

PROPOSED MASTER PLAN FOR AMBERGRIS CAYE

Prepared by The Ambergris Planning Authority

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AMBERGRIS CAYE PLANNING AUTHORITY
ADAPTATION OF
AMBERGRIS CAYE MASTER PLAN
IN PROCESS

1 COMPONENTS AND TIME SCALE OF THE MASTER PLAN

The Master Plan for Ambergris Caye is composed of three elements:

- (a) The Development Strategy deals with the island as a whole and is illustrated on map MPAC 1 a; scale of 1 : 50,000.
- (b) The San Pedro District Plan examines in greater detail the needs of San Pedro and is illustrated to a scale of 1 : 5,000 on map MPAC 2.
- (c) The Institutional Framework outlines the way in which improvements and changes could be introduced to facilitate the implementation of The Master Plan.

All the plans are prepared to a timescale which extends from 1990 to 2005 with intermediate periods at 1995 and 2000, chosen to coincide with census dates so that projections of population and employment can be easily monitored.

2 DEVELOPMENT STRATEGY

2.1 OBJECTIVES

The strategy is to promote the Socio-Economic development of the residents of Ambergris Caye by setting targets for the expansion of tourism, fishing and commerce as well as human settlement needs, assessing the implications of these targets on the growth for the use and demand for land on the whole island ,

The key objectives for the formulation of the strategy may be summarized as follows:

- (i) to plan for the ordered development of Ambergris Caye to meet, existing and future population needs.
- (ii) to generate jobs for the future natural increase in the resident population as a minimum;
- (iii) to maintain as far as possible the character of urban and rural environments;
- (iv) to protect sensitive ecologies from excessive human activity;

- (v) to avoid situations that put an undue strain on the community or its facilities;
- (vi) to protect the social and cultural character of the community;
- (vii) to provide opportunities for the future expansion of tourism in keeping with the general character, environment and the unspoiled nature of the island;
- (viii) to establish a context for the systematic planning and development of tourist accommodation and associated facilities;

to inhibit speculation in the land market;

to establish a management framework for natural resources use and sustainable development on A.C. ;

- (xi) to make available a steady supply of affordable residential lots of the size and numbers that social expansion demands;

Given these objectives, it is vital to bear in mind that a balance must be maintained between the need to develop and the need to preserve. The reef is one of our most vital resources for its aesthetic beauty, its wealth of fishes and the protection it gives to the island. WITHOUT THE REEF THERE WOULD BE NO AMBERGRIS CAYE.

2.2

LAND USE STRATEGY

2.2.1

Development concept

The Development Strategy will be illustrated on map MPAC1 In summary it consists of the following seven key elements :

- (i) The division of the whole of the Northern part of island from Boca Del Rio into two areas; the east coastal zone and the hinterland. The dividing line being the border of the Pinkerton Estate;
- (ii) The restricted development of the northeastern coastal zone with extra-special consideration for the ecologically sensitive areas at Mexico Rocks. The cooperation of landowners would go a long way to implementing this strategy;
- (iii) ROCKY POINT NATURE RESERVE AND MARINE PARK (See Section Below) (iv) MEXICO ROCKS MARINE RESERVE (See Section Below)

- (v) the definition of the one conservation area already in existence - the Hol Chan Marine Reserve - to include the whole of the adjoining southernmost part of the Caye.
- (vi) the expansion and consolidation of San Pedro in the area between the lagoon and the sea from the San Pedro River to Victoria House for urban settlement and mixed tourism uses; and
- (vii) the establishment in the medium to longer term of a new settlement in the island, preferable on the highlands of the Pinkerton Estate. The whole of the Northwestern part of the island is to remain in its natural condition pending further study of this area .

Under the National Parks System Act, "Nature Reserve means any area set aside as a scientific reserve for the protection of nature be it biological communities or species, and to maintain natural process in an undisturbed state in order to have ecologically representative examples of the natural environment available for scientific study, monitoring, education and the maintenance of genetic resources".

ROCKY POINT (iii)

The designation of this area as a Nature Reserve and Marine Park is of utmost importance. The entire beach from Robles Point north is a known nesting site for three species of turtle, two of which are on the endangered list. Moreover, this is the only point along the coast at which the reef actually touches land. The barrier reef is a national resource, which plays a critical role not only in fisheries, but also via the protection it provides for the coast, and nourishment to beach areas, and as such its integrity should be the subject of aggressive protection.

Development on this coast will have profound negative impact on the reef ecosystem over time, due to the increase in sediments and run off which will occur through development and the potential for sewerage leakage into coastal waters. Moreover, due to the narrowness of the land at this point, situated as it is between the sea on the east and the lagoon on the west, any development will also have implications for the integrity of the Laguna De Cantera, itself recommended for inclusion in a North Central Nature Reserve/Wildlife Sanctuary. The most rational

framework for the management of this area lies in its designation as a Nature Reserve and Marine Park in which NO DEVELOPMENT IS ALLOWED

Zoning Justification For Rocky Point Area:
NO DEVELOPMENT

The entire 320 acres of the reserve is zoned as an R1 area, i.e. an area in which maximum density allowed is 2 dwellings per acre with a minimum lot size of 14,000 sq.ft. creates, the potential for well over 600 houses in the proposed Reserve Area. Development pressure in the area is quite high, this, despite the lack of services and infrastructure, due to the amenity, aesthetic appeal and quality of beach along this stretch of coast. At the current time, land within the Reserve has already been subdivided into 53 parcels with proposals for 70 more. In fact, a few weeks ago, a developer submitted a proposal for over 58 lots within a 16 acre stretch of coast.

While the designation R1 is low density for a residential neighbourhood one must seriously question the validity of any conservation efforts in this area in view of the 640 homes which can be constructed within an R1 proposed guideline. Indeed, in this particular case, it is clear that residential development and conservation are diametrically opposed to each other due to the critical nature of the resources involved. As a result, a policy of NO DEVELOPMENT should be adopted for the area.

Implicit in this recommended designation is the understanding that this is an area of sufficient national interest that all due consideration should be given to its acquisition by the public sector.

Land swaps between the private owners and the government (using sections of the Pinkerton Estate) may be one method of dealing with the issue of acquisition and compensation.

MEXICO ROCKS MARINE RESERVE (iv)

The reasons for designating the area as a proposed marine reserve are several and include the fact that this is one of the few areas with a well organized system of patch reef between the coast and the barrier reef, and is already being used as a popular snorkeling site. It is important to establish additional reserves due to the enormous pressure now exerted on the Hol Chan Reserve. In 1990, 30,000 visitors visited the reserve. However they were concentrated in the relatively small area of reef adjacent to the cut. Signs of reef stress are clearly evident in instances of coral death

attributed to the growth of a particular type of stress related bacterium. The creation of another reserve has the potential to relieve some of the pressure of Hol Chan.

However, there are a number of problems associated with the effective establishment of the reserve in this area. Within the 220 acres are 146 parcels of land, several of which are being submitted for approval to facilitate subdivision into smaller lots. A 40 unit 2 apartment has been approved and is under construction on the beach, in the middle of the proposed reserve. This, together with the total number of units allowable under the R1 zoning (440 units), will make protection of the marine and coastal resources difficult.

It is recommended that no further resort development be allowed in the area, and overall permissible density be reduced to one unit per acre. Moreover, establishment of the reserve will necessitate that any further construction be subjected to strict environmental specifications regarding sewerage and garbage disposal, removal of beach cover etc. An EIA should be commissioned for the area to supply the technical data needed to insert as special environmental conditions attached to further construction in the area.

For the east coast in SCDA 4, the concept is for low density beach front hotels of about 120 beds and low density residential (R2). The beach front area to be equally divided between hotels and residential, and the area between the beach front and the Pinkerton Estate to be Residential. Green areas accessible to the public will be requested as part of the special conditions for approval of submission for development.

This area would be comprehensively planned in partnership between the owners and the planning authorities and could justify a small centre comprising a few shops, an independent restaurant and an entertainment centre, possibly jointly operated by the hotels, and a number of lots on which local workers with families could build houses. Piers would be restricted to no more than one to each hotel and would have sufficient capacity to be used publicly and by house owners. Public access would be provided to the beach at intervals of approximately 1,000 feet (300m). This will be a condition in all subdivisions on the coast.

Similar principles would apply to the west coast with the nuclear resorts located behind those bays with long beaches and the smaller bays in between kept underdeveloped for casual use .

The coastal strip south of El Pescador Hotel to the San Pedro River is intended for a mix of residential use and hotels. The development of this area should also reserve about 30 per cent of the strip in the form of a number of green areas,

Green Areas - The Ambergris Caye Planning Authority shall limit the amount of density and encourage the people to plant trees, provide parks, playgrounds, and other community facilities. Where subdivisions exist or are permitted, especially along the Northeast coast, green areas will be a condition for development permission so as to, assure aesthetic value, public parks and to ensure public access to the beach for recreational purposes.

In anticipation that in the longer term San Pedro will reach its physical population capacity, the general location of a new settlement is indicated in the northern highlands of the island.

2.2.2 Zoning

alpha-numeric notations on MPAC1 indicate various land use zones by letters, the scheduled use of the land and, where the use permits development. Numbers pertain to the various permitted densities. Zoning in San Pedro is described in 3.4.

2.2.3 Generic Land Use Classes

Map MPAC1 shows the land use zone of the Ambergris Caye Zoning and Land Use Plan grouped into four (4) principal generic land use classes.

Class I: General Residential Land Use Class

This designation extends to areas zoned for general residential purposes and all other purposes directly related to and generally found in association with residential areas including schools, local open public space, small professional offices, home industries, places of worship, playing areas, social facilities and small scale local shops. It includes hotels, apartments, buildings, vacation homes, guest houses, motels, etc. , and other purposes directly related to and generally found in association with such use.

Class II: Commercial

This designation identifies land specifically for commercial purposes including stores, offices, services such as banks, insurance brokers, restaurants, hotels, bars, and repair shops. It also includes residential use which might be found above shops or with commercial uses.

Class III: Industrial

This designation includes areas for manufacturing purposes of any kind, and land for warehousing, storage, building contracting, port facilities, trucking and distribution and has a map notation "I".

Class IV: Open Space And Conservation

This applies to areas designated for conservation purposes, areas to be left in its natural state, a sixty six feet. (66') strip along the coast to be kept for public use of all shorelines; and it applies to parks and public recreational space. (In cases where the owner's land extends to the high water line, then the owner may erect a fence 30ft from the highwater line but development will be allowed 66ft from the highwater line even though the property still belongs to the owner.)

The Ambergris Caye Planning Authority is strongly suggesting that an area immediately adjoining the Belize/Mexican border be designated a Buffer Zone where no development be permitted.

These four classes are further subdivided according to the characteristics of the areas to which they pertain and the regulations, conditions, and other requirements that shall govern development for each respective generic land use class is described in Parts IV to VIII of the Appendix.

Special Co-ordinated Development Areas (SCDA)

Areas which are required to be planned comprehensively and the development closely co-ordinated are called special co-ordinated development areas and given the notation SCDA. There are four such areas defined in the development strategy map. One (SCDA3) is intended for very low density residential use because the area of Mexico Hocks is an ecologically sensitive area. One (SCDA2) is designated as the location for a new settlement in the northern highlands of the island in the long term. Another (SCDA4), is intended for low density residential and very low density hotels with special conditions. One (SCDA1) near Hol Chan Marine Reserve to be very low density to protect the Hol Chan area and an area nearby (MPAC1) to be designated for the airport and other facilities.

2.3 INFRASTRUCTURE

2.3.1 Airport

The airport is retained in its current location and should prove adequate for many years to come provided certain improvements are carried out in the interests of safety. Urgently required is a safety zone between the end of the runway and the town. Because the current runway is misaligned this will demand a rebuilding of a new alignment on the northwestern edge of the present strip reserve and further south-west than the present runway. This will allow aircraft to turn before overflying the town and will allow for a restricted building zone on the south-east side of the airport with the existing airstrip reserve. The noise factor will also be minimized, this factor has been and is a nuisance and harmful, especially to the students of the nearby Primary School.

Terminal hangers and the public access will all be on the south-east side and sufficient apron space will be provided. The strip will be fenced to keep animals, pedestrians and vehicles out. •

This is to be considered a short term improvement. In the longer term the airport has to be relocated and it is crucial to designate a site immediately.

2.3.2 Roads

There is an existing proposal for a road right of way from the San Pedro River to the north. There is no real need for this road at present or for some time into the future. The four hotels south of Punta Arena are adequately served by sea and have actually expressed objection to the road.

While there is no pressing need for the road and much to be said against it because it will increase pressures for subdivision and land speculation, it is inevitable that in the long term such a road will be required. It is therefore recommended that a reserve of 40 feet should be made for it aligned along the most westerly edge of the beach ridge where it meets the mangrove flat. This alignment is designed to put the road at the furthest reasonable point from the beach to safeguard the depths of sites for hotel development and to allow for site development flexibility. The alignment will prove safer in hurricane. The road should be designated a public; road immediately. In no circumstances should it be diverted from this alignment. simply to meet more conveniently wishes of opportunist subdividers of land.

It is imperative that a road south of Victoria House to SCDA1 (see MPAC1) be designated as soon as possible.

