

**TOM 3:  
TOWN PLANNING REGULATION FOR  
SISIA QUARTER**

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## LIST OF ACRONYMS AND ABBREVIATIONS

<b>AIMF</b>	International Association of Francophone Mayors
<b>AFD</b>	French Development Agency
<b>API :</b>	Investment Promotion Agency
<b>APS :</b>	Preliminary Draft Summary
<b>BAD</b>	African development bank
<b>BET</b>	Technical consulting firm
<b>BIT</b>	International Labor Office
<b>BM</b>	World bank
<b>BT</b>	Low Tension
<b>BTP :</b>	Building and public works
<b>CAC</b>	Communal Additional taxes
<b>C2D :</b>	Debt relief and Development Contract
<b>CCE :</b>	Assessment and Evaluation Commission
<b>CDE :</b>	Camerounaise des Eaux
<b>CES :</b>	College of Secondary Education
<b>CFA</b>	Financial Community of Africa
<b>CFC :</b>	Land Property Loan of Cameroon
<b>CMA :</b>	District Medical Center
<b>CNPS</b>	National Social insurance Fund

<b>CSI :</b>	Integrated Health Center
<b>CTD</b>	Decentralized Territorial collectivity
<b>CTP :</b>	Technical steering committee
<b>CU</b>	City council
<b>CUB</b>	Bamenda City council
<b>DAO :</b>	Call for tender file
<b>DGSN</b>	General direction of the national security
<b>DSCE :</b>	Growth and employment strategy paper
<b>DUP</b>	Request for public utility
<b>EIES</b>	Environmental and social impact study
<b>ENIEG :</b>	National School of Teachers of General Education
<b>FEICOM :</b>	Special council support Funds for mutual assistance
<b>EU</b>	European Union
<b>FFOM :</b>	Strengths weaknesses opportunities and threats
<b>FIMAC :</b>	Investment financing of micro agricultural and Community production
<b>FNE :</b>	National Employment Fund
<b>GIC :</b>	Communal Initiative Group
<b>GIE :</b>	Economic Initiative Group
<b>GIFU</b>	Urban land grouping initiatives
<b>HT :</b>	High Tension
<b>INS :</b>	National Institute of Statistics
<b>IST</b>	Sexually transmissible diseases
<b>MAETUR</b>	Urban and Rural Land Development and Equipment Authority
<b>MIHU</b>	Ministry of Infrastructure, Housing and Urbanism
<b>MINADER :</b>	Ministry of Agriculture and Rural Development
<b>MINESEC :</b>	Ministry of secondary education
<b>MINAS</b>	Ministry of social affairs
<b>MINDCAF :</b>	Ministry of State Property, Survey and Land Tenure
<b>MINDDEVEL :</b>	Ministry of Decentralization and local Development
<b>MINEE :</b>	Ministry of water and energy
<b>MINEFOP</b>	Ministry of Employment and Vocational Training
<b>MINPOSTEL :</b>	Ministry of Posts and Telecommunication
<b>MINEPAT :</b>	Ministry of Economy, Planning and Regional Development
<b>MINEPIA</b>	Ministry of livestock, Fisheries and Animal Industry
<b>MINHDU :</b>	Ministry of Housing and Urban Development
<b>MST</b>	Sexually transmissible illnesses
<b>MT :</b>	Average Tension
<b>NAEP :</b>	National Agricultural Extension Program
<b>NTIC :</b>	New Technology of Information and Communication
<b>ONG :</b>	Non Governmental Organisation
<b>ONUC :</b>	National order of cameroonian town planners
<b>ONIGC</b>	National order od cameroonian civil engineers
<b>ONU :</b>	United nations organisations
<b>ONAC :</b>	National order of camerronian architects

<b>PGES</b>	Environmental and social management plan
<b>PGU</b>	Urban governance program
<b>PM :</b>	For memory
<b>PME :</b>	Small and Medium Size Enterprises
<b>PMI :</b>	Small and Medium Size industries
<b>PNUD</b>	United Nations Development Program
<b>POS</b>	Land use plan
<b>PPAB</b>	Participatory slum upgrading program
<b>PTF</b>	Technical and financial partners
<b>RAS :</b>	Nothing to report
<b>SIC</b>	Cameroon real estate corporation
<b>TF :</b>	Land title
<b>VIH</b>	Immuno-deficient human virus
<b>VRD :</b>	Roads and Various Networks
<b>ZAC :</b>	Concerted Development Zone

## **I. REGULATIONS**

The development of Sisia quarter in compliance with the standards of planning and the application of the regulations in force opens up to the establishment of a town planning regulation of the locality. In addition to the latter, it has been planned for the new site of the affected population, a specification of the layout of Mbung and its coownership regulation.

