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REGULATIONS OF THE LAND USE PLAN OF BUEA

CHAPTER 1- GENERALITIES

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

Article 1.1- Territorial scope of the LUP

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

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 land use 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)
- Social housing sector (U7)

Zone AU: Zone to be Urbanize

- Priority sectors to be urbanized (1AU)
- Sectors to be urbanized in the long run (2AU)

Central function area (C)

- Downtown area (C1)

Administrative function area (A)

- Actual sector(A1)

University area (ZE)

Natural area N

- Agricultural natural area (NA)
- Natural forestry area (NB)

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 with 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 allowance 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 a 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- PROVISIONS APPLICABLES TO THE HABITAT AREA (U)

SECTION 1- REGULATIONS APPLICABLE TO THE SECTOR U1,

Article 3.1- Definition

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

Article 3.2- Types of occupation or land usage 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 platform.

Article 3.3- Access and roads

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 master of water runoff.

Service tracks could be made up with soil with a minimum road allowance 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 networks supply

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 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 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 on the road is 8 m and the minimum depth is 10m.

Article 3.6- Maximum possibility of land use

1. C.O.S: The maximum soil occupancy coefficient is 1 in 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- Implantation 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 allowance is 2m except when the topography does not permit. In which case the setback is free.

Article 3.9- Implantation 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 and 2m in the sector U7. When they have common limits, no opening should give on the neighboring plot. Only plunging screen walls are allowed.

Article 3.10- Construction implantation 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 for 50m² of built area off work for commercial equipment.
- 1 place for 3 hotel's bedroom.
- 1 place for 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 boukarous;
3. La hauteur des clôtures, si elles existent, est libre. le choix des matériaux et les couleurs le sont également, par contre les matériaux provisoires, précaires sont interdits
4. 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.

SECTION 2- REGULATIONS APPLICABLE TO SOCIAL HOUSING AREAS (U7)

NATURE OF LAND OCCUPATION AND USAGE

Article 3.13- TYPE OF OCCUPATION AND USAGE OF LAND AUTHORISED ON CONDITION.

Are authorized:

- Buildings, collective or not for residential use and their annexes;
- Administrative establishments, cultural, social, playgrounds and services related to housing;
- Trade-use buildings and their annexes;
- Office use buildings and their annexes;
- Permanent parking areas;
- Establishments open to the public after prior authorization and on condition that they provide no nuisance in access or noise to the neighborhood.

Article 3.14- TYPES OF OCCUPATION AND USAGE OF PROHIBITED LAND

Are prohibited:

- Subdivisions and buildings that do not fall within the scope of joint operations;
- Industrial establishments of all categories;
- Fixed or mobile shelters used or not for habitation, scrap metal depots, materials and solid or liquid fuels;
- Hydrocarbon deposits except those strictly related to the service auto uses: parking, service station;
- Washouts, elevation soil, quarry operations, which are not needed for construction.

CONDITIONS OF LAND OCCUPATION

Article 3.15- ACCESS AND ROADS

All constructions must be accessible from a carriageable road with a minimum width of 10 m and a trafficable part with a minimum width of 4.80 m.

However, when good visibility and safety can be assured, that the road length will not exceed 50 m and that it will serve more than 10 dwellings or establishments occupying at most 20 persons, the width of the right of way may be reduced to 5.50 m for a trafficable road of 3.50 m.

When the tracks are blind alleys, they must be planned so that vehicles can turn around.

For each constructible land, access opportunities passable to the public road access are limited to 3.50 m of maximum width per 30 m frontage.

In general, access to buildings must meet the requirements laid down or not, traffic and ways of approach to fight against fire.

Article 3.16- VARIOS NETWORK SUPPLY

1. Potable water

The connection to the existing drinking water network is mandatory for all new construction that requires a supply of water.

Constructions are not permitted if the manufacturer cannot supply water to the buildings he plans to build.

2. Wastewater

If a network exist, the connection is mandatory.