2.3.3 Water

Potable water is in short supply and insufficient to meet current demands quite apart from future needs. The traditional groundwater supply is severely restricted during the dry season and suffers from pollution and salt water intrusion. Further development will have to be halted in the very near future unless an alternative source of water is identified, developed and supplied.

The feasibility study for deep borehole drilling for potable water on the west of the island has been undertaken and it was not successful. A supply system to serve the east coast and San Pedro is most urgently needed. A desalinisation plant has been installed to deal with the immediate needs, but since its capacity is 40,000 gallons per day it is only a short term solution.

However, the Minister of Natural Resources has put in process a \$19.2 million project for a water and sewer system that should be in place by 1994. It is a phased project which should solve the water and liquid waste disposal problems.

2.4 FISHING

Fishing has traditionally been an important component of the local economy. The proliferation of piers and tourism activity along the east coast and the lack of beach management in general, has posed conflicts for the fishing industry especially since the mid-70's. It is important to ensure that the needs of both individual fishermen, and the industry as a whole are protected, since, from a socio-economic point of view it would not be desirable to have the local economy totally dependent on tourism. Moreover, the industry provides employment opportunities, a high degree of independence for individual fishermen, makes significant contributions to the local economy, and provides a supply of fresh seafood to both the local community, and hotel sector.

Consequently, it is important to ensure that any development plans identify and protect a number of fish landing sites for the local fishermen who operate along the west coast, as well as identify Fishing Priority Areas (designated under the Fisheries Act) to protect traditional fishing grounds from disturbance and encroachment by other uses such as yatching and dive operations.

2.5 Fishing Industry

Earnings from the Fisheries Sector has been between fifteen (\$15,000,000.00) and twenty (\$20,000,000.00) million dollars in export over the past five (5) years. This represents 4.2 percent of the Gross National Product (GNP), making fisheries the fourth largest productive activity in the country,

Earnings by the Caribena Producers Co-operative Society Limited over said period is BZ \$2,394,000.00; average earnings by fishermen is estimated at \$9,293.00. The foregone certainly makes fishing activity a viable and reliable source of economic livelihood. The importance of fishing to the San Pedro community cannot be overstated for although in real terms commercial fishing accounts for only 9% of full-time employment, it must be noted that the main tourist attraction in the area is the sea. So that* while there might not be many people directly employed in commercial fishing, they are in fact sport fishing guides.

Membership in Caribena Producers Co-operative Society Limited is one hundred and forty eight - membership has been more or less constant over the past (5) years. An increase in membership and/or per capital production is dependent on how, the Co-operative Administration meets the challenges of Deep Sea Fin Fishery, Shark Fishery, Scallop Fishing, Blue Crab Fishing, Shrimp Mariculture, Tilapia Culture, Conch Mariculture etc.

Significant amounts of fin fish have been traditionally caught from migratory pelagic stocks coming from north along the Mexican Gulf Coast. These Fish are generally taken in Beach Traps placed along the east coast of the island. These traps are usually situated from the latitude of the San Pedro River southward and with a little maintenance will last for years. They are removed from the more developed areas of San Pedro and their positioning in relatively shallow water does not make them a hazard to recreational boating and other water sport activities. These should be retained for as long as they are a functional part of fishing activity in San Pedro,

Lobster fishing - over the long term has been a contraction in landing per unit effort. In recent years landings have been fluctuating in a small way above and below an average of 33,000 lbs. per annum. This is the second largest income earner in the '88 - 89' season from a commodity list of seven(7) items handled by the Co-operative.

Prospects for significant and sustained increase in lobster landings from traditional fishing grounds is limited since nationally the resource is being exploited at or marginally beyond maximum sustainable yield.

Conch landings have averaged 22,000 lbs. per annum from 1984 to 1989. Prospects for increased sustained landings are unlikely since national waters have been overfished for some time and there has so far been no slackening in fishing pressure.

Shrimp landings have varied from 35,000 lbs. to 150,000 lbs over the past three(3) years. Shrimp trawling activities are joint venture ships involving the Co-operative and foreign partners, so far exclusively Honduraneans. Prospects for increasing landings over the long term is limited since trawlable waters are relatively small and the Fishery is exploited presently at about the maximum sustainable yield. It would make economic sense for the Co operative and/or other local business interest to own and operate the shrimp trawlers in the medium to long-term future.

2.6 Turtle

Human impact on sea turtles including fishing activities has been of major concern to both conservationists and Fishery Managers. Of particular concern is the poaching and otherwise destruction of nest by man and domesticated animals respectively. There is also the concern of encroachment of stalling structures on the beach such as residences, hotels, fences, etc... a destruction of the beach by sea-wall construction and the construction of piers which in high density could initiate and/or aggravate erosions,

Nesting beaches of greater priority are: Escalante Beach - a little south of the center of town, Palmero Point Beach, Stretch from Robles to Rocky Point.

These are designated as A,B,C, & D in Fig. I (following page 15).

It is felt that a set back line of 66 feet as is now the legal limit is appropriate for purposes of turtle nesting since in recent studies on Ambergris Caye - no nests were found further than 60 feet landward to the high tide mark, but the normal depth is 40 feet. It is also important that the natural beach vegetation in these areas be not disturbed as it serves as orientation points to the nesting turtles.

2 . 7 Spear Fishing

Spear fishing has been an entrenched tradition for a significant number of commercial fishermen in national waters. Major target species include Groupers, Snappers, Hogfish or Hogsnapper - commercially categorized as 'A' class fishes. This method of fishing is highly selective and could be potentially devastating on certain species in a localized area or throughout the reef environment in extreme cases because of its narrow focus on a few fish species.

The Nassau Grouper may be particularly vulnerable to an increase spear fishing pressure. Scientific work has been undertaken and will continue to be done as appropriate in the ecology, reproductive biology and stock assessment of said fish to gauge fishing pressures that can be sustained in the fishery.

Of more immediate concern is the issue of recreational/sport spear fishing. Latest regulations restrict the importation of spearguns by requiring special authorization from the supplies control unit of the Ministry of Trade and Commerce. This particularly affects a number of tourists whom in the past had brought spearguns into the country as an additional item of their baggage.

2.8 Aqua_____.

The Fisheries Department propounds that Ambergris Caye has good potentials for both land-based impoundment aquaculture and sub-tidal aquaculture. Of particular interest for land-based aquaculture the Northern part of the caye that has been set aside until a study of its natural resources has been completed. The area, of potential for sub-tidal aquaculture are:

- the Laguna. Cayo San Frances

the bays and inlets of the San Juan Area

the lagoons in the immediate coast and inland areas
between the latitudes of Robles and Boca Bacalar

Chica.

Priority activities includes:-

Shrimp Mariculture

- Tilapia Cage and Pond culture

Raft culture of Oysters and otherwise collection from
the surrounding mangroves.

impoundment on lake culture of mullets

- Grouper cage culture

- Culture of the Queen Conch (Strumbus Gigas)

•

**Aquaculture could impact significantly on the economic
livelihood of the island. Potential investors
includes :**

- the Caribena Co-operative

- individual and groups of fishermen

- businessmen on the island who want to diversify

- immigrant investors who have traditionally invested in
Aquaculture or who have some long-term interest to do
so.

The jurisdiction of the Fisheries Department as it
relates to conservation involves:

- 1) issues of the declaration of marine parks and related
set-asides, •
- 2) the coral reef,
- 3) mangroves and,
- 4) the issue of pier construction.

2.9 Marine Reserve

The Hol Chan Marine Reserve was declared in 1987. In
the medium term future the technical feasibility of expanding
the present borders of the reserve is being undertaken. This
is particularly in view of the fact that accommodation will
need to be made to accommodate a larger number of visitors
in zones A & B (Fig, II). The administrators of the reserve
are

fully cognizant of visitor related stress on the Coral Reef Environment of Zone 'A'. An expansion of this area would land the options of either dispersing visitors impact over a wider area, or making it possible to reserve from use certain area(s) within said Zone 'A' such that its use can be alternated to alleviate the stress on previously used area(s).

The Mexico Rock area is particularly scenic for its coral life. The area is used to some extent for snorkelling and SCUBA. This provides an alternative and is a corollary to Hol Chan since it focuses on a natural unsupervised part of some of the same Coral Reef Environment.

Although there are no immediate plans to inventory the area with the view of creating another "Marine Protected Area" - it should be precluded from those development that involves ;

- 1) - construction of sea walls and other anti-erosion engineer ings
- 2) - construction and operation of the pier type marina of a high density nature and/or for business purposes
- 3) - the injection of significant volumes of sewerage into the near shore and immediate reef areas
- 4) - the dredging of nearshore areas to create bathing beaches or accommodate piers
- 5) - the extensive clearance of trees and herbaceous vegetation from the beach and back-beach areas
- 6) - any other activities that will in any way alter the sea bed
- 7) - discharge of any type unto the beach or into the sea.

Pier construction in this area should be kept to the absolute necessary minimum and should extend at least to as far out as the five (5) feet low tide depth. •

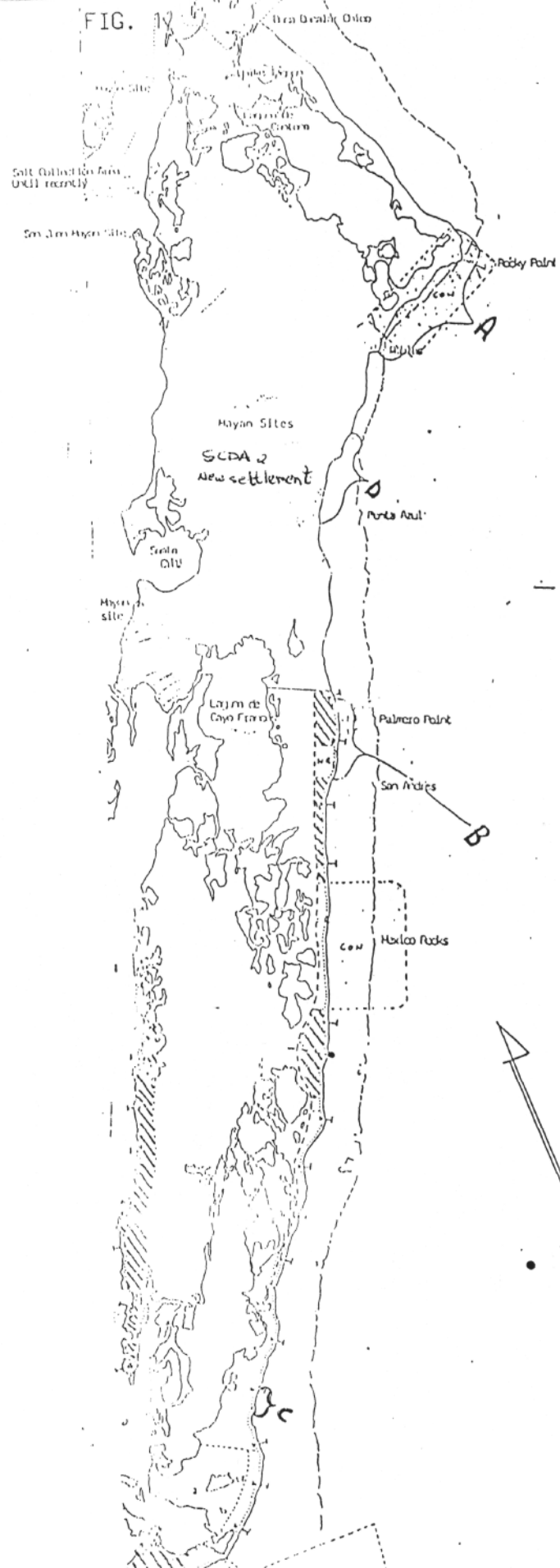
It is generally advisable in the interest of curtailing beach seagrass, bed erosion, that the density of piers be kept to a minimum on the seaward side of the island north of the San Pedro River .

The importance of mangrove as a marine nursery area and its function in curtailing beach erosion cannot be overstressed , Those mangroves immediately north of the Hol Chan Marine Reserve that have been cleared should be allowed * rejuvenate - some mangroves should also be retained in the

channels, inlets and on the western side of the Laguna De San Pedro, also representative strips should be retained in, the Lagur.a De Mala, Laguna De Cayo Frances, Santa Cruz Lagoon, Laguna De Cantena and smaller channels and lagoons to the north and northwest.