### **I.1 PLANNING REGULATIONS**

#### **TITLE I.: GENERAL PROVISIONS**

##### **Article I.1. : Purpose and territorial scope of the Regulation**

This regulation, of which the provisions are applicable to individuals as well as to legal persons of public or private law, applies to the whole territory within the scope of study of the Quarter of Sisia, set of 4 blocks included and the relocation space, located in Mbung, to the populations affected during the upgrading of Sisia.

It establishes, in order to improve the framework in which the activities of the populations living or staying in this territory are enrolled, a series of measures are aimed at promoting the desirable evolution of this area.

This Regulation shall be supplemented as necessary by the regulations of the facilities and other various networks of the respective operators.

In case of contrary or divergent provisions contained in several regulations, the order of precedence shall be as follows:

- Regulations for facilities and other various networks dealers;
- Regulations of the resettlement layout;
- The present regulation of the upgrading plan of the Sisia quarter in Bamenda;
- The regulation of the land use Plan of the municipality of Bamenda 3;
- The regulation of the Master Plan (PDU) of the city of Bamenda.

The upgrading Plan of the Sisia quarter of Bamenda and its regulation decides:

- 1) The special character of each part of the territory and their extensions following the successive developments of the Quarter;
- 2) The different zones of special affectation
- 3) The route of the traffic lanes;
- 4) Hygienic and aesthetic easements justified by local necessities.

##### **Article I.2. : Division of urban territory into sectors**

According to the mode of land use, the upgrading plan of the Sisia quarter is divided into sectors whose limits are specified on a graphic document called the zoning plan attached in the annex.

## **1. Locating and reading the zoning plan**

The zoning Plan is marked with a code that is represented by a **CAPITAL LETTER** and a **NUMBER**. Capital letters represent the sector:

- H: Housing Area
- V: Green area

The numbers (0, 1, 2, 3, etc.) indicate the different zones of an area

## **2. Different areas of the zoning Plan**

There are five areas in the zoning Plan area:

- The H1 sector : Planned standing Housing (300 m<sup>2</sup> Parcel per lot) ;
- The H2 sector : Social planned Housing (150 m<sup>2</sup> parcel per lot) ;
- The H3 sector: Mixed Housing comprising education, health, trade, security, animation and other sectors (150 m<sup>2</sup> parcel per lot) ;
- The V1 sector : public Green space (playground) ;
- The V2 sector: Private Green space.

## **TITLE II: COMMON RULES TO ALL SECTORS**

### **Article II.1: Generalities**

In all sectors without exception and more generally in their most frequented areas, all precautions must be taken to ensure that safety, health and public hygiene are respected; sites should also be well taken care of and improved, so as to enable good appearance of the places.

### **Article II.2: Land use**

#### **1. Alignment and Leveling**

The alignment will be clarified by the Architectural Plan of the buildings and dwellings.

#### **2. Quality of land**

It is prohibited to build on swampy, unsanitary lands, as well as those that are unstable or threatened by erosion or landslide.

The administration may require a study of the sanitation, stability and stability of the land before any use.

It may also require, where appropriate, to group owners or tenants concerned in association, in order to carry out this work in common according to an overall project.

#### **3. Storm water flow**

Landscaping in a field should never be a hurdle to the free flow of storm water.

#### **4. Surface and shape of plots**

To be constructible, parcels of land must be of suitable shapes and sizes. It is particularly necessary:

- to include a quadrilateral of at least 100 m<sup>2</sup> of which the smallest area may not be less than 10 meters;
- that they do not have separative lines of less than 10 meters in length from the alignment, this line may be at an angle of less than 60 ° with the latter;
- The land must have a street facade of at least 10 meters

The minimum surface area of the plots should not be less than 300m. A list of parcels with their sizing is included in the presentation report of the land use plan and in the annex of this document

#### **Article II.3. : Easements**

The buildings must also respect the easements imposed for technical reasons.

