the same plot, parking areas must be built during any construction operation. The characteristics are defined below:

- Length: 5.00 m
- Width: 2.30 m
- Clearance: 6.00m

For any construction of more than two dwellings on the same plot, one place per dwelling from the 3rd must be reserved on the plot.

For public buildings, at least 40% of the surface area out of work will be reserved for parking.

Article 5.12- Espaces Libres et Plantations

All land will comprise at least of one tree with high stem per 100m² of land.

SUMMARY OF REGULATIONS APPLICABLE TO AREA U3

| Designation of roads | Affected plots | Setback (m) | Minimum height (m) | SOC | Fooprint Coefficient |
|--------------------------------------|-----------------------|--------------------|---------------------------|------------|-----------------------------|
| Concerted habitat of collective type | | 4 | 15 | 1 | 40 % |
| Concerted Habitat of individual type | | 4 | 8 | 0,6 | 50% |

CHAPTER 6- PROVISIONS APPLICABLE TO THE CENTRAL FUNCTION AREA (C)

Article 6.1- Definition

The area C1 correspond to areas of central character designed to accommodate:

1. Highly densified collective habitat,
2. Services,
3. Commercial equipment,
4. Offices...

Located along the primary or secondary roads, it consists of several levels of buildings with shops on the ground floor.

Article 6.2- Type of occupation or usage prohibited

1. Dangerous or insalubrious buildings
2. Hydrocarbons deposits except those related to the direct usage of vehicles.
3. Opening and operations of quarries,
4. Deposits of vehicles wrecks or old iron...

Article 6.3- Access and Roads

Direct access to a public or private road is required for all business constructions in these sectors. The characteristics of such access must allow a better defense against fire and satisfy the rules of civil protection.

The development of blind alleys are prohibited.

Article 6.4- Water supply, Sanitary and Drainage

1. All construction must be connected to a public portable water network
2. Individual septic tank is permitted in the absence of a collective network or semi collective serving the land unit. But the treatment devices must comply with current standards and allow easy connection to the collective sanitary network if it comes to exist.
3. The free flow of rainwater into the public network must be ensured by the development resulting from any plot of land.

Article 6.5- Characteristics of the plot

In this sector of central character, there is no minimum buildable plot. Only will be considered the possibilities of overall integration.

Article 6.6- Setting out of buildings with respect to separative limits

The Setting out of buildings at lateral separative limits is permitted provided that the depth of the building does not exceed 15m. Beyond that depth, the construction of buildings at lateral separative limits are not permitted. In this case, the setback observed with respect to these limits shall not be less than 3m.

Article 6.7- Setting out of constructions with respect to public rights and roads

Any construction along the primary road network will have to respect the road alignment expressed in the sector plan. Moreover, the minimum setback required is 2m.

Article 6.8- Setting out of constructions on the same plot

These constructions should observe a minimum distance that is equal to half the height of the tallest building, but not less than 3m.

Article 6.9- Maximum possibility of land use

- 1- The maximum height of constructions will be of R+5 without exceeding 22m.
- 2- Soil occupation coefficient is not free along the primary road. A setback of 7m should be observed in compliance with the general town planning code.

Article 6.10- Planting

The type of plant should not be too intrusive.

Article 6.11- Architectural Easement

Buildings located along the primary axis are subjected to the alignment easement and architecture. In the case of buildings having common limits (lateral) and the existence of a dependence of land, the obligation to make public passages under porticos is required. In all cases, the arcades on the ground floor are required on the main facade. The width of the porticoes and arcades will be 3m counted from the alignment on road.

Article 6.12- Parking

The parking of vehicles that meet the needs of the buildings must be insured on the private plot, outside public right, in an amount of;

1. dwelling : 1 parking place per dwelling,
2. Administration, offices: 1 place for 100m² of work out area, or for 5 workplace.
3. Trade: 1 place for 30m².
4. Hotels : 1 place for 3 bedrooms and 1 place for 15m² of dining room,
5. Spectacle: 1 parking for 5 spectacle seats.