In the case a network is absent, the treatment of wastewater is mandatory before their disposal (decantation, biological treatment) by septic tanks or all other authorized means. The means of treatment may interest one or many lots.

Generally, the treatment and discharge of wastewater must be done in compliance with all the sanitary and technical regulations in force.

3. Rainwater

All development realized on a land should never make obstacle to the free flow of rainwater. In the case a network for the collection of rainwater exist, development realized on a land should be done in such a way that its guarantees the flow of rainwater in this network.

Article 3.17- FORMS AND AREA OF PLOTS

1. Concerted habitat of collective type

To be constructible, the land should have the minimum following characteristics;

- Area: 1000 m²
- Length of facade : 30 m
- depth : 30 m

The form of the land should be in such a way that it is possible to inscribe a circle with a minimum radius of 15m.

2. Concerted habitat of individual type

To be constructible, the land should present the following characteristics;

- Area : 300 m²
- Length of facade: 8 m
- Depth : 10 m

The form of the land should be in such a way that it is possible to inscribe a circle with a minimum radius of 4m.

Article 3.18- Footprint on the ground

1. Concerted habitat of collective type

The footprint of buildings should not exceeds 40% of the total area of land including annex buildings.

2. Concerted habitat of individual type

The footprint of buildings should not exceeds 50% of the total area of land including annex buildings.

Article 3.19- Maximum height

1. Relative height :

A building can even be higher the more it is further away from the neighborhood.

- 1) Taking into account the adjacent roads: the maximum height of buildings is limited to the smallest distance separating them from the opposite alignment.
- 2) Unless they are implanted at the limit, buildings should not have a height greater than the minimum distance perpendicular to the façade separating them from this limits when the interested facade is made up of spaces serving for the lightening of residential rooms and to the double of this distance in the contrary.

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

2. Ceiling height :

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

Buildings admitted for overtaking are largely confined to places of worship.

Concerted habitat of collective type: the height is fixed at 15 m from the sewer roof.
Concerted habitat of individual type: the height is fixed at 8m from the sewer roof.

POSSIBILITIES OF LAND OCCUPATION

Article 3.20- Coefficient of soil occupation (C.O.S.)

Value of C.O.S.

- Concerted habitat of collective type: the C.O.S. is fixed at 1.
- Concerted habitat of individual type: the C.O.S. is fixed at 0.60.

Article 3.21- Implantation with respect to plot's limits

1) With respect to roads:

Buildings are authorized:

- Either on alignment;
- Either with a setback of at least 4m to the alignment.

2) With respect to separative limits:

Constructions are allowed on separative limits if the facade on the boundary has no windows other than days overdue withdrawing from these limits: in this case, they should deviate from these limits a distance R measured normally to the facade and equal to the height of the interested facade with minimum of 4 m, if it includes major windows ensuring the illumination of residential rooms or for work at half the height of the facade, with minimum 2 m, otherwise.

Article 3.22- Implantation of buildings one with respect to the others on the same plot

The construction of many buildings on the same land is authorized only if;

- At all points on each facade, the distance measured normal to it and separating it from the facade of another building, should at least be equal to the height of the uppermost facade, if the lowest facade contain major windows illuminating residential or working rooms;
- The height of the lowest facade, if the latter has no major windows, and that the highest facade comprises at least the minimum height of the lowest façade or half the height of the highest facade, if the two facades do not have major windows.

Article 3.23- Exterior appearance-Fence

Lateral or posterior facades, blind or not, gables or parts of visible gables should be treated with care and in harmony with the main facades.

Materials not presenting a suitable finish siding, such as ordinary concrete blocks or cavity bricks, cannot be left exposed on the facade regardless of its nature (principal, posterior or lateral).

The use of reuse materials or recovery of materials such as barrels, cans developed, used sheets, etc. is prohibited regardless of the nature of the construction, including any associated structures.

Fences on highways or in the setbacks margins along the highways should have an appearance in harmony with the facades of the building.

These reuse or recovery materials are prohibited.