#### **Article II.4: Service**

##### **1. Generalities**

The right-of-way of the service lanes is materialized on the zoning plan by a two-number pellet separated by a fraction bar. The lower number indicates the total right-of-way and the upper number the roadway.

##### **2. Service of Building**

It is prohibited to construct directly on non-accessible areas, on a public road or on areas without potable water, sanitation or other networks.

When access to the parcel is made by private means, the land use for that purpose shall be included in the property (or properties to be served).

These access routes shall not include a marshy or slope area of more than 10%, nor an obstacle which may prohibit the movement of equipment against fires, ambulances and police cars.

##### **3. Service road**

There are five types of service roads:

- The 10m service road with a 12m right-of-way with a 2m setback;
- The 9m service road with a 12m right-of-way with a 3m setback;
- The secondary structuring road of 7m with a right of way of 10m with a 3m setback;
- The secondary classical road of 5m with a right of way of 7m with a 2m setback;
- The collecting road of 5m with a 7m right-of-way with a 2m setback.
- The collecting road of 5m of rupture in deadlock (direct link with the footpath)

The service roads for storey buildings of 10metres consists of two-sided paved sidewalks (2x2m), a 2x1-lane roadway for the circulation of 2 car lines and sanitation on 0.5m x 2 = 10 meters. If these lanes end in deadlock,



they must have a sufficiently wide turning platform and a parking lot for the load break. Moreover, the development of footpaths in the form of steps in these deadlock areas has been earmarked.

The service collecting road of 7m comprises of bilateral sidewalks, a roadway in 1x2 for the circulation of two line of vehicles, drainage on 0,5x2=7m

## **2. Pedestrian paths**

The pedestrian paths will be established in such a way that the means of approach allow an effective fight against the fire incidences. Their minimum right-of-way will be 2m. Their length from the main service to the most distant construction shall not exceed 40m. Pedestrian ways will be fitted in connection with the deadlock roads which lead into a steep slope.

## **Article II.5. : Parking**

### **1. Parking of vehicles**

The parking of the visitors' vehicles must be done on the roadway, either on the width of the track or on the locations designed for that purpose. There will be access to the underground car parks of the buildings for the owners and the tenants.

Parking spaces will be provided at a rate of 15m<sup>2</sup> per car and 25m<sup>2</sup> for the calculation of parking areas (location + traffic).

### **2. Collective and various covered garages**

#### **a) craft and commercial enterprises.**

For companies in the mixed sector, parking areas must be sufficient to ensure the evolution and parking of delivery and service vehicles, as well as of personnel and customer vehicles.

#### **b) Underground Garages**

The number of garages must be sufficient for the occupants of the building, i.e. a minimum of one parking per lodging.

For the mixed zones, it is also necessary to provide parking for the staff and the customers, either a car park for two hotel rooms or for two work offices.

## **Article II.6: Environmental Protection**

### **1. Construction Aspect**

Architectural plans may include any provisions designed to create urban settings, whether it is simply a unit of colour or materials, height, volume or style, or an urban ordinance. These obligations may strike the alignment of squares, lanes, lots or whole sectors.

### **2. Maintenance of land and facilities**

Buildings, whatever their destination, the land, the fences and the visible plantations of the public road, must be arranged and maintained in such a way that the property, appearance and character of the landscape is not

altered. The compulsory restoration and maintenance operations shall be decided periodically in accordance with the specific regulation in force. The parts of the accessible properties, the setbacks treated in sidewalks particularly, must be established and maintained as public open spaces of the same nature.

#### **4. Plantations**

Constructions must be built in respect of the existing trees in so far as they do not compromise their safety. Each building or dwelling must be surrounded by at least ten trees. The traffic lanes will also be planted as a whole, following a precise alignment. Open-air parking lots, as well as traffic lanes, shall be provided with sufficient numbers of trees in spaces provided for this purpose, in order to ensure satisfactory shading and thus constitute a factor of approval and a brake on strong winds blowing in the area.

#### **5. Display and Advertisement**

Billboards must comply with the rules in force concerning the general regulation of billboards of the Republic of Cameroon.

#### **6. Quarries and excavations**

The opening of any quarry is prohibited within the scope of the upgrading plan and resettlement layouts. Excavations in plots are only allowed for personal use. After work, the soil will have to be filled and carefully levelled.