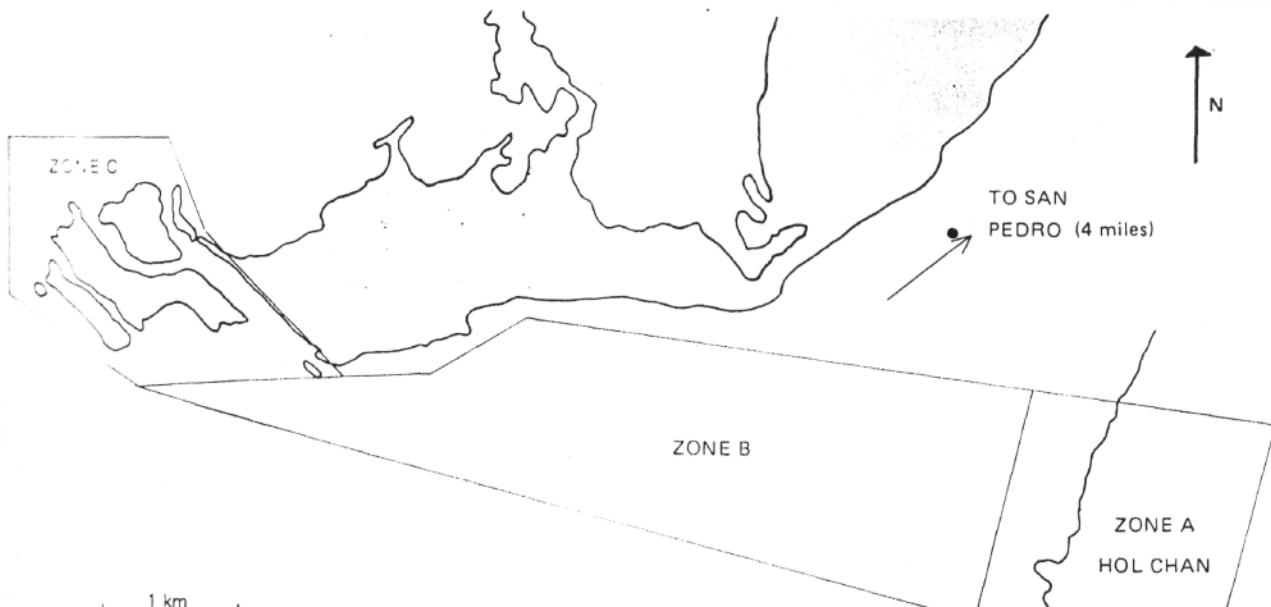
MAPS - Fig. 1
- Fig. 2

FIG. 12



HOL CHAN MARINE RESERVE

Established May, 1987



2.10 PROGRAMME FOR TOURIST ACCOMMODATION

In 1990, existing accommodation and commitments amounted to some 1,094 hotel beds (547 rooms at 2 beds per room) and 100 apartments or houses for rent to tourists (equal to about 300 beds). The programme from 1990 to 2005 is based approximately on the development rate of the immediate past and is held constant at 120 beds a year of which about 75 per cent, or 90 beds, is scheduled for hotels, giving an increase of 1,350 and a total of 2,350 hotel beds in 2005. This is the recommended maximum size for any hotel. This maximum has been selected for two reasons:

- 1) it provides for a size form of hotel particularly well-suited to the character and environment of the Caye, and
- 2) it will help to maintain the programme at a relatively even annual rate in small increments.

Over the same periods the balance of the programme provides for 150 units in tourist apartments/houses to give a total of 250 in 2005 representing about 750 beds. It is further assumed that a total of 500 subdivisions will be developed for private vacation or retirement homes. The accommodation programme may be summarized as follows:

Year	Hotels		Apts/houses	Retirement/vacation
Rooms	(beds)	units	units	
1988	413	(826)	42	? 1990
547	(1,094)	100	67	1995 725
(1,450)		150	167	2000 950 (1,900)
200	300	2005 1,175	(2,350)	250
500				

This is considered to be a modest programme in relation to market expectations but should nevertheless be regarded as a maximum. Pressures for exceeding the programme or for building large hotels must be resisted if unacceptable levels to immigration and grossly excessive numbers of visitors are to be avoided.

Even this programme is conditional upon developing new sources of potable water and an acceptable solid and liquid waste disposal system as soon as possible.

Visitors are likely to increase from between 10,000 and 12,500 in 1988 to between 69,000 and 89,000 in 2005, depending on average length of stay, with estimated visitor expenditure rising from an annual US \$11 Million in 1990 and US\$ 37 Million in 2005 at constant prices. Even with a substantial leakage out of Belize, the recommended programme will make a substantial net contribution to the economy and to foreign exchange.

2.11 EMPLOYMENT AND POPULATION

The programme described above is projected to generate an additional 2,500 jobs from an estimated 1,000 in 1990 to 3,000 in 2005 of which just over 80 per cent could be taken up by Belizean citizens. Maintaining this level of Belizean employment will not be easy. It will require tighter foreign immigration controls, training citizens to fill the jobs on offer and providing the right conditions for attracting them to the island, such as housing and schooling.

Given this growth in employment and its composition, the population of the island is expected to increase at a rate of nearly 10 per cent per annum from 2,600 in 1988 to 12,700 at the end of the plan period of which slightly more than 85 per cent will be Belizeans. After allowing for the natural growth of the existing population, 7,400 and 1,350 of the increase will be Belizean and non-Belizeans migrants and their dependants, respectively.

The natural increase of the existing and migrant Belizeans will require the supply of plots for house building at an approximate average rate of 124 per annum. It is forecast that the number of children of primary school age could rise from the current figure of approximately two well over 1,500 by 2005 requiring two, two-form entry primary schools in addition to the existing one which would also need to be expanded to two-form entry.

Providing for and assimilating this number of migrants and their dependants will be a formidable task which must be addressed urgently if it is not to get out of hand. In particular, there must be an assured flow of house plots at reasonable prices for Belizeans households and credit made available to enable them to build. Provision should also be made for building a two-form entry primary school in the early 1990's,

3.1GENERAL DESCRIPTION

The District Plan covers the area extending from the San Pedro River southwards to Victoria House between the San Pedro Lagoon and the sea, including the San Pablo area. It is illustrated on map MPAC 2. The purpose of the plan is to provide guidelines for the orderly growth of the town and attempt to regularise while maintaining its character and trying to rectify deficiencies,

The town is expanded to the south and north of the traditional core to provide for a total resident working population and their dependants of more than 8,000 as well as sites for new hotels, holiday condominiums and subdivisions for retirement and vacation homes.

Increasingly, the traditional settlement will perform the function of a town centre and the main focus of commercial activities, services to tourists, high density hotels and guest houses, and self-catering apartments, particularly along Barrier Reef and Pescador Drives. These changes will be effected by changes in the use of existing buildings, the development of vacant sites and the renewal of Outworn buildings. Lower density hotels, home subdivisions and condominiums will occupy the beach front to the south of the town centre.

The northern and southern suburbs are allocated mainly for general residential development and are linked to the town centre by a paved spine road, based largely on existing roads, from Victoria House past the airstrip and following the alignment of Angel Coral Street to the San Pedro River in the north.

By concentrating traffic on this route and providing three car parks for some 200 cars off it on the edge of the town centre, it will be possible to restrict traffic along barrier Reef and Pescador Drives. These roads could then remain unpaved, an important part of their charm, and given over primarily to pedestrian use with limited vehicular access. The number and size of vehicles will also be restricted.

There are two major urban restructuring proposals for implementation in the longer term. The first involves the dredging of the San Pedro River to permit access by vessels with deeper draught to a storm-shelter, commercial harbour and marina with wharfage and storage facilities based on a natural cove of the north-west side of the town. Because the sea-bed in this channel is composed of a hard limestone layer which is very near the surface, this operation will be costly but extremely necessary.

The dredged material would be used to reclaim about 29 acres around the harbour. In the meantime, it is proposed that a new commercial pier is built to the south of town, preferably on the west coast, which will be ideal for serving the southern suburban area where most future development for this area will be concentrated. This will enable the existing pier to be used as a tourist facility and the parking of heavy commercial vehicles in the town plaza and their conflict with pedestrians on Barrier Reef Drive and other parts of the town centre would stop.

The second major proposal is the construction of a new road from the airstrip around the back of the town along the edge of the San Pedro Lagoon, where it could act as a wharf and mooring for boats, and eventually bridging the San Pedro River to provide a road link to the north. The reclaimed land behind this lagoonside road could be developed for a mix of c ,Commercial and residential uses to provide a second face to the town centre to match that that fronts the sea.

A small area adjoining the Caribena Co-operative, the power station and the telephone exchange is allocated for industrial use and the extension of the public utilities.

3.2 SOCIAL AND PUBLIC FACILITIES

The eventual solution of the airport problem is the relocation of the present airstrip. This would in turn release several acres of land for lots to the local residents of San Pedro.

The creation of a safety zone at the airstrip as a short term solution will release approximately 5 acres for other uses, This land could be designated for a new cemetery while the most northerly part where height restrictions are less severe is used as a possible site for a police station, fire station, Town Board works depot and a car park. The creation of a market place in the area would offer both a tourist attraction and a necessary service to the caye, so land should be reserved for a market, on the lagoon side at Taff Elliot's property in Cocal Esmeralda. The relocation of the Police Station enables its existing site adjoining the town plaza to be used for the expansion of the present plaza, thus reinforcing the community character of the most important public open space in the town.

The existing inadequate football pitch will in part form the extension of the spine road and a car park to serve the town centre with the remainder used as public open space and a smaller playing field for volleyball or basketball, etc.

The main growth in the residential population of San Pedro will take place in the southern suburb where sites are allocated for two, two-form entry primary schools and a

clinic to supplement the existing one near the airstrip. One school to be located in the San Pablo Subdivision and the other one in the Cocal San Cristobal , formerly of the James Blake Estate. The Ambergris Caye Planning Authority recommends that because of the availability of the land for the Primary School, the one located in the San pablo subdivision be given priority. A new commercial centre will also be built in the San Pablo Area to serve the needs of the neighborhood. A small extension is provided to the site of the secondary school which it is considered could be expanded on its existing site to meet future needs,

In all new residential areas sites are reserved for public open space and children's play areas. (Community Facilities SEE APPENDIX Table V).

3.3 URBAN DESIGN GUIDELINES

A principal objective is to maintain the urban quality and character of San Pedro and ensure that, as far as possible, new development is in harmony with the rural environment.

The latter point is influenced to some extent by density and the plan provides for a graduated decline in density as one moves away from the town core, with its relatively high urban densities, thus permitting in suburban and rural donations more open textured forms of development where spaces tend to predominate over buildings,

Of equal importance is building height and form.

Permitted uses: commercial, residential, tourism related activities.

General Performance Standards:

Minimum lot Size: 50' x 75'

Maximum Building Coverage: 60%

Maximum Building Height from ground level to ridging of roof:
38 feet

Maximum number of stories: 3

If attic is used for the purposes such as residential, hotel, etc. it will be considered a storey.

Minimum building set backs: (corner lots included)

Front	Side	Back	If septic tank w/soakaway	
		4'c/t	4'c }	!car !-20'c/t
			8't }	!parkl-
if sewerage treatment		4'c/t	4'c	8'c/t
			8't	

c - concrete t - timber

1. Where parking will be required on the side, then more space will be required on that side, especially in concrete buildings. In the case of timber, two (2) to three (3) feet from one side should be allowed to the other.

2. Commercial buildings should be at least one (1) foot setback on Pescador and Barrier Reef Drive.

' . Minimum Load Provisions: One loading bay for all commercial, industrial, and tourist related activities.

Minimum Car Parking:

; All off-street parking:

Residential uses: 1 per dwelling unit Commercial/Industrial: 1 per every 500 square feet of floor

area

Tourist uses: 1 per every 10 rooms

To avoid the creation of long monolithic structures which are completely out of character with the built-form of San Pedro, where more than two plots are amalgamated into one • development project conditions will be imposed to ensure that the roof line is broken and the frontage segmented to maintain the traditional character of the street scene.

Elsewhere, more design flexibility will be possible but designers will be expected to adopt a simple approach, avoiding over-embellishment and alien or ultra-modern designs, and to use materials whose colours and textures are in harmony with the tropical environment and Belizean architectural idioms.

SUGGESTED DESIGN GUIDE OF BUILDINGS (See Appendix Part X)

In low density areas special attention will need to be paid to landscaping and the visual prospect from public roads and other areas .

A minimum building set back of 66 feet is proposed for the development of beach front land and a public right of way is to be reserved along all beaches.

3.4 ZONING •

Map MPAC2 divides the area into a series of main land use zones using the same alpha-numeric notation as the Development Strategy indicating the use to which the land may be put by letters and variations in the net density of development within that use by numerals. The classifications that exist in the San Pedro District Area are three:

1) R3, R4, R5

2) Commercial

3) Industrial

The generic description of these three classes were given in 2.2.3, Details of these classifications, such as the precise densities and range of permitted uses can be found in Paris IV to VIII of the Appendix.

3.5 INFRASTRUCTURE

3.5.1 Roads

Most of the roads of the town will remain unpaved. Traffic will tend to concentrate on the main spine road described previously and in the longer term, on the lagoonside bypass road. These paved roads will be 30 feet in width including two five feet raised footways on either side of the carriageway. The Master Plan sets out the dimensional and geometric standards that should be observed in the planning and design of all future roads.

Although based largely on existing roads or reservations, the main spine road will need to be extended and improved in parts to improve traffic flow and safety. Pressing need for alternative roads to Coconut Drive along the airstrip apron and to Pescador Drive along the electricity plant may be tragically demonstrated if a fire were to break out and these 2 points were obstructed.

The long term, new lagoonside road could cross the San Pedro River by way of a relatively low level fixed bridge to provide road access to the north. The bridge has no priority at this point and time, but it will in the near future.

3.5.2 Water

Once a new source of water has been developed as discussed earlier in 2.3.3, a distribution system will be required for the whole of the plan area. The system could be built up around the existing limited facilities, and new installations and pipelines phased to accord with the development of the town. All new buildings must provide water tank minimum size depending on size and use of building.

In the meantime, property owners should be encouraged to increase rainwater storage and provide suitable treatment of all roof and well water supplied in premises occupied by tourists.