In C1 areas, exceeding the C.O.S. or height may be authorized for office buildings and hotels, subject to payment of a tax calculated on the basis of the number of m² exceeded. In this case, the height should not exceed 28m.

SUMMARY OF REGULATIONS APPLICABLE TO AREA C1

| Designation of roads | Length of roads (km) | Affected plots | Setback (m) | Minimum height (m) | SOC | Footprint Coefficient |
|-----------------------------|-----------------------------|-----------------------|--------------------|---------------------------|------------|------------------------------|
| Primary Road | Total to the stadium | | 7 | 21 | 1 | 60 % |

CHAPTER 7- REGULATIONS APPLICABLE TO AREAS FOR UNIVERSITY**Definition**

The ZE area is an area for academic activities or advanced training of all kinds.

NATURE OF OCCUPATION AND LAND USE**Article 7.1- Types of occupation and land use prohibited**

Are prohibited in ZE depending on the case, the following activities:

1. Temporary nature constructions,
2. Industrial establishments; for the region ZE, industrial activities of experimental nature or related to training activities are tolerated,
3. Deposits and craft activities for the region ZE, they can be tolerated if they have experimental, educational or training objectives.
4. Opening and exploitation of quarries for commercial purposes,
5. Scrap deposits ...

Article 7.2- Types of occupation or land use permitted under reserve

May be authorized under certain reserves related to the strict respect of the environment in the natural areas.

- The development of rest areas;
- The development of relaxation areas;

- Playground, under reserve of their good integration.

The reserves mainly concern the respect for the environment, hygiene and public health, and safety of persons.

CONDITIONS OF LAND USE

Article 7.3- Access and roads

Direct access to a public or private road is required for any construction undertaken in these sectors. The characteristics of such access must allow a better defense against fire and satisfy rules of civil protection.

Any creation of public roads shall observe the following standards:

1. Minimum pavement width: 6m.
2. Minimum width of roads: 8 m

Article 7.4- Water, sanitation and drainage supply

1. Any building must be connected to the public or private network of drinking water.
2. Individual sanitation by septic tanks is authorized in the absence of a public or private network supplying the area. But the treatment devices must comply with current standards and allow easy connection to collective sanitation network if it comes to exist.
3. The free flow of rainwater into the public network must be ensured by the resulting development of any plot.

Article 7.5- Characteristic of the constructible plot

In these areas reserved mainly for scholar activities, plots expected to support any building, whether residential or school (official residence, dormitory ...) should help to promote the maximum of greenery, as in American universities for example.

Thus, the minimum buildable plot authorized is 2000m² in the sector ZE

Setting out of constructions with respect to public rights and roads

The minimum setback required is 15m for ZE areas.

Article 7.6- Maximum possibility of land use

The maximum height of buildings will be R + 2 for school buildings and R + 3 for university residence (ZE); with a maximum soil coefficient (COS) of 0.3 (ZE).

Article 7.7- Planting

The open spaces that are not parking areas must be grassed and / or planted with a high upper shaft for two parking spaces or 25m² of turf.

Article 7.8- Architectural easement

There exist no particular architectural easement.

Article 7.9- Parking

The parking of vehicles that meet the needs of the buildings must be insured on the plot, out of public right, ie:

1. Function housing: 1 parking space per dwelling,
2. University Residence (ZE): 1 parking space for 25 resident students,
3. Administration, offices: 1 seat for a surface of 50m² built off work, or for 2 workplace,
4. University Restaurant: 1place for 40m²,
5. Amphi, classrooms: 1 parking space for 25 students (ZE).

SUMMARY OF REGULATIONS APPLICABLE TO AREA (ZE)

| Roads designation | Minimum width of roads (m) | Footprint of roads (m) | Affected plots | Setback (m) | Minimum height (m) | SOC | Footprint Coefficient |
|--------------------------|-----------------------------------|-------------------------------|-----------------------|--------------------|---------------------------|------------|------------------------------|
| University residence | 6 | 8 | | 15 | 15 | 1 | 30 % |
| School buildings | 6 | 8 | | 15 | 8 | | 30% |

ANNEX

- Development plan and regulations of Molyko.