#### **7. Explosives deposits**

The opening of permanent deposits of explosives is prohibited within the perimeter of the upgrading plan and resettlement layouts.

#### **8. Public landfill**

No public landfill is permitted within the upgrading plan and resettlement layouts limits, except in the area of garbage plot prescribed for that purpose. Any public discharge in progress within the urban perimeter will have to be closed and the measures necessary for the proper safety of the land must be taken.

#### **9. Waste disposal**

Waste disposal (household refuse, sewage, etc.) must be carried out in accordance with the provisions and regulations in force.

### **Article II.7. : Occupation of the public domain**

#### **1. Public or private furniture installed on public road**

Any occupation of the lanes, whether public or private, from the time when they are open to traffic, must be from an authorisation from the communal administration issued on a precarious and revocable basis, and subject to

payment of a usage fee. Regulations determine the standards to be observed for this occupation and the procedure for their issuance.

No installation will be permitted for purely private use. These installations shall not in any way provide any hindrance to pedestrian traffic for which a continuous free passage of at least 2m must be reserved on the sidewalks. The provisions of this article relate to installations over hanging the public road, such as balconies, signs and covered galleries

## **2. Road permission**

Scarf folding and material deposits on the public road should be subject to a road permit. In no case shall they impede the flow of water on the track and its dependencies, nor hinder the movement of vehicles and pedestrians. They will be reported day and night in accordance with the regulations of the Road code. The construction site will be surrounded by a continuous palisade with a minimum height of 2 meters and provided in its most apparent part of a placard bearing the name and resident of the contractor.

Trenches on the public road will be dugged under the supervision of an administrative officer who may designate those which shall be digged only in the presence of the competent authority. The permisssion concerning these works are of pure tolerance and can be altered or revoked when the local administration judges it of public interest. In this case, the permission seeker cannot claim any compensation.

## **3. Development of Public Domain**

The landowners may, with the permission of the municipal Administration, proceed in the development of the land depending on the public domain as well as the right of their property. The nature of the facilities and the nature of the materials used will be clarified by the order authorizing the work. The municipal Administration will have the right to carry out the work of the private sector which has been struck with alignment without the need for the incorporation into the public domain.

## TITLE III: PARTICULAR RULES FOR EACH SECTOR

### CHAPTER 1: REGULATION APPLICABLE TO THE HOUSING SECTOR H

#### 1. Character and vocation of the sector

The housing area H is made up of the parts of the territory where the grouping of dwellings intended to host the activities which are the natural complement of the dwelling, must be maintained, developed or created. This sector encompasses most of the developable sites benefiting from several development operations, including:

- The H1 area of planned high standing housing including 300m<sup>2</sup> plots;
- The H2 sector of social planned housing comprising parcels of 150 m<sup>2</sup> and
- The H3 sector of mixed planned housing comprising the education, health, trade, security, animation and other sectors (150m<sup>2</sup> per parcel).

The planned housing of high standard comprises constructions intended for housing on, or about 25% of buildings. This area occupies a larger part of the study area orthogonally in the form of a belt. We have 11 lots comprising of parcels of 300m<sup>2</sup> on the site.

The planned social housing includes constructions for social housing, on about 50% of the buildings. This area occupies the site on both sides in an equal way and represents 15 lots comprising of parcels of 150 m<sup>2</sup> on the study site.

Collective housing comprises of constructions destined to the development of GF+4. This sector occupies the site on both sides in an equal manner and represents 3 lots of 1000m<sup>2</sup>

The mixed planned housing representing 25% of the buildings comprises constructions including education, health, trade, security, animation and other sectors. The development of this sector H3 is also located on both sides of the site and on a total of 8 lots.