3.5.3 Sewerage

In view of projected growth and density of the town it will be desirable to develop a full reticulated system of a sewage collection and disposal for San Pedro in due course. The major expansion of the town will take place in areas with high water tables where septic tanks will not operate effectively and are in fact prohibited under current health regulations. Elsewhere, the leaching capacity of the soil is reaching saturation point and pollution of groundwater is widespread.

A comprehensive system will be a difficult and costly operation and as a short term expedient it is recommended that a vault and tanker system is introduced. Owners would be required to construct sealed holding tanks and seal up existing septic tanks. The tanks would be pumped out at periodic intervals. Disposal would be by way of waste stabilization ponds constructed to the south of the present airstrip. These ponds would also be used when the town system is eventually built,

3.5.4 Solid Waste

The past disposal site for solid waste was virtually within the town and was an environmental eyesore, generating smoke, fumes and smells. The present one, though in a much less populated area is still an environmental eyesore, generating smoke, fumes and smells. It is proposed to relocate it to a site adjoining the sewage waste stabilization ponds to the south of the present airstrip where it is recommended a system of compaction and covering, rather than burning, be operated.

3.5.5 Piers

As mentioned previously, it is proposed eventually to dredge the San Pedro River and construct berthing facilities and a wharf to the north-west of the town for the unloading of materials, equipment and goods. This is clearly a long term proposal and in the meantime a new commercial pier should be built to the south of the town so that the existing pier in the town centre can be used merely as a tourist facility,

It is necessary to discourage the proliferation of Piers on the eastern side, Suitable docking facilities will be encouraged at the leeward side of the island.

Piers on the Eastern side will be spaced at a minimum of 10 ft. and will be for use of the general public. Exclusive (private) piers will be taxed at a rate to be set by the Authority.

Whether public or private, all piers will have to extend beyond the surf zone and to a natural water depth that will obviate dredging works,

Piers will be maintained in good condition in order to reduce the risk of moving debris during storms.

3.5.6 Reclamation of land

There is an acute shortage of materials suitable for the reclamation of land which will of necessity be a continuing operation if sufficient land is to be made available for urban development,

It is recommended that a study be undertaken of the feasibility of dredging sand from Chetumal Bay for the phased reclamation of land within and to the south of the District Plan in partnership with the owners of the land.

3.5.7 Dredging

Dredging will be defined in general terms, as the movement of soil, Whenever this is done whether by a • Dredger, an excavating machine or manually it must be done in a manner so as not to adversely affect the stability of the beach and the coastline, In the context of San Pedro, no such works will be permitted on the Eastern Side of the island **except** temporary works (when properly justified) provided such works adhere to the principles of maintaining the equilibrium of the beach profile and its ecology, is designed and supervised by competent professionals and a guarantee in the form of a bond or otherwise is made by the executing agency to allow the authority to undertake corrective works in the event of default by the executing agency, As a rule of thumb this amount will be three times the cost/value (whichever is greater) of the works to be done.

In areas of the island not exposed to wave action dredging should take place at a safe distance from the coastline. The distance could be reduced where bulkheads have been constructed and measures are taken to eliminate the possibility of erosion of the coastline,

Where mining of materials inland or reclamation by digging of canals is conducted measures should be taken to eliminate the risk of erosion to adjacent properties.

3.5.8 Seawalls

Seawalls (walls dividing land and water) will be allowed in areas not exposed to wave action. This automatically precludes the construction of seawalls on the eastern side of the island. However retaining walls placed in firm ground

(having no water interface at the surface) will be allowed in order to protect structures from being undermined. There will be no restriction on seawalls on the leeward side of the island.

The placement of groynes on the eastern side of the island is likewise prohibited.

3.5.9 Beach Enhancement and Nourishment

To reduce the risk of oil spills near the island installations such as fuel pumps must be constructed and maintained according to internationally accepted standards. These installations must be inspected by the competent authority at six month intervals.

Pollution to the beaches by discharge of wastes (liquid or solid) will be penalized.

4. INSTITUTIONAL FRAMEWORK

4.1. PLAN IMPLEMENTATION

The Master Plan will be of little use unless machinery is established and the resources devoted to its management and implementation.

To this end, the Master Plan is expressed in the form of a Planning Scheme for Ambergris Caye under Part 11 of the Housing and Planning Ordinance (Cap 148). The adoption of this scheme and its accompanying maps MPAC 1 and MPAC 2 will **provide** the statutory basis for enforcing the Master Plan.

The responsible Minister will then be in a position to set up an Ambergris Caye Planning Authority composed of representatives of the concerned ministries and agencies, and members nominated by the San Pedro Town Board to oversee the Implementation of the plan.

Inter-Agency Coordination

There are several Agencies, Ministries and Departments of Government whose area of responsibility covers some aspect of the development of Ambergris Caye. There are several instances however, in which licences and permits issued on the mainland for development activity on the Caye are in conflict with concerns which the local Planning Authority might have regarding development of a particular site. It is important that clear lines of communication and inter-agency coordination need to be established between the Planning Authority, the Central Housing and Planning Authority, as well other government agencies and departments, so as to ensure efficiency within the planning process. Moreover, this will attempt to ensure that the goals and objectives of the Master Plan can be effectively implemented and supported by other agencies whose own mandate will cover some aspect of development on the Caye.

Inter-Agency Consultation

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The Ambergris Caye Planning Authority does not have the technical expertise to deal with the more complex planning applications which are submitted. It is highly recommended that the Authority make use of the expertise which resides within other agencies and departments of government, by forwarding copies of applications to relevant technical agencies whenever technical sorts of advice are required. prior to the granting of approval. Advice solicited in this way can be used to inform the conditions which are attached to permissions for development., or alternatively, can also be used to provide the necessary confirmation for prohibiting a particular type of development activity.

particular type of development activity.

This mode of broad consultation will achieve a number of benefits:

- i) alleviate some of the problems which accrue through lack of technical expertise resident in the Planning Authority;
- 11) ensure the type of coordination of agency activity which is required between for example, the Department of Mines (in the issuing of permits for dredging), and the Planning Authority, enabling the Authority to be recognized as performing a coordinating and regulatory function relative to development activity on the Caye in general.

The Authority would need to establish a technical group consisting of a senior planner, an assistant planner and a building technician in San Pedro to undertake the profession I work required for plan implementation. Working closely with the Town Board and the community, this technical group would be primarily responsible for:

- i) monitoring development and subdivisions, recording and quantifying completed projects and initiating enforcement action against contravening activities;
- ii) modifying the plan in the face of changing circumstances, consulting with developers on their planning and development proposals and preparing new local plans in conjunction with officers of the Ministry when required; and
- iii) receiving planning applications to develop, evaluating the proposals and preparing recommendations to the Authority for the conditional or unconditional grant or refusal of the applications.

Appeals from the decisions of the Authority would lie to the Minister. Secretarial services to the group could be provided by the Town Board,

In terms of general urban management operations, it would make a great deal of sense for the jurisdiction of the San Pedro Town Board to be extended to the whole island.

While the planning scheme has been prepared under the existing planning legislation it is considered that this legislation is outdated and unsuitable as a vehicle for modern planning. It is therefore recommended that a new law is drafted to provide a more comprehensive and flexible

approach to plan preparation, supported by a clear and effective system of procedures dealing with public participation in the planning process, development control, appeals and enforcement.

4.2 Speculation In And The Alienation Of Land

The rampant, speculation in land on the island is caused primarily by the virtual absence of any control over land use subdivision and development, or adequate restrictions on the sale of land to aliens. As a consequence land is priced out of the reach of citizens who are also forced to pay taxes based on land values established by a foreign market.

It is also recommended that permission to develop be rescinded if, after a period of five years, development for which permission was issued, has not yet occurred or finished.

Development control will be established by the introduction of the planning scheme. So far as the alien sale of land is concerned, it is recommended that under Section 10 of the Alien Land Holding Ordinance (CAP 144) the Minister makes an order declaring that the disposal of any interest in land in any area on Ambergris Caye will require his consent. It is further suggested that the same order lays down conditions requiring that no more than 50 percent of the lots and the land in any residential subdivision should be sold to aliens. The remaining lots would have a charge registered against their titles in the Land Register restricting disposal to non-aliens only.

In this way an assured number of plots would become available for the use of citizens at a price which reflects the local market among citizens.

To mitigate the inequity of citizens being taxed on land valued by reference to the price paid by aliens, the Land Tax Act, 1982 and the Town Property Tax Ordinance (Cap 52) should be amended to incorporate a provision permitting the levy of differential rates on citizens and aliens in any area where it is considered by the appropriate Minister that land values are excessively distorted by foreign intervention in the market. An added consideration would be land use.

4.3 Procedure For Land Registration

There is urgent need to restructure the current process by which registration of subdivided land and titles is effected to ensure that land which is registered is in conformance with an approved plan.

The following steps are recommended in cases where subdivided land is being registered with the Commissioner of Lands:

- i) Application for subdivision submitted;
- II) Planning Authority grants permission, with a standard condition that a surveyor's plot reflecting the approved plan, be submitted to the Authority;
- III) Surveyor completes a legal boundary survey of lot as permitted in the subdivision plan approved by the Planning Authority;
- iv) Completed Surveyor's plot is submitted to the Planning Authority, and is stamped as an Approved Plan;
- v) Approved Surveyors Plot with Authority's stamp accepted for registration by the Registrar of Titles;
- vi) Attorneys undertake the transfer of title of property in new subdivision after ensuring that subdivision has been permitted, and that an approved legal boundary survey is registered with the appropriate entry.

4.4 Application Process

Recommended sequence of actions for the submission and issuing of permission regarding an application for development:

- i) Application submitted and given an application number, Information supplied by applicant, in application form: Ownership status of land to be developed (freehold or potential purchaser or agent acting on behalf of owner), location of land, size of site, development proposed (what use, number of units, etc.), proposed access to site;
- ii) Application submitted with both a site and a location plan at least in duplicate, so that the Authority can retain one set for their records. Applications submitted in triplicate are preferable, since this allows one full set of the application to be available to be forwarded to another agency if consultation is required;
- 111) Development denied or permitted with conditions. Standard conditions include "no further development on site without further application";

Permitted development located and plotted on the Map Register;

- v) Plans and application form approved or denied with an official stamp, and forwarded to applicant;
- vi) Conditions discharged;

For example, a condition may have been attached to a permission, requesting that the grounds or a buffer area between uses be landscaped suitably. These conditions need to be discharged. This means that someone has to visit the site to ensure that the condition in question was met satisfactorily;

4.5 Permitting Development

At the current time, subdivision plans are being approved regardless of whether or not development in a particular area is premature. The ownership of property is an individual right, however, developmental rights are rights bestowed by the state. Ownership of land itself does not automatically translate into the rights to develop that land. The right to develop is granted in response to an array of social, economic and national concerns. Particular types of development, or development of a site at a specific point in time may not always be in a community or nation's best interest. Planning seeks to reconcile individual property other rights with that of the common good, a responsibility that needs to be discharged within the planning process.

4.6 Community Involvement

There are a number of initiatives which need to be undertaken to educate the public and to enlist support for the Plan and the planning process from all interest groups within the community; these are both short and long term types of activity, and include:

- i) GIS series presenting components of the Plan, over several weeks to the community;
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- ii) Radio call in programme discussing various Plan elements ;
- iii) "Town Hall" meetings discussing implications of implementing various aspects of the Plan;
- iv) A technical morning service once or twice a week during which planning advice is made available to would be developers (small and large ones);
- v) The preparation of a handbook detailing planning

**regulations, standards and guidelines for
developers;**

5 Action Priorities

For convenience, the immediate action required for dealing with the priority issues raised in the Master Plan may be briefly summarised as follows:

- :) the approval of the Master Plan and the formal adoption of the Planning Scheme for Ambergris Caye.
- II) the setting up of the Ambergris Caye Planning Authority by the responsible Minister.
- III) the establishment of a technical working group in San Pedro to implement the plan.
- iv) consideration of a preliminary design of a water supply distribution network serving the east coast and San Pedro has to be undertaken.
-
- v) the carrying out of a pre-investment feasibility study and preliminary designs and costs for the improvement of the airstrip (short term); and in the long-term, relocation,
- vi) the introduction of restrictions on the sale of land to aliens and the amendment to the Land and Town Property Tax Laws to permit the differential levying of tax on citizens and aliens, as described in 4.2.
- vii) the preliminary design and costs for the construction of liquid waste stabilization ponds and a solid waste disposal site to the south of the present airstrip together with the establishment of, for short term purposes equipment and operational requirements for a vault and tanker-system of sewage collection and disposal.
- viii)
- the purchase of land and the preliminary design and costs for a two-form entry primary school on the San Pablo site.
- ix) the reservation of a road alignment from the San Pedro River to Palmero Point as described in 2.3.2.
- x) the reservation of a road alignment from Victoria House south to the Hol Chan Reserve Area.

LAND USE AND ZONING PLAN FOR AMBERGRIS CAYE

PART I : SHORT TITLE, COMMENCEMENT AND APPLICATION

This scheme may be cited as the Ambergris Caye Land Use and Zoning Plan and shall come into force on a day to be appointed by the Minister (hereinafter referred to as "the appointed day").

The provisions of this scheme shall apply to all that area (hereinafter referred to as "the scheme area") comprising the land, lagoons and flats of Ambergris Caye including the reef off the eastern seaboard and the related Cayes in Chetumal Bay and the seas in between.