Article 3.24- Parking

Except for the realization of family homes with a maximum of 2 dwellings on the same land, parking areas must be constructed during all construction operations. The characteristics are defined below:

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

For any building of more than two dwellings on the same plot, one place per dwelling from the third has to be reserved on the plot.

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

Article 3.25- Free spaces and Planting

All areas must consist at least of one high rod tree per 100 m² of land.

CHAPTER 4- PROVISIONS APPLICABLE TO AREAS TO BE URBANIZED (AU)

Definition:

The 1AU and 2AU areas correspond to the areas to be urbanized. 1AU represents areas to be urbanized in priority and 2AU areas to be urbanized in the long run. These areas have no specific regulations.

CHAPTER 5- PROVISIONS APPLICABLE TO THE CENTRAL FUNCTION AREA (C)

Article 5.1- Definition

The areas C1 and C2 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 5.2- 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 5.3- 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 5.4- 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 5.5- 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 5.6- Implantation of buildings with respect to separative limits

The implantation 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 5.7- Implantation 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 5.8- Implantation 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 5.9- 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 5.10- Planting

The type of plant should not be too intrusive.

Article 5.11- 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 5.12- 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 Cs and CC 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.

CHAPTER 6- REGULATION APPLICABLE TO THE ADMINISTRATIVE AREAS (A)

Article 6.1- Definition

The area A1 is the current geographic location of administrations.

Article 6.2- Type of occupation and usage of land prohibited

1. Industrial equipment and deposits of old iron,
2. Buildings for residential use of individuals except function housing and hotels and case of passage for civil servants.
3. Opening and exploitation of quarries...

Article 6.3- Access and Roads

Any construction on a plot without access to a public or private road is prohibited.

When the width of roads open to traffic is less than 8m, the width of the entrance gates to the plots will be a minimum of 4 m.

The creation of public roads is subjected to the following conditions except constraints are brought by the sector plan:

1. Minimum width of the roadway : 6m,
2. Minimum with of the road: 8m,
3. Impasse channels are only allowed if they serve function dwellings. In this case, the length should not exceed 30 m.

Article 6.4- Maximum possibility of Land use

The minimum area of the buildable plot is 0.1 ha. It is neither fixed the coefficient of soil occupation, nor coefficient of footprint for public buildings. For the rest: C.O.S = 0.60 and C.E.S = 0.30.

Article 6.5- Maximum height of constructions

For residential buildings, the height and the number of levels should not exceed 12 m and R + 2 respectively. This height is measured from the ground level to its highest point. Which can lead to the construction of basements not counted among the number of storeys.

Article 6.6- Implantation of constructions with respect to roads and public rights

A distance of at least 4 m will be imposed. However, this distance may be reduced to 2m in case of extension that focuses on the contribution of elements of comfort (bathroom, kitchen, toilet ...)

Article 6.7- Implantation of constructions with respect to separative or common limits

For public buildings, there is no fixed rule. For other constructions, a set-back of at least 3m with respect to these limits is to be observed.

Article 6.8- Implantation of constructions on the same property

The minimum distance separating the facade vis-à-vis the constructions built on the same property will be equal to the height of the tallest building divided by 2, with a minimum of 4m.

Article 6.9- Parking of vehicles

The parking of vehicles must be carried out on private land, out of public rights in the following ways:

1. Offices: a parking space for 30m² of work-out built area.
2. Hotels: a place for 3 bedrooms,
3. Schools: a place for a class,
4. Housing: one space per dwelling,
5. Spectacle and meetings halls: a parking space for 10 spectacle seats.

Article 6.10- Planting

Refer to article 12.III

Article 6.11- Exterior appearance of constructions

1. Cover: aluminum sheet, tile, terrace ... a choice,
2. Balconies: (free)
3. Facade (free)
4. Fences on public roads: see Article 13.III.

Article 6.12- Water, sanitation and drainage supply

Refer to article 4-II.