### SECTION I: NATURE OF THE OCCUPATION AND USE OF THE LAND

#### Article III.A.1: Type of occupation or land use prohibited

Are prohibited in all H sectors the following:

1. The so-called dangerous, unsanitary or inconvenient establishments appearing on the list annexed in Decree No. 76/372 of 2/9/1976 regulating these establishments;
2. New constructions for use in artisanal activities, the whole of which would occupy a surface area of more than 200 m<sup>2</sup>;
3. Washouts and elevations of soils which are not necessary for construction work;
4. The opening and exploitation of quarries;
5. Hydrocarbon deposits;

6. Deposits of scrap, combustible, solid or liquid materials.

### **Article III.A.2: Types of land occupancy or land use permitted under condition**

Can be allowed in all sectors H the following:

1. Constructions for residential use and their annexes;
2. The expansion of residential buildings and their annexes, provided that they comply with the provisions of this Regulation;
3. Paint materials and hydrocarbon deposits when they are the functional annex to an automobile garage or service station. Special arrangements must then be made to reduce the risk of fire and prevent its spread;
4. Cultural and social establishments, playgrounds and services related to housing;
5. Constructions for commercial use, handicrafts and their annexes, particularly the M sector;
6. Establishments open to the public, after prior authorization and provided that they do not bring any security constraint for access and no discomfort to the neighborhood.

## **SECTION II: CONDITIONS OF LAND USE**

### **Article III.A.3: Access and roads**

#### **1. Access**

In order for a land to be buildable, it must have a public or private road either directly or through a passage way developed on a neighboring fund. The characteristics of these accesses must meet the minimum rules of civil protection and fire defense.

#### **2. Roads**

For all H sectors, the deadlocked lanes must be arranged in their terminal part, so that the vehicles can rotate, within a radius of at least 11 meters. The length of the deadlocked lanes shall not exceed 50 meters, including the terminal roundabout.

#### **3. Parking**

Garages will be set up along the slopes and on break point tracks. The connection between these car parks and the houses will be through pedestrian walkways.

### **Article III.A.4. : Water, sanitation and drainage service**

#### **1. Drinking water**

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

## **2. Sanitation**

Individual sanitation will be done through septic tanks. However, the collection and treatment of wastewater by filtered sewage treatment plants is planned. In the corresponding case, each building will be connected to this system, this implies the contribution of the owners and tenants for the setting up and the operation. The same applies to household waste if it is collected, sorted and processed.

## **3. Drainage**

Any land development must be in a way to ensure the free flow of stormwater into the public drainage system.

### **Article III.A.5. : Characteristics of the land**

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

### **Article III.A.6: Implementation of constructions in relation to public rights-of-way and private roads**

1. Any new construction shall be implanted at a minimum distance from the right-of-way limit:

- 6m from the secondary roads;
- 6m from the tertiary roads.

Fencing may however be tolerated on the limit of the right-of-way of the public road.

2. Settlements other than those provided in the above paragraph are possible in set of houses but only on new inland waterways (tertiary roads):

- a) In dwellings with the exception of buildings to be erected on lots adjacent to the boundaries of the land unit of the operation;
- b) In the case of band constructions, the maximum length of joined constructions is limited to 50m;
- c) When two neighbouring owners agree to build joined buildings of equivalent size.

However, for existing constructions at the date of publication of this Regulation, if any accommodation or improvement of the housing could not be carried out in the existing volume, the above defined distance could be reduced on agreement of the owners of the neighboring parcels concerned.

### **Article III.A.7: Implementation of constructions in relation to separative boundaries.**

Construction is permitted in separative limits. However, the decline in relation to these limits will be at least equal to 4 meters

### **Article III.A.8: Implantation of buildings in relation to each other on the same property**

Two non-continuous constructions located on the same property must be in a way that the distance separating them is at least equal to the height of the highest building and never less than 4 meters To the extent that they

contribute to an improvement in the composition of the site plan, the settlements other than those defined above are possible in the housing settings.

### **Article III.A.9: Ground Right of Way**

#### **1. Sector H1**

The overall ground right of way of the buildings shall not exceed 60% of the total area of the land unit.

#### **2. Sector H2 and H3**

The overall ground right of way of the buildings shall not exceed 70% of the total area of the land unit.

### **Article III.A.10. : Height of buildings**

#### **1. Sector H1 and H3**

Collective buildings shall have a maximum height of at least 30 meters below sea level, subject to compliance with the provisions of articles III. A. 5 and III. A. 7. The maximum height will respect a soil coefficient (COS) of 2. Height overruns may be allowed for construction elements of very small occupation such as chimney, etc...

#### **2. Sectors H2**

The collective buildings to be constructed shall have a maximum height of 20 meters below sea level, subject to complying with the provisions of articles III. A. 7 and III. A. 8.