3. The Land Use and Zoning Plan together with maps and Other illustrated materials pertaining thereto shall form part and parcel of the Ambergris Caye Master Plan.

4. The Planning Authority (hereinafter referred to as "the Authority") for the purposes of this scheme shall be the Central Housing And Planning Authority.

5. From the appointed day no development shall be permitted within the scheme area except in accordance with the provisions of this Land Use And Zoning Plan and the Master Plan for Ambergris Caye.

PART II : INTERPRETATION

8. Development

(1) In this scheme except where the context otherwise requires, "development" subject to the following provisions **Of** this section means the carrying out of building, engineering, mining or other operations in, on, over or under land or the making of any material change in the use of any building or other land, or the subdivision of any land.

(2) For the avoidance of doubt development includes the cutting, clearing and thinning of trees, the removal of mangroves, and the reclamation, excavation and filling of land and all other similar site preparatory operations.

(3) The following operations or uses of land shall not be taken for the purpose of this scheme to involve development of land, that is to say:

- a) the carrying out of any works for the maintenance, improvement or other alteration of any building which does not increase the floor area;

- b) the carrying out by any statutory undertaker, Ministry, public authority or the Authority of any works required for the maintenance, repair, renewal or improvement of a road, or of any apparatus provided for the delivery of utility services;
 - c) the use of any such building or other land within the curtilage of a dwelling-house for any purpose incidental to the enjoyment of the dwelling house as such and the enlargement of a dwelling-house so long as:
 - i) the gross floor area of the original dwelling-house is not exceeded by more than 10 per cent;
 - ii) the height of the building as so enlarged does not exceed the height of the original dwelling-house;
 - iii) the enlargement of the building does not • infringe the building set back regulations for development of that land use class as contained in this scheme;
 - d) the use of a dwelling-house as a shop provided not more than fifty per cent of the gross floor area of the dwelling-house is so used;
 - e) the use of any land other than in a conservation area for the purposes of agriculture and the use for any of those purposes of any building occupied together with land so used and the carrying out of building or engineering operations requisite for the use of that land for the purposes of agriculture;
 - f) in the case of building or other land which are used for a purpose of any class specified in an order made under this section, the use thereof for any other purpose of the same class, and any order may apply different provisions to different areas.
- 4) For the avoidance of doubt the use for the display of advertisements or other signs of any external part of a building or other land shall be treated for the purposes of this section as involving a material change in use of that **part** of the building or other land.
- 5) The Authority may make regulations under this section **or** restricting or regulating the display of advertisements in different areas and for different land use classes in the interests of amenity or public safety and such regulations

co-ordinated development area" means any area which needs to be planned or developed as a whole as determined under section 10 of this instrument;

dwelling" means a building or part of a building used as a private residence and includes houses or apartments let or licensed on a short or long term basis to visitors;

"dwelling-house" means a separate and self-contained dwelling not being an apartment;

"detached" means in respect of a dwelling, a dwelling-house which is not attached to another dwelling-house or other building which is not incidental to the use of that dwelling-house ;

"engineering operations" include the formation and laying out Of roads or any other means of access to buildings or plots of other land whether or not paved or graded;

"floor area ratio" means the ratio of the gross floor area of a building to the area within the boundaries of the plot of land which contains the building ;

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gross floor area" means the floor area of a building measured around the external walls of the building excluding:

- a) open roof space
- b) a basement
- c) projecting balconies or verandahs
- d) any area occupied by a ground level arcade, and
- e) any part of the ground floor under the building to be kept in an open form for the, general use of the inhabitants of the building ;

guest bed" is the unit used for measuring the guest capacity of hotels and means the unit equivalent to a bed suitable for the use of one person only;

guest house" means a small hotel or a private house offering paid overnight accomodation .

"habitable rooms" in respect of any dwelling includes a bedroom, a dining room and a living room but does not include kitchen, a bathroom 'or a passage-way used primarily for the purposes of circulation within the dwelling;

hotel means a building or group of buildings offering paid overnight sleeping accommodation for visitors in the form of bedroom suites together with centralized dining, drinking, leisure and other facilities for residents and non-

residents but excludes accommodation in the form of apartments or dwelling-houses other than that required by the staff of the hotel ;

"industrial process" means any process for or incidental to any of the following purposes:

- a) the making of any article or part of an article or,
- b) the altering, repairing, ornamenting, finishing, cleaning, washing, packing or canning, or adapting for sale, or breaking up, or demolition of any article or structure,
- c) the getting, dressing or treatment of minerals,
- d) storage of vehicles, machinery, and other materials for the purposes described above,

being a process carried on in the course of trade or business, and "industrial building" shall be construed accordingly; •

"land" includes corporeal as well as incorporeal hereditaments of every tenure or description including land covered by water and a building, and any estate or interest therein;

"land use class" means the grouping of a number of land use zones into a single general class of development as described in section 17 of this instrument and "classed" shall be construed accordingly;

"land use zone" means the allocation of an area in the Land Use And Zoning Plan or in any local plan for development for the purposes indicated therein and "zoned" and "zoning" shall be construed accordingly;

"light industrial building" means an industrial building in which the processes carried on or the machinery installed are such as could be carried on or installed in any area, without detriment to the amenities of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit;

"local plan" includes a district plan, and a subdivision plan and an action area plan and in respect of any area means the plan which describes and illustrates the manner in which it is intended that the land in that area should be used, laid out and developed;

"loggia" means a roofed structure with not less than 80 percent of the sides unenclosed and serving as a shelter from sun and rain;

"Master Plan" means the Master Plan for Ambergris Caye as reviewed from time to time and all written and illustrative material and maps pertaining thereto;

mining operations means the mining and working of minerals in, on or under land whether by surface or underground operations;

"*net density*" means the density expressed in terms of guest beds or dwellings or habitable rooms as the case may be per acre (hectare) of a development area excluding all roads, local open space and other uses of a similar nature;

"motel means a hotel which specializes in providing overnight accomodation for travelling motorists;

"office includes any building used exclusively for the purposes of administration or the supply of professional ser

an estate agency or employment agency;

"pergola" means a largely open structure with not less than* 75 percent of the roof and sides unenclosed designed as a support for climbing plants and to provide shade;

primary use" means the preferred use of buildings and other and in any particular land use class, and "primarily" shall be construed accordingly;

"row-house" see terraced housing;

"semi-detached" means in respect of a dwelling-house which is attached on one side only to another dwelling-house;

secondary use" means in any particular land use class the use of buildings or other land for purposes other than the primary use and "secondarily" shall be construed accordingly;

"service industrial building" means a building, not being a tight industrial building, used for the making, repairing or learning of articles or goods as a direct service to the general public employing processes such as not to cause a disance by reason of noise, vibration, smell, fumes, soot, dust or grit and includes a building used as a dry cleaner a laundry, a bakery, a tailor, a watch or shoe spairer, or for the service and maintenance of motor vehicles other than the carrying out of body repairs or inting and any other building of a similar kind found in easely associated with a shopping area;

[ho; means a building used for carrying on of any retail
• :business wherein the primary purpose is the selling of methods by retail and includes a building used for the purpose

of a hairdresser, undertaker, restaurant, travel agency, ticket agency, bank, or post office or for the reception of goods to be washed, cleaned or repaired or any other purpose appropriate to a shopping area;

"site coverage" means that area of a plot of land covered by buildings expressed as a percentage of the total plot area;

site density" means the density expressed in terms of floor area ratio or guest beds or habitable rooms per acre (hectare) or plot area excluding all roads, buildings or land uses not contained within that plot;

"subdivision" in relation to land means the division of land, other than buildings held under one ownership, into two or more parts whether the subdivisions is by conveyance, transfer or partition, or for the purposes of sale, gift, lease, or any other purpose and "subdivide" has a corresponding meaning;

"terraced" means in respect of a dwelling, a dwelling-house which is attached by two opposing sides to two other dwelling-houses;|

"terraced housing" (also row housing) means a building or group of building comprising three or more dwelling houses attached at the sides by party walls to form a row housing;

"town house" means a single family dwelling attached by one or both sides to other dwelling(s) by party walls, each dwelling comprising more than one storey;

"wholesale warehouse" means a building where business, principally of a wholesale nature, is transacted and goods are stored or displayed but only incidentally to the transaction of that business.

PART III : PROCEDURES AND GENERAL POWERS

Need For Planning Permission

(1) As from the appointed day no development of any land shall be undertaken within the scheme area except in accordance with a planning permission issued by the

(2) The Authority may with the consent of the Minister by a development order specify categories of development where planning permission is not required notwithstanding that development as previously defined is undertaken and such an order may apply different provisions to different classes of development and to different parts of the scheme area.

9, Application for planning permission

(1) The application of the Authority for planning permission shall be made on a form issued by the Authority and shall include such particulars as may be prescribed by the Authority under this section and be accompanied by a plan sufficient to identify the land to which it relates and such other plans and drawings as are necessary to describe the development which is the subject of the application.

C2) The application for planning permission shall be accompanied by the appropriate fee prescribed by the Authority and the Authority shall publish from time to time a schedule of the fees payable in respect of different types of application or different kinds of development.(see Appendix Part IX)

(3) An application for planning permission may be expressed as a standard application in which the proposed development conforms in all respects to the primary use of the relevant land use class and the regulations pertaining thereto or, in any other case, as an exceptional application.

(4) Where a planning application relates to land within an area for which a local plan of any kind has been prepared or approved by the Authority, development shall be in accordance with the layout, conditions, regulations and other matters in so far as they are established by that plan and these shall prevail in the event of conflict over any similar matters contained in this scheme.

(5) Without prejudice to the general powers of the Authority this part of this scheme no development shall be permitted any land which is not within a land use zone.

10 Special provisions relating to Co-ordinated Development Areas

I

(1) Where in the opinion of the Authority any area needs to be planned or developed as a whole in the interests of the proper planning of the scheme area they may in any plan or by in order made under this section:

a) designate any area as a special co-ordinated development area (SCDA), and

,

b) prescribe any special procedures to be followed or conditions to be met either generally or specifically in such an area;
and in any co-ordinated development area whether determined specially under this subsection or under the succeeding subsection (3) an application for planning permission shall all cases be regarded as an exceptional application.

(2) In any special co-ordinated development area the Authority may:

- a) prepare a local plan for the area; or
- b) join with the owners of the land in the preparation of such a plan; or
- c) require the owners of the land to join together in the preparation of such a plan;

and may require that the consideration of any application for planning permission for development within the area be conditional upon the preparation of such a local plan.

(3) The subdivision of land for any purpose or the development of a single site having an area in excess of five acres (two hectares) for any purpose or such other area as may be determined by the Authority shall be regarded as a co-ordinated area.

(4) An application for planning permission for the development of the whole or any part of any co-ordinated development area shall be accompanied by a plan describing and showing its relationship to development or proposed development, if any, on adjoining land and the manner in which it is proposed to gain access to and to subdivide or layout the site, and to use or otherwise develop the land and such other details as may be specified by the Authority.

(5) Without prejudice to the powers of the Authority under the foregoing subsection (1)(b) in any co-ordinated development area the Authority under the foregoing subsection planning permission may impose such conditions as they think fit), including conditions relating to inter alia:

- a) the layout of lots and the use, disposition and height of any building;
- b) the road network and its off-site connections, and the establishment of public rights of way over and reservation of land for all roads; and
- c) the provision of community facilities and in the case of any development area exceed one acre (0.4 hectares) the setting aside of not more than five per cent of the said area for open space purposes.

11. Special town centre control zone

(1) A planning application for any development within the town core special control zone shall be treated as an exceptional application.

(2) The elevation treatment of the frontage to Barrier Reef Drive, Pescador Drive or the Caribbean Sea of any building constructed within the aforesaid zone shall be restricted to traditional forms of design, clad in timber board, painted white and roofed in low-pitched corrugated sheets.

12. Beach front land

(1) Other than in the case described in the following subsection (2), where a development area or plot includes a frontage to the sea then:

- a) the seaward boundary of the area or plot for the purposes of calculating the density of development shall be taken to be the line of the high-water mark at ordinary tides or the former line in any case where that line has been changed by the reclamation of the land or other artificial means;
- b) no buildings, walls or structures of any kind shall be permitted in advance of a point sixty six feet inland from the aforesaid high-water mark; fences may be built at 30 ft. from the high water mark;
- c) the Authority may impose conditions requiring the reservation of a continuous area along the length of the sea frontage of the development area or plot to a depth of not more than twenty feet (6 meters) behind the aforesaid high-water mark for access and use by the public; and the provision of the public rights of way to any such reservation at intervals of approximately one thousand feet; and
- b) the natural line of vegetation and the berm shall be kept or evidence provided to the satisfaction of the Authority that it shall be replanted or works undertaken on the same alignment to maintain the beach profile.

(2) In any case where a development area or plot includes a frontage to the sea between the northern boundary of the site of the SunBreeze Hotel and the southern boundary of the site of the Paradise Hotel in San Pedro then:

- a) the area within the property boundaries of the development area or plot shall be used for the purposes of calculating the density of development and
- b) no buildings, fences, walls or structures of any kind or any form of artificial treatment of ground surfaces shall be permitted outside of the aforesaid property boundaries.

13. Consideration of planning application

(1) Where an application for planning permission is made, the Authority in dealing with the application shall have regard to the provisions of the Ambergris Caye Land Use And Zoning Plan or any local plan so far as material to the application, to the land use zone in which the land is located, to the planning regulations relevant to that class of land use and to any other material consideration.