CHAPTER 7- REGULATIONS APPLICABLE TO AREAS FOR STUDENTS

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

Article 6: Implantation of constructions with respect to public rights and roads

The minimum setback required is 4m for the MC area and 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 footprint coefficient (CES) 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);

CHAPTER 8- REGULATIONS APPLICABLE TO NATURAL AREAS (N)

The natural area concerns the natural area NA and Natural Area NB

- **The area NA:** They are equipped areas or not, to be protected because of the agricultural wealth, biological or economic farmland.
- **The area NB:** These are natural or forest areas to be protected because of the quality of sites, natural environments, landscapes and their interest, including aesthetic perspective, historical or ecological, or the existence of lumbering, either of her natural character and in which urban planning is prohibited.

NATURE OF LAND OCCUPATION AND USAGE

Article 8.1- Type of occupation and usage of authorized land

- Buildings and equipment for sport and leisure;
- Permanent parking areas exclusively for users;
- Play, rest and relaxation grounds as well as corresponding street furniture;
- Shelters and light buildings for small business and restaurant provided they do not exceed the area and bring no inconvenience to users;
- Residential use buildings, provided they are for people whose presence is required to ensure monitoring or safety of the equipment concerned.

Article 8.2- Type of occupation and usage of prohibited land

Are prohibited;

- Any private allocation;
- All types of buildings and deposits with the exception of those referred to in Article VII.2. ;
- Hydrocarbon deposits;
- Subdivision of any kind;
- Industrial establishments classified or not;
- Scrap deposits, combustible materials, solid or liquid;
- The clearing and falling of trees except those necessary for the renovation of plantation;
- Opening and exploitation of quarries.

CONDITIONS OF LAND USE

Article 8.3- Access and Roads

➤ Access

To be constructible, a land must have access to a public road. The characteristics of such access must meet the minimum traffic rules and means of approach against fire and civil protection.

➤ Roads

Tracks serving (tertiary roads) should have the following characteristics:

- Platform minimum width: 11m;
- Width of useful roadway: 7m.

Blind alleys should be arranged at their end part so that heavy vehicles could turn on a radius of at least 11m. The length of blind alleys should not exceed 80m, including the roundabout terminal.

Article 8.4- Network supply

➤ Potable water

Any new construction for residential use or activity authorized under Article VII.1 should be mandatorily connected to the public network of drinking water if they exist. In the absence of a network, building is allowed only if the manufacturer takes charge to realize, technical devices permitting to supply them (connection to a water network, capture or wellbore within the limits of the regulations in force).

➤ Electricity and Telephone

Inside a housing complex to create, electricity and telephone networks must mandatorily be made underground under the project owner responsibility.

➤ Sanitation

a) Wastewater

All new constructions and facilities are mandatorily subjected to connect to a public sewer system. The connections will be through underground pipes without stagnation and respecting the characteristics of the public network.

However, in the absence of network serving the land unit and only in this case, individual sanitation is allowed. Treatment devices must conform to the regulations in force.

b) Rain water

The development undertaken on any land must be in such a way that it ensures the free flow of rain water into the network.

In the absence of a network, constructions will not be admitted unless the builder takes charge with the approval of competent services to realize development permitting the free flow of rain water.

Article 8.5- Land characteristics

Nil

Article 8.6- Implantation of constructions with respect to separative limits

Nil

Article 8.7- Implantation of constructions on the same plot one with respect to the other

Nil

Article 8.8- Footprint

Nil

Article 8.9- Constructions height

The maximum height of buildings should not exceed 7.5 meters under sand pit.

Article 8.10- External appearance

The display and advertising will be subjected to the regulation in force.

Article 8.11- Parking of vehicles

1. The parking of vehicles that meet the needs of constructions and facilities provided in VII.1 should be provided out of public roads.
2. Parking areas should be grouped near the proposed constructions and installations.
3. Areas free of all construction and installation should not be accessible to vehicles and closed to traffic.
4. The number of parking spaces to be reserved by the sector plan for each type of authorized land use must conform to standards.

Article 8.12- Free spaces and planting

Areas free of all construction and parking shall be arranged in gardens and planted with tall trees.