Height overruns may be allowed for construction elements of very small occupation such as chimney, etc.

### **Article III.A.11. : External Aspect**

#### **1. Facades**

All construction facades and renovation of existing constructions must be treated in similar materials limited to 2.

#### **2. Roof terrace**

Terrace roofs are allowed. The roofs must be perpendicular or parallel to the axis of the tracks.

#### **3. Fences**

The fences will consist of bright hedges, grids or masonry of the same nature as the building. They will not exceed 2 meters in height.

### **Article III.A.12: Car parking**

The parking of the vehicles corresponding to the needs of the buildings and installations must be ensured outside the public roads and is defined hereafter by functions. It must also be equipped with sufficient areas to ensure the parking and evolution of the delivery and service vehicles for all functions except those of housing.

### **Article III.A.13. : Open spaces and plantations**

The free spaces of any construction and which are not parking areas, particularly spaces between fences and buildings shall be fitted out in grassy and planted garden.

## **SECTION III: MAXIMUM LAND OCCUPANCY OPPORTUNITIES**

### **Article III.A.14. : Maximum Land occupancy Opportunities**

#### **1. H1 and H3 Sectors**

The applicable soil coefficient (COS) is set at 2.4 for sector H1 and 2 for sector H3

#### **2. Sectors H2**

The applicable soil coefficient (COS) is set at 1.0.

The C.E.S is close to 1 for sector H3 and 0.60 for sector H1

### **Article III.A.15. : Excedance of soil occupancy factors**

The excess of the ground occupancy factors shall be allowed for buildings for offices use, services or hotels and provided that such overrun is done in accordance with the rules laid down in articles III. A. 3 and III. A. 13.

## **CHAPTER B: REGULATION APPLICABLE TO THE GREEN SPACE SECTOR**

### **Character and purpose of the green area:**

Are classified in zone V:

1. The area of public green spaces fitted and protected V1, including the space of the greater roundabout, the bilateral pedestrian spaces along the tertiary pathways, the bilateral pedestrian pathways along the tertiary lanes, the areas of servitude of urban planning treated in green space.
3. The privately-owned green area V2 is mostly located in the backs of buildings or in recoils on service roads.

## **SECTION I: NATURE OF THE OCCUPATION AND USE OF THE LAND**

### **Article III.B.1. : Type of use or land occupation prohibited**

Are prohibited:

1. Buildings of any kind;
2. Layouts of any kind ;
3. Industrial establishments and classified or non classified deposits;
4. Fixed or movable shelters ;
5. Scrap metal deposits ;
6. Clearing and felling of trees with the exception of those necessary for the renovation of plantations;
7. For sector V1: the use of electrical equipment which may disturb receptions of the Radio centre.



### **Article III.B.2. : Types of land use**

**1. Can be authorized in the V zone,**

- The development of walkways, resting and relaxation areas;
- Permanent parking areas provided that they are located at the entrance to each zone and are equipped with a single holding.

**2. May be permitted in sectors V1 and V2,**

The opening and exploitation of quarries after agreement of the competent authorities and provision of a plan and a Program for the rehabilitation of the premises approved by those authorities.

**3. Can be allowed in sectors V1 and V2**

Playgrounds or cemeteries in the proportions and locations provided for in the land use Plan for this purpose.

**4. Can be authorized in Sector V2**

- Shrub and floral plantations;
- Fish farming activities.

**5. Can be allowed in sector V1**

Any equipment necessary for radio reception or radio electric

## **SECTION II: SOIL USE CONDITIONS**

### **Article III.B.3. : Access and roads**

Parking areas authorized under conditions in article II. 5 must have access to a public or private road.

The characteristics of these accesses must meet the requirements of safety, firefighting, and garbage collection services.

## **TITLE IV: PUBLIC UTILITY EASEMENTS**

### **Article IV.1: Types of easements of public utility.**

Public utility easements are the rights to be reserved for:

**a. High and medium voltage corridors:**

The rights to be reserved are the following:

- For medium voltage : 15 meters

**b. Primary water supply corridors.**

Right of reserve : 15 meters

### **c. Public highway rights-of-way**

These rights to be created or reserved are shown on the cross-profile types of the presentation report.