(2) Where the planning application relates to land not falling within a residential, commercial, industrial or open space and conservation land use class then in dealing with the application, the Authority shall have regard in addition to the aforesaid matters to the land uses and forms of development which are planned for or which prevail generally in the locality and on contiguous or adjacent land.

(3) Subject to subsection (5) of this section, the Authority in dealing with a standard application for planning permission shall, if satisfied in the foregoing Section 10 (3), grant permission subject to such conditions as they may wish to impose relating only to any matters remaining undefined or reserved in the planning regulations applying to the relevant land use class or in relation to a time limit for carrying out the development as provided in the succeeding subsection (6) of this section.

(4) Whether the application is considered under subsection (1) or (2) of this Section the Authority:

- a) may grant planning permission either unconditionally or subject to such conditions as it sees fit, or
- b) may refuse planning permission,

and shall communicate their decision in writing to the applicant and in the case of a refusal or conditional grant of planning permission, the grounds for the refusal or conditional grant as the case may be.

(5) For the avoidance of doubt, a standard application for

planning permission notwithstanding that it complies in all respects with the requirements specified in the foregoing section 10 (3) and any exceptional application for planning permission may be refused on the grounds that the development is premature in that it will contribute to an excessive rate of development in relation to the programme provided for in the Master Plan or by reason of the lack of adequate supplies of potable water or supplies of power or facilities for the disposal of sewerage.

(6) The Authority may impose a time limit on the grant of the planning permission requiring that the development shall be completed within a specified period of time and in any case not later than five years from the grant of planning permission failing which the planning permission shall become null and void.

(7) Any grant of planning permission to develop land shall (except in so far as the permission otherwise provides) be for the benefit of the land and of all persons for the time being interested therein.

14. Time limit on Authority's decision

(1) In dealing with an application for planning permission the Authority shall issue a decision within three months of receiving the application failing which, where the development is included in a standard application, the application shall be deemed granted subject only to the regulations specified in this scheme or any relevant local plan for that land use class.

(2) In the case of an exceptional application for planning permission if the Authority does not issue a decision within V three months the application shall be deemed refused.

(3) The Authority may with the agreement of the applicant extend the period within which an application for planning permission shall be dealt with in which case the effects specified in the two preceding subsections of this section shall be extended accordingly. •

15. Appeals

(1) Where a planning application is refused or granted subject to conditions, the applicant if he is aggrieved by the decision may appeal in writing to the Central Housing And Planning Authority within one month of the giving of decision.

(2) Whether the appeal is made under the preceding subsection or the succeeding subsection 17(3) the Central

Housing And Planning Authority shall give the appellant an opportunity to make representations in a manner to be determined by the body and thereafter shall consider the appeal and prepare a written report stating their decision and the facts, issues and conclusions which have led to the decision.

\ (3) By their decision the Central Housing And Planning Authority may grant the planning permission sought either conditionally or unconditionally or uphold the original refusal or conditional grant.

16. Enforcement

(1) Where it appears to the Authority that there has been a breach of this scheme then the Authority, if they consider it expedient to do so having regard to the Ambergris Caye Land Use And Zoning Plan and to any other material considerations, may serve on the owner and, if different, the occupier of the land to which the breach relates a notice under this section (hereinafter referred to as an "enforcement notice" specifying the nature of the breach of the scheme and requiring the breach to be remedied.

(2) The enforcement notice shall be of no effect if the breach to which it relates has continued for a period of more than five years preceding the date of the notice.

(3) A person on whom the enforcement notice is served may within a period of 3 months of the service of the notice appeal in writing to the Central Housing And Planning Authority stating the grounds on which it is considered there has been no breach of the scheme or if there has been a breach why it should be permitted to continue.

(4) If no appeal is made against the enforcement notice or any appeal dismissed then the owner and the occupier, if any, within 3 months of the expiration of the period allowed for the appeal to be made or the decision of the Central Housing And Planning Authority as the case may be, shall be required to remedy the breach of the scheme failing which the Authority shall be empowered to enter upon the land and take such action as may be necessary to secure compliance with the scheme; and recover the cost from the owner or occupier as a civil debt and any obstructive parties shall be liable in summary proceedings to a fine of \$1,000.00

(5) If the appeal is determined in favor of the appellants it shall have the effect as if an application for planning permission had been made for the matters which allegedly constituted the breach of this scheme and that planning

permission had been granted under the provisions of this part of this instrument.

PART IV: GENERAL RESIDENTIAL LAND USE

CLASS I: PLANNING REGULATIONS

17. Classes of Residential Land Use

The primary class of use for an area zoned for residential purposes shall be used for the construction of dwellings and the secondary class of use for any such area shall be used as community facilities such as schools, health centers, recreational centers, open spaces, buildings of worship,

In certain residential areas of Ambergris Caye "home industry" (non-intrusive) and non-polluting as defined in the following Section 19 hotels, apartments, motels and associated uses are permitted. Residential land use is divided into five categories namely:

R1 - Zone "Low Low Density Residential" permitted in the Suburban or rural areas where there are no services. Building lots must be large to accommodate owner installed services without detriment to the environment. All buildings are subject to the conditions of residential waste disposal.

R2 - Zone "Low Density Residential" permitted in suburban or rural areas where there are no services. Density will be higher than that of R1 and similarly, lots must be large enough to accommodate owner installed services without detriment to The Environment. All buildings are subject to the conditions of residential waste disposal.

R3 - Zone "Medium Density Residential"

Single and multiple family housing inclusive of apartments, in the suburban, urban, and rural areas. All buildings are subject to the conditions of residential waste disposal.

R4 - Zone "Medium - High Density Residential"

Single and multiple housing inclusive or apartments and motels. All buildings are subject to the conditions of residential waste disposal.

R5 - Zone "High Density"

This zoning applies to existing high density areas near the town core. All buildings are subject to the conditions of residential waste disposal.

18. General requirements and conditions

(1) Unless approved otherwise by the Authority all categories of residential development shall observe the general requirements and conditions described in the

remainder of this section.

(2) An application for planning permission to develop a residential plot of land shall be accompanied by a plan and description of the manner in which it is proposed to deal with the open areas within the boundary of the plot and the layout of the plot with particular reference to the location of any buildings and the provision, location and access to parking.

(3) Vehicular access to a residential plot shall be provided to the satisfaction of the Authority from the carriageway of a public highway adjoining the boundary of the plot only, and

a) in the case of a corner plot at the junction of two roads through not more than one entrance on each road frontage located as far as is reasonably possible from the point of juncture of the centre line of the two roads, and

b) such entrances to be not: less than eight feet (2.5 meters) nor more than twelve feet (4 meters) in width.

(4) In all cases car parking shall be provided within the boundaries of the plot at a standard of not less than one space per dwelling.

(5) The residential plot shall be enclosed by a constructed or planted barrier, along or within the boundaries of the plot of not less than three feet (.08 meters) nor more than six feet (1.8 meters) in height except where the wall of the building forms part of the boundary or openings are required for pedestrian or vehicular access.

(6) In the case of apartments, any part of a plot not occupied by buildings shall be suitably treated and landscaped with artificial or planted materials and all floors of the building shall have access to a refuse chute of not less than two feet (0.6 meters) in diameter leading to a refuse storage unit.

(7) Community Facilities -

Within each residential zone or new residential subdivision, community facilities including recreational facilities local and shopping services, educational facilities (Pre-Schools, Primary Schools, Secondary Schools) are permitted in relation to the population served or projected. Standards for new subdivision are given in Table V of the Appendix . While these standards are the norm for new areas,, it is not always possible to apply them to the established part of Ambergris Caye in particular the town core.

Home Industry

Home Industry is permitted in residential areas. It is defined as an activity, whether a business or service carried on within a dwelling-house or within the curtilage of a dwelling-house and which:

- a) does not cause injury to or prejudicially affect the amenity of the neighborhoods including (but without limiting the generality of the foregoing) injury or detriment to amenity due to the remission of house vibration, smell, fumes, smoke, vapor, steam, soot, ash, dust, grit, oil waste water or waste product and
- b) does not entail the employment of a person who is not a member of the occupier's family resident in the dwelling and
- c) does not occupy an area greater than 20 square meters
- d) does not require the provision of any essential services main or a greater capacity than is normally required in the zone in which it is located and
- e) does not give rise to any pedestrian or vehicular-traffic
- f) will not result in the requirement of a greater number of vehicle parking facilities than is normally required in the zone in which it is located and
- g) is so conducted that, with the exception of a sign not exceeding 0.2 square meters in area, no identification is given that the house is used for other than residential purposes; and
- h) does not involve the use of commercial vehicles exceeding 2 tons gross vehicles weight for the delivery and collection of materials to and from the premises: and
- :) does not require the outdoor storage of materials or supplies;

19. General Residential Land Use Zone R1 (Low Density)

(1) Unless approved otherwise by the Authority, the development of an area of land or of an individual plot of land in any area falling within Zone R1 shall comply with the following planning regulations.

(2) Primary use shall be residential which includes occupation by owner as the family home or tenant renting for the purposes of a family home or a vacation home or to be accompanied by owners or rented to tenants for certain times or periods of the year. (See Table I-A)

Secondary Uses or permitted uses are:

Conservation and open space parks and playgrounds
community facilities.

(3) Site cover shall not exceed 20% per cent.

(4) Building set back in respect of any plot, shall be not less than:

a) 30 feet from the front boundary;

b) 25 feet from any side boundary; and

c) 50 feet from the rear boundary.

(5) Building height shall not exceed two storeys or 28 feet.

(6) Net density shall not exceed 2 dwellings per acre.

(7) Site density shall not exceed 20 habitable rooms per acre.

(8) Minimum lot size: 14,000 square feet.

(9) Maximum number of lots per acre: 2 (two)

MO) Building form shall consist of single family detached dwelling house.

20, General Residential Land Use Zone R2 (Low Density)

(1) Unless approved otherwise by the Authority, the development of an area of land or the development of an individual plot of land in any area falling within Zone R2 shall comply with the following planning regulations.

(2) Primary use shall be residential which includes occupation by owner as a. family house or tenant, renting for

the purpose of a family home or to be occupied by owners or rented to tenants for certain periods of time of the year.

Secondary uses or permitted uses are:

Conservation and open space parks and playgrounds
community facilities. (See Table I-A)

- (3) Site density shall not exceed 30 per cent.
- (4) Building set back in respect of any plot shall not be less than:
 - a) 20 feet from the front boundary
 - b) 15 feet from any side boundary, and
 - c) 40 feet, from the rear boundary

Building height shall not exceed 2 stories or 28 feet.

Net Density shall not exceed 4 dwelling units per acre.

- (7) Site density shall not exceed 30 habitable rooms per acre .
- (8) Minimum Lot Size : 6,000 square feet
- (9) Maximum number of plots per acre: 6 (six)
- (10) Building form shall consist of Single Family Detached dwelling house only.

21. General Residential Land Use Zone R3 (Medium Density)

(1) Unless approved otherwise by the Authority, the development of an area of land or the development of an individual plot of land in any area falling within Zone R3 shall comply with the following regulations:

(2) Primary use shall be residential which includes occupation by owner as the family home or tenant renting for the purposes of the family home or a vacation home to be occupied by owners or rented to tenants or guests to be used for certain time period of the year.

Secondary or permitted uses are:

Conservation and open space community facilities
residential R1 & R2 low intensity commerce
apartments, hotels, motels, guest houses, town
houses, row houses, condominiums (See Table I - A)

Residential Development Standards R - 3 for more details).

(3) Site density shall not exceed 40% per cent.

4; Building set back in respect of any plot shall not be less than:

- a) 15 feet from the front boundary
- b) 10 feet from any side boundary, and
- c) 30 feet from rear boundary

Except that no set back shall be required along any side boundary which is used jointly as a party wall between lots.

(5) Building height shall not, exceed two storeys or 28 feet .

(6) Net Density shall not exceed 6 dwelling units per acre.

(7) Site density shall not exceed 42 habitable rooms per acre, in the case of dwelling units for family use. In the case of a hotel net density it shall not exceed 40 guest beds per acre.

(8) Minimum lot size - 5,000 square feet

(9) Maximum number of plots per acre: 6 (six)

(10) Building form shall consist of single detached, and multiple - family residential.

22. General Residential Land Use Zone R4 (Medium High Density)

(1) Unless approved otherwise by the Authority, the development of any area on an individual plot of land in any area falling within zone R4 shall comply with the following regulations:

(2) Primary use shall be residential which includes occupation by owner as the family house or normal place of residence or tenant renting for the purpose of the family home or normal place of residence.

Secondary uses or permitted uses are:

Conservation and open space and open space parks and playgrounds, Low Intensity Commerce, apartments, hotels, guest houses, motels, town houses, row houses, condominiums (See Table I - B R - 4 Residential Development Standards for

Residential Development Standards R - 3 for more details).

(3) Site density shall not exceed 40% per cent.

4; Building set back in respect of any plot shall not be less than:

- a) 15 feet from the front boundary
- b) 10 feet from any side boundary, and
- c) 30 feet from rear boundary

Except that no set back shall be required along any side boundary which is used jointly as a party wall between lots.

(5) Building height shall not exceed two storeys or 28 feet .

(6) Net Density shall not exceed 6 dwelling units per acre.

(7) Site density shall not exceed 42 habitable rooms per acre, in the case of dwelling units for family use. In the case of a hotel net density it shall not exceed 40 guest beds per acre.

(8) Minimum lot size - 5,000 square feet

(9) Maximum number of plots per acre: 6 (six)

(10) Building form shall consist of single detached, and multiple - family residential.

22. General Residential Land Use Zone R4 (Medium High Density)

(1) Unless approved otherwise by the Authority, the development of any area on an individual plot of land in any area falling within zone R4 shall comply with the following regulations :

(2) Primary use shall be residential which includes occupation by owner as the family house or normal place of residence or tenant renting for the purpose of the family home or normal place of residence.

Secondary uses or permitted uses are:

Conservation and open space and open space parks and playgrounds, Low Intensity Commerce, apartments, hotels, guest houses, motels, town houses, row houses, condominiums (See Table I - B R - 4 Residential Development Standards for

more details).

- (3) Site cover shall not exceed 50 per cent.
- (4) Building set back in respect of any plot shall not be less than:
 - a) 10 feet from front boundary
 - b) 5 feet from side boundary and
 - c) 15 feet from rear boundary
- (5) (i) Building height shall not exceed 2 storeys or 28 feet.
(ii) Building height shall not exceed 3 storeys or 38 feet. (See Table I-B)
- (6) Net Density shall not exceed 16 dwellings per acre.
- (7) Site density shall not exceed 80 habitable rooms per acre or in the case of hotel 150 guest beds per acre.
- (8) Minimum lot size: 3,750 square feet
- (9) Maximum number of plots per acre: 8 (eight)
- (10) Building form shall consist of detached or multiple family residential apartments.

23. General Residential Land Use Zone R5 (High Density)

(1) Unless approved otherwise by the authority, the development of any area or an individual plot of land in any area falling within zone R5 shall comply with the following regulations.

(2) Primary use shall be residential which includes occupation by owner as the family house or normal place of residence or tenant renting for the purpose of the family home or normal place of residence.

Secondary Uses or permitted uses are:

Conservation and open space, parks, and playgrounds
apartments, hotels, guest houses, motels, town
houses, row houses, condominiums, (See Table I-B
Residential Development Standards R - 5 for more;
details).

Low Intensity and Medium Intensity Commerce
Residential R1, R2, R3. R4 and R5

- (3) Site cover shall not exceed 60 per cent

(4; Building set back in respect to any plot shall not be less than :

- a) 5 feet from the front boundary
- b) 5 feet from side boundary, and
- c) 10 feet from the rear boundary

Except that no set back shall be required along any side boundary which is used jointly as a party wall between two lots .

- (5) Building height shall not exceed 3 storeys or 38 feet.
- (6) Net density shall not exceed 32 dwelling units per acre.
- (7) Site density shall not exceed 120 habitable rooms per acre or 250 guest beds for hotels.
- (8) Minimum lot size 3,750 square feet
- (9) Maximum number of plots per acre: 10 (ten) •
- (10) Building form shall consist of single detached or multiple family residential or apartment buildings.

PART V: COMMERCIAL LAND USE

CLASS II: PLANNING REGULATIONS

24. Classes of Commercial Land Use

(1) Commercial land uses are divided into two categories:

a) Town Core/Central Business District which entails High Intensity Commercial including department stores, supermarkets , offices, banks, hotels, entertainment facilities etc.

(b) Commercial - Land Use zone "C" which includes Low-intensity commercial which includes grocery shops, local convenience stores, local services out, gas stations

25. General requirements and conditions

(1) Unless otherwise approved by the Authority, the development for commercial land use class shall observe the requirement and conditions described in the remainder of this section.

(2) An application for planning permission to develop a plot

for commercial purposes shall be accompanied by a plan and description of the immediate surroundings of the plot showing in particular the relationship in which it is proposed to make provisions for the loading and unloading of goods.

(3; Any arcade provided to a building consisting of shops on the ground floor shall have a depth of not less than six feet (2 m) and a height of not less than 8 feet (2.5m) nor more than 12 feet (3.5 m) .

(4) The plot shall be enclosed by an opaque barrier along the boundaries of the plot of not less than 5 feet (1.5m) nor more than 6 feet (2m) in height except where the wall of any building coincides with the boundary or where any area of the plot is used for purposes of an arcade and shall be provided in the case of commercial uses with refuse storage facilities with a capacity of 3.5 cu . ft (0.1 cu. m) for every one hundred square feet (10sq. m) of gross retail floor space screened from public view and reasonably accessible by vehicles, and in the case of apartments with refuse disposal facilities as required under the foregoing section.

(5) Any part of any plot not occupied by buildings shall be suitably treated and landscaped.

26. Commercial Land Use Zone

(1) Unless approved otherwise by the Authority, the development for hotel purposes of any area of land falling within Zone C shall comply with the following Planning Regulations described hereunder ;

(2) The primary use of land zoned for commercial purposes with Zone C shall be :

Low - Medium Intensity
Commercial (See Table
II)

Secondary uses:

Conservation and open space
Parks and Playgrounds
All residential densities
RI . R2 , R3 , R4 , R5

Site density shall not exceed:

- a) in the case of plot fronting Barrier Reef Drive a floor ratio of 1.8:1 and
- b) in any other case a floor area ratio of 1.2:1

(4) Site cover shall not exceed 50 per cent.

- (5) Building set back in respect of any plot shall be no less than:
 - a) 2 feet from the front boundary
 - b) 5 feet from any side boundary, and
 - c) 10 feet from the rear boundary
- (6) Building height shall not, exceed 3 storeys or 38 feet in height .
- (7) In the case of secondary uses it shall comply with planning regulations of such use class.

27. Town Core/CBD Use

(1) Unless otherwise approved by the Authority the development of land for. Town Core/Central Business District Use shall comply with the planning regulations described hereunder.

- (2) The primary use of Land Zone for Town Core/CBD use are:

High intensity commerce

Secondary uses are: ~~Conservation~~ Parks and
Playgrounds All housing densities
Medium - Low Density Commerce

- (3) Site density shall not exceed ratio 8.0:1
- (4) Site: cover shall not exceed 60% per cent.
- (5) Building set back in respect to any plot shall not be less than:
 - a) 2 feet from the front boundary
 - b) 4 feet from any side boundary, and c)
5 feet, from the rear boundary
- (6) Building height shall not exceed three storeys or 38 feet in height.

In the case of secondary uses, they shall comply with planning regulations of their use class.

PART VI: INDUSTRIAL LAND USE
CLASS III: PLANNING REGULATIONS

28. Classes of Industrial Land Use

(1) Unless otherwise approved by the Authority, the development of land for industrial use shall comply with the planning regulations described hereunder:

(2) The primary use of land zoned for industrial use shall include manufacturing activities:

- (i) in which the activities carried on, the machinery used and carriage of goods and commodities to and from the premises are such that they could be carried on in any area without detriment to the amenity of the locality by reason of noise, vibration, smell, fumes, smoke, vapors, water, waste, waste products, grit, oil, traffic or otherwise and
- (ii) the establishment of which will not or the conduct of which does not impose an undue load on any existing or projected service for the supply or provision of water, gas, electricity, sewerage facilities or any other like service.

Industry means the carrying on of any process for or incidental to any of the following purposes:

- a) the manufacture, transformation or repacking of any article or materials
- b) the repair of any article
- c) the adapting for sale of any article
- d) the servicing of any article

Industry is deemed to include the use of land or building as :

- a) a building's yard or fuel depot
- b) a depot from which any of the above list of purposes are carried out at other locations
- c) a transport depot
- d) a veterinary clinic in which overnight accommodation is provided for animals or
- e) a salvage yard

29. General Requirements And Conditions

(1) An application for planning permission residential land use class shall be accompanied by a plan and description of the development proposed and of the immediate surroundings of the plot showing in particular the disposition of buildings, areas designated for open storage, the relationship of the plot to vehicular access and the manner in which it is proposed to make provision for the loading and unloading of vehicles.

(2) Development for residential purposes shall not be permitted in any industrial land use class or in any industrial building other than for caretaking, security or similar staff in which case the gross floor area so used shall not exceed 5 per cent of the gross floor area of the building or comprise more than a single dwelling.

(3) Development for offices purposes shall nor be permitted in any industrial land use class or in an industrial building other than administrative offices directly related or ancillary to the main purpose and the gross floor area so used shall not exceed 20% of the gross floor area.

(4) The development of shops shall not be permitted in any industrial land use class other than on sites designated for this purpose by the Authority.

(5) Vehicular access shall be provided to the satisfaction of the Authority from the carriage way of a public highway through entrances in the boundary barrier of sufficient width to accommodate the type of vehicles using the building.

(6) The plot shall be enclosed by a barrier along the boundaries of the plot of not less than 5 feet (1.8 m) or more than 7 feet (2.1 m) in height except where the wall of any building coincides with the boundaries or is required for entrances .

(7) Any part of the plot not occupied by buildings shall be suitably treated and surfaced with durable materials or landscaped.

30, Zone; Industrial Land Use

(1) Unless otherwise approved by the Authority the development of the land for industrial purposes falling within this Zone shall comply with the following Planning Regulations described hereunder:

The primary use of land zoned for industry shall be light industry only. (See Table III)

Secondary uses shall be:

Conservation and Open Space Parks and Playgrounds

- (2) Site density shall not exceed 60 per cent.
- (3) Building Height shall not exceed 2 storeys or 28 feet.
- (4) Minimum Lot size shall be 10,000 square feet.
- (5) Minimum building set back with respect to any plot shall not be less than:
 - a) 25 feet from the front boundary
 - b) 12 feet from any side boundary, and
 - c) 25 feet from the rear boundary
- (7) Parking space shall be provided as 1 per every 500 square feet of floor space.
- (8) 25% per cent of site should be reserved for landscaping.
- (9) Disposal of Solid Waste should be approved by the Local Authority and Health Department.
- (10) At least one loading bay should be provided.

PART VII: CONSERVATION USE CLASS PLANNING REGULATIONS

31. Classes of Conservation Use

(i) Conservation Areas are those set aside to ensure the National Vitality of the environment or to preserve a particular landscape or habitat. Any permitted development in these areas can only take place with the central goal of conservation in mind. Wherever developments are permitted, uses will be limited to wildlife parks and education.

(11) Conservation Use Class is divided into 2 categories:

CON 1 - No development will be permitted. Land to be left in its natural state.

CON 2 - Limited development to be permitted.

32. General Requirements And Conditions

(1) The development of any land within the conservation area shall not be permitted unless the Authority is satisfied that the purpose of the development is compatible with the primary use for the area or otherwise accords with the objections of the Ambergris Caye Master Plan for such areas.

(2) Development shall be considered only in areas zoned as Con 2 and shall be considered as complying with the requirements of the preceding subsection if it consists of uses for the purposes of:

- a) archeological studies and excavation
- b) educational and cultural activities related to the particular characteristics of the area; or
- c) public amenity

together with any other development of a related or ancillary kind and the formation of tracks, trails and footpaths which are reasonably necessary to give effect to those uses.

33. Conservation 1 Use Class

(1) No development of any kind shall be permitted in any area classed as a Conservation 1 Use Class Zone other than development that may be reasonably necessary for carrying out the supervision, monitoring or maintenance of the area for conservation purposes.

(2) For the avoidance of doubt, development for general residential, commercial or industrial purposes shall not be permitted in any area classed as a Conservation 1 area and the following activities are specifically prohibited, that is to say:

- a) The cutting or burning of trees or the clearance of undergrowth or the removal of any kind of plant life other than in pursuances of agricultural operations or as may be necessary to give effect to any grant or planning permission by the Authority;
- b) The shooting, hunting, netting or catching of any kind of land or Marine Wildlife; or
- c) The excavation of any historic site or the removal of any archeological remains or artifacts except when officially sanctioned.

34. Conservation II Use Class

(1) Unless otherwise approved by the Authority any land zoned as Conservation II Use Class shall comply with the following Planning Regulations hereunder:

Primary use should be conservation

Secondary use: Open space, Parks R1 Residential
Planning regulations of Secondary use class shall be complied with.

PERFORMANCE STANDARDS

Each type of land use zone is subject to performance standards.

These include:

- Plot size
- Site density
- Site cover
- Height of buildings
- Building set - backs
 - Front setbacks
 - Side setbacks
 - Back setbacks
- Parking Access

The meanings and reason for adopting each of these performance standards is as follows:

PLOT SIZE AND DIMENSIONS

The minimum size of plot which will be permitted in subdivision layouts generally varies with:

- The use which is to be made of the land;
- The intensity of development which is desired for the site and surrounding areas;
- The physical characteristics of the land to be subdivided including the drainage of the land;
-
- The general character of the area within which the land is located, whether urban or suburban;
- The capacity of existing infrastructural facilities in the area.

Plot dimension standards are expressed as a ratio of plot width to plot length. In new subdivisions, the ratio of plot width to length should not exceed 2 to 5, i.e. the width of the plot should not be less than 40 % of the length. The standard width for plots should not be less than 50 ft.

RESIDENTIAL DENSITY

Residential density is a measure of the intensity of residential development on a specified site or within a specified geographic area. This density is usually expressed in terms either of the number of dwelling units or of the number of bedrooms per unit of the land area. In the case of hotel development density is usually expressed in terms of bedrooms per unit of land area. Residential density may be calculated on the basis of gross or net land areas.