#### **Article IV.2: Types of occupation or use of prohibited soils.**

Any construction or occupation is prohibited except for the construction easements of the CAMWATER, ENEO, mobile communication network and sanitation providers which may be authorized if the operating conditions of the equipment which is the subject of servitude are respected. An express request must for this purpose be sent to the contracting authority for advice and authorization.

### **TITRE V: IMPLEMENTING MEASURES**

#### **Article V.1: Compliance Obligation of public or private works**

Any public or private work to be undertaken within the scope to which the upgrading plan and resettlement layouts apply may be carried out only if it is compatible.

#### **Article V.2: Impact on owners**

The right of way established under the upgrading plan and resettlement layouts will not give right to any compensation for any purchaser.

However, compensation may be granted if a change in the previous state of the places defines direct and certain material damage arising from such right of way.

The right of way imposed by this upgrading plan and resettlement layouts may only be lifted by regular changes to the approved plan.

#### **Article V.3: Derogations**

Derogations may be granted on a strictly exceptional basis to the rules and provisions of this regulation and on grounds of public or general interest exclusively. These derogations are granted by a municipal order. The order may require the beneficiary to pay a royalty to the local council or to the concessional land-use company if applicable. This royalty is calculated by the difference between the value of the fictitious land necessary for the realization of the project without derogation and the value of the real land.

#### **Article V.4: Sanctions**

Infringements of the rules, principles and provisions of this Regulation shall be subject to the penalties laid down in the regulations in force. Infringements of the rules, principles and provisions of this Regulation shall be subject to the penalties laid down in the regulations in force. The demolition at the expense of the offenders will be continued whenever a building executed in contradiction with this regulation is likely to jeopardize the successful completion of one of the planning operations envisaged in the upgrading plan and the resettlement layouts.

It may be the same case when a building would be erected without authorization in the reserved area, in an area different from the corresponding use of the building, or on a land with a right of way.

## ANNEX

### ANNEX 1: LEXIQUE

**ALIGNMENT:** A fictitious line determining the boundary on which the facades of the constructions must be aligned.

**PUBLIC BUILDING:** building erected or acquired by a public person and intended to receive the public. e.g.: facilities either academic, social, cultural, hospital, or administrative, etc.

**LAND USE COEFFICIENT (COS):** A conventional index determining the number of square meters of developed off-work plan that could be constructed per square meter on the ground. The COS is therefore a number which, multiplied by the surface of a lot, expresses the total area of building floor on this land.

Ex.: For a plot of 1,000m<sup>2</sup>, with a COS of 0.75, one can build  $1,000 \times 0.75 = 750\text{m}^2$  of surface developed off-work.

NB: Non-usable surfaces for work and housing (garage, balcony, terrace, and basement) are not counted.

**FLOOR AREA RATIO (CES):** Surface projected on the soil of the buildings. It is expressed as a percentage that determines the surface area built on the ground in relation to the surface of the land.

**PUBLIC RIGHT-OF-WAY:** Area limited by the limits of the public domain.

**TOTAL HEIGHT:** The determinative total height of a construction is measured from the natural ground to the top of the building, technical works, chimneys and other superstructures excluded. The height of the roof sewer is measured from the natural ground to the sewer of the roof, the measure being taken in the middle of the large facade located downstream.

**SEPARATIVE LIMIT:** The boundary separating the land unit from neighboring private or public properties.

**JOINT OWNERSHIP:** Two buildings are adjoining if they are contiguous to each other.

**CONTINUOUS ORDER:** There is continuous order when the buildings are adjoining.

**WITHDRAWAL:** Distance between the construction and the limit of the public right-of-way or the separate limit.

**ADMINISTRATIVE EASEMENT:** The constraint of town planning or architecture imposed by the regulation for the establishment of a construction.

**PUBLIC UTILITY EASEMENT:** constraint imposed by a public domain right-of-way (example: high-voltage corridor);

**GROSS FLOOR AREA:** Total floor surfaces useful to the exclusion of surfaces intended for the construction of walls and structures of the building.

**LAND UNIT:** Parcel, plot, lot clearly delineated.

**BUILDING HEIGHT:** The height of a building is the maximum distance that separates, on a vertical, the point of the building furthest from the natural ground or the landscaped soil, if the latter is lower than the natural soil.

**DISTANCE TO THE LIMIT:** The distance to the limit is the shortest distance between each point of the facade and the property limit, measured perpendicular to the limit. This distance must be respected along the entire length of the façade, are taken into account for the calculation of distance: balconies and other similar structures whose overhang exceeds 1.50 m.

**CONTIGUOUS ORDER:** The contiguous order is characterized by the permit to elevate the adjoining facades in property limits.

**DISPERSED ORDER** The dispersed order is characterized by the need to observe distances between buildings located on the same parcel.

**ANNEX BUILDINGS:** buildings not exceeding 3.5m in height and not intended for housing as seen in the annex.

**HOUSING-RELATED TO BUSINESS:** are considered as housing-related businesses, common trades of frequent use (bakery, grocery, Pharmacy...).

**HANDICRAFTS COMPATIBLE WITH HOUSING:** any activity which does not cause any discomfort to housings (noise, pollution, storage of material, excessive circulation...) is considered to be housing compatible to craft.

**MASS PLAN:** The mass plan is a graphic document which indicates the implantation of one or more buildings in relation to the boundaries of the land unit as well as the possible arrangements of the remainder of the parcel.

**STRUCTURE PLAN (PS):** The PS is a planning document which specifies, on certain parts of the urban agglomeration, the indications and easements carried in the MASTER PLAN.

## **ANNEX 2: DIFFERENT AREAS OBSERVED ON THE UPGRADING SITE**

**Table 1: Zones defining the upgrading plan of Sisia and the resettlement site of Mbung**

<b>ZONES</b>	<b>NUM</b>	<b>CODE zone U</b>	<b>CODE zone AU</b>	<b>SECTOR</b>	<b>DESCRIPTION</b>
<b>Administration (A)</b>	1	A1	A2p	Administrative center	Offices and dwellings
<b>Residential (H)</b>	3	H1	H1p	Low density	Floor space: <0,4 COS between 0,25 and 0,8 and Hmax= 2 floors, Minimum size plot: 150m <sup>2</sup> Maximum number of units built per hectare:30
	5	H2	H2p	Medium density	Floor space: 0,4 and 0,7 COS between 0,7 and 2,4 and 2< H<5floors, Minimum size plot: 1000m <sup>2</sup> Maximum number of units built per hectare:10
	6	H3	H3p	Mix Housing	Floor space: 0,4 et 0,7 COS between 0,7 and 2,4 and 2< H<5floors, Minimum size plot: 1000 m <sup>2</sup> Maximum number of units built per hectare:10
<b>Commercial (C)</b>	10	C1	C1p	Markets	Major commercial activities
	11	I1	I1p	Warehouse/Trade Store	Heavy industry generating liquid or gaseous polluting waste Handling area and warehouses with heavy traffic Floor space: <0,5 COS between 0,25 and 0,5 et H<2floors, Minimum size plot: 5000 m <sup>2</sup> Maximum number of units built per hectare: 2
	13	I3	I3p	Park activities	Light industry with no liquid or gaseous pollutant releases; large distribution Floor space: < 0,7 COS between 0,25 and 0,5 and< H<3 floors, Minimum size plot: 2000 m <sup>2</sup> Maximum number of units built per hectare:5

<b>Facilities (E)</b>	14	E1	E1p	Health	Hospitals, health centres and other related equipment
	15	E2	E2p	Science /Education	Education, training and research activities
	17	E4	E4p	Culturals	drama, cult
	18	E5	E5p	Sports/ Leisures	Sports and related activities (sports Palace, stadiums, gymnasiums)
	19	E6	E6p	PublicServices	Electrical, drinking water, radio and telecommunications equipment
<b>Public spaces (P)</b>	22	P1	P1P	Urban Park	Green space for relaxation
<b>Agricultural area</b>	24	N2	N2p	Agricultural area	Areas reserved for the exclusive practice of farming in small farms or industrial plantations
<b>Green areas</b>	25	N3	N3p	Hydromorphic Zones	Wetlands with sensitive ecology (marshes, mangroves)
	26	N4	N4p	Water Plan	Ponds, lakes
	27	N5	N5p	Ecological Park	Protected forests (Natural park, wildlife reserve, classified forest)
<b>Risk area</b>	28	N7	N7P	Risk areas	Delimited space presenting a natural hazard, dangerous site

**ANNEX 3: ZONING MAP**