"Gross Land Area" refers to the total land area of a development site. "Net Land Area" refers to the total land or site area minus the area allocated to streets, public parking, playgrounds and other non-residential facilities. The standards for residential land use in this document are gross.

The use of standards governing residential density is to control the amount of residential development so that the resulting level of development:

- Can be accommodated on the land without, the destruction of physical or environmental character of the area;
- Can be serviced adequately by the existing and planned infrastructural and social facilities as well as sufficiently provided with open space;
- Is in balance with the function of the particular area;
- Respects the rights of residents to enjoy adequate light, ventilation, views and privacy.

The actual gross or net density which is permitted on a particular development site depends on the size of that site, the physical characteristics of the site and the general density standard established in relevant area plans and policies for the area in which the site is located.

BUILDING HEIGHT

The standard for height indicates the maximum elevation to which buildings will be permitted. This standard is usually expressed either in storeys or as a linear measure. When expressed in meters, the height will be measured to the highest point of the roof structure.

The base datum for building height is normally taken as the lowest level of the ground on which the building rests. Standards governing the maximum permitted building height are applied in order to:

- Attain compatibility in the size and scale of buildings located in any area;
- Ensure the availability of adequate natural light and

ventilation to all buildings on site and in the surrounding areas;
-Control the form and massing within an area;
-Afford privacy of occupants of buildings; -
Safeguard or enhance significant views; -
Minimize fire and hurricane damage.

For any given site the maximum building setback specifies the minimum distance which a building must be set back from property boundaries at ground and/or upper floor levels and/or eaves line. The building setback is the shortest plan distance perpendicular to the respective property boundary and the external surface of the outermost walls of the building.

The front building setback is measured from the front of the building to the front property boundary which is usually the boundary of the road reserve. In special cases, however, the front setback is measured from the edge of the carriageway. On corner plots two front setbacks will be required, in addition to setbacks from the other boundaries.

Standards governing the minimum building setbacks applied in order to :

-Provide a buffer zone between buildings; -Minimize fire hazard and provide access for fire fighting equipment; -Prevent the discharge of rain water from roofs of buildings into adjoining properties;

-Provide privacy between buildings, particularly in residential areas: -Ensure adequate natural light and ventilation to all buildings: -Facilitate landscaping in front of buildings thus improving the streetscape; -Provide adequate sight line for motorists at corner plots: -Allows for future road widening where necessary.

PARKING

Parking standards specify the minimum number and the dimensions of spaces required, the parking of vehicles within the curtilage of a site. Off-street parking requirements are specified in order to:

- Avoid contributing to traffic congestion and other problems which can result from street parking;
- Ensure that activities on the site can be conducted in a safe and efficient manner.

The number of off-street parking spaces required on individual sites is determined by the nature and scale of the activity being conducted in the context of the overall land-use transportation policy for the surrounding area .

In certain circumstances, consideration may be given to the provision of off site parking facilities in the vicinity of the development site.

VEHICULAR ACCESS

All separate parcels of land must have access to a public road or right-of-way and vehicular access whenever possible.

The point of vehicular entry to or exit from a site shall normally not be closer than 10.00 meters from the junction of two roads, measured from the nearest point of intersection of the road reserves. However the minimum distance for any vehicular access to any junction between two or more shall normally be 50.00 meters from any junction between two or more major roads. In exceptional circumstances this may be reduced to not less than 25 m.

Where a building is located on a corner plot access off the minor road is preferable. Where driveways on both roads are necessary then the driveway on the major road should preferably be for exiting from the property.

NEW DEVELOPMENT

COMMUNITY FACILITIES

New areas being developed or earmarked for residential development at the edge of the urban area require that space be provided for community facilities. In general the requirements depend on the size of the development, that is, the number of lots in a subdivision, and the estimated future population. These then translate into the standards shown in Table V. Because much of the town is already built, it is impracticable to apply these standards to the existing urban area. However, they can be used as a guideline in all future redevelopment schemes.

DRAINAGE

The Land Subdivision and Utilization Authority of the Ministry of Natural Resources determines and administers the standards for drainage of a development site. The drainage system for any development must meet standards and specifications prior to the commencement of development .

The developer is responsible for installing the drainage system for the development. The drainage system on any development site must be integrated with the overall drainage system on adjoining lands and meet the approval of the Ministry to avoid any adverse environmental effects. The drainage outfall must be to the public drainage system, a river, a canal, or the coast .

In general, major surface water drainage canals should be spaced at 1200' to 1500' intervals depending on the depth of fill and the gradients that are achieved from the mid point between adjacent canals and canal water level. Minor surface water drainage channels should be provided down each side of each public thoroughfare.

SERVICES AND UTILITIES

The availability of adequate services and utilities is essential for the safe and healthy occupation of buildings. The design of every development site must provide for service by public or private water supply, electricity, storm water and sewerage disposal systems, and garbage removal facilities.

Development will be considered premature and may not be permitted in the absence of these facilities and

services.

WATER SUPPLY

The Water and Sewerage Authority is the agency responsible for providing an adequate supply of potable water to Belize.

However, the developer is responsible for providing acceptable water distribution systems to serve individual sites. These systems must meet the performance standards and requirements of the Water and Sewerage Authority and receive the approval of the Authority prior to commencement of development.

For development which involves the subdivision of land and the construction of buildings, the developer will be responsible for laying out the main water distribution and sewerage systems as well as reserving space for community facilities and services such as health, libraries, churches, government branch offices and neighbourhood shopping.

These facilities may be grouped to form a well designed and readily accessible service center strategically located in the development. The design may take the form of grouped commercial or mixed use lots. Adequate parking, loading, lay-byes and shelters for public transport, landscaping, street furniture and public facilities such as public toilets and public telephones should be provided.

These facilities should be located in a manner so as to protect residences from noise, traffic, fumes, dust, and odours.

SEWERAGE DISPOSAL

Methods of sewerage disposal include:

%

- a) The Water-Borne Sewerage Systems:
For any development located in an area where this systems is available, the developer will be required to provide connecting sewers from the central systems to individual plots.
- b) The Septic Tank and Soakaway, or Septic Tank and Absorption Trench, or Septic Tank and Filter Trench or Aqua-privy Systems: These may be used for individual lots in small residential developments located in areas where the water-borne system is not available.

The system adopted depends on the soil characteristics.

- c) The Open Pit or Latrine:
This may be the only method of sewerage disposal available in rural areas which do not receive a regular supply of pipe borne water. These pits must conform with standards of design, and maintenance is established by the Public Health Authority.

- d) Sewerage Treatment Plants:

The need for a sewerage treatment plant is generally determined by the site and location of a development, the size of individual plots within the development, existing soil conditions and any other relevant considerations.

Sewerage disposal systems must conform with standards established by the Water and Sewerage Authority with regard to capacity, design, construction and maintenance and will require the approval of the agency prior to commencement of development.

Adequate land area must be provided within any development for sewerage disposal systems, and should be clearly identified on plans accompanying applications for planning permission.

The location of sewerage treatment facilities on a development site should not adversely affect the enjoyment of surrounding property. Adequate screening should be provided between the plant and other uses within the development.

GARBAGE DISPOSAL

The collection and disposal of residential garbage is the responsibility of the relevant local authority. However, adequate provision must be made by the occupant or the developer, for the holding of garbage prior to collection.

Specifications can be obtained from the Local Health Authorities.

ELECTRICITY

The Belize Electricity Board is responsible for the provision of electricity.

Where electricity service is required, developers must consult this authority prior to development in order to ascertain whether the site can be adequately supplied. This is particularly important for areas which may not have been supplied with electricity in the past and for large scale or high intensity development.

COMMUNITY FACILITY DEVELOPMENT STANDARDS

	COMMUNITY FACILITIES
Permitted	* Educa t ion , Health
Use	* Religious & * Community Centers
Minimum Lot Size	* *'
Maximum Building Coverage	* 40 % * *
Maximum Building Height	* 28 feet * *
Minimum Building Setback	* * *
front	* 25 feet
side	* 12 feet
rear	* 15 feet *
Minimum Frontage	* * *
Parking	* i space per * 325 sq ft * floor space *
Services	* Water & * Sewerage * or Septic
Minimum Open Space	* 25 % of site * reserved for * landscaping

SIZE OF DEVELOPMENT	EST. POPULATION	REQUIRED AMENITIES
20 - 200 residential units convenience	* * 100-1,000 * persons * * * *	* * pre-school , park, * playlot , * * grocery shop . *
200 - 400 park /play residential units	* * 1,000 - 2,000 * persons * * *	* * pre-school lot , * local shop * *
400 - 600 park/ residential units	* * 2,000 - 3,000 * persons * * * * *	* * primary school , * playlots , * community center, * post office, * neighbourhood * shops *
600 - 2,000 residential units	* * 3,000 - 10,000 * persons * * * * * * * * * * * * *	* * primary schools , * local recreation * grounds , * community center , * post office, * youth center , * library , health * center , or * clinic, * police station , * market place , * commercial area. *
2,000 - 10,000 residential units	* * 10,000 - 50,000 * persons * * * * * * * * * * * * * * * * * *	* * Junior and Senior * Secondary * Schools , * sub-regional * recreation * ground , * community center, * district health * center , fire * station. * telephone * exchange , * offices, market , * shopping center . * banks * * *

PART VIII:

TABLE I - A
RESIDENTIAL DEVELOPMENT STANDARDS

Zone	R - 1	R - 2	R - 3	R - 3
Density	L/L/D	L/D	M/D	M/D
Permitted Use	Single Family Resd. Detached	Single Family Resd. Detached	Single Multiple Fam./Resd. Detached	1. - Apartments, Hotels, Motels, Guest House 2. - Town House and Row House, Condominiums
Permitted Net Density (dwellings per acre)	2 du/acre	4 du/acre	6 du/acre	1. - 10 du/acre 2. - 15 du/acre
Permitted Site Density (habitable rooms per acre)	20 hab. rooms/acre	30 hab. rooms/acre	42 hab. rooms/acre	1. - 60 hab. rooms/acre 2. - 40 hab. rooms/acre
Minimum Lot Size (square feet)	14,000sqft	6,000sq.ft	5,000sq.ft	1. - 3,750sq.ft 2. - 5,000sq.ft
Site Cover (Percent %)	20 %	30 %	40 %	1. - 20 % 2. - 10 %
Maximum number of plots per acre	2	4	6	1. - 10 2. - NA
Building Setback				
Front (feet)	30 feet	20 feet	15 feet	15 feet
Side (feet)	25 feet	15 feet	10 feet	10 feet
Rear (feet)	50 feet	40 feet	30 feet	30 feet
Building Height	28 feet	28 feet	28 feet	28 feet
Number of Stories	2	2	2	2
Parking Space Per Unit	1	1	1	1
Other				1.(a) No more than 6 houses adjoining or 5 party walls. (b) 60% of property remains as common area. 2. 75% of property remains as common area.

PART VIII:

TABLE I - B
RESIDENTIAL DEVELOPMENT STANDARDS

Zone	R - 4	R - 4	R - 5	R - 5
Density	M/H/D	M/H/D	H/D	H/D
Permitted Density	Single Multiple Fam./Resd. Detached	1.- Apartments Hotels Guest House Motels 2.- Condominium Town House Row House	Single Multiple Fam./Resd. Detached	1.- Apartments Hotels Guest House Motels 2.- Condominiums Town House Row House
Permitted Net Density (dwellings per acre)	16 du/acre	1.- 15 du/acre 2.- 10 du/acre	20 du/acre	1.- 20 du/acre 2.- 25 du/acre
Permitted Site Density (habitable rooms per acre)	60 hab. rooms/acre	1.- 70 hab/acre 2.- 50 hab/acre	80hab/acre	1.- 80hab/acre 2.- 60hab/acre
Minimum Lot Size (square feet)	3,750sq.ft	1.- 3,750sq.ft 2.- 5,000sq.ft	3,750sq.ft	1.- 3,750sq.ft 2.- 5,000sq.ft
Site Cover (Percent %)	50 %	1.- 30 % 2.- 15 %	60%	1.- 40 % 2.- 18 %
Maximum number of plots per acre	8	1.- 15 2.- NA	10	1.- 20 2.- NA
Building Setback				
Front	10 feet	10 feet (1.2.)	5 feet	1.-5 feet 2.-5 feet
Side	5 feet	10 feet (1.2)	5 feet	1.-5 feet 2.-10feet
Rear	20 feet	20 feet (1.2)	10 feet	1.-10 feet 2.-15feet
Building Height	28 feet	28 feet	38 feet	38 feet
Number of Stories	* 2	2	3	3
Height (feet)				
Parking Space Per Unit	1	1	1	1
Other	*R4 is divided into two areas differentiated by building height. *There is one area in an R-4 Zone where 3 stories is permitted	1.(a) No more than 6 houses adjoining or 5 joint party walls (b) 50% of property remains as common area. 2. 60% of property remains as common area	1.(a) No more than 6 houses adjoining or 5 joint party walls. (b) 40% of property remains as common area. 2. 50% of property remains common	

Definitions: Apply to Table I - A and Table I - B

- 1) du - dwelling
- 2) hab - habitable
- 3) gb - guest bed
- 4) Fam/Resd - Family Residential
- 5) NA - not applicable
- 6) Building Height - 6' (feet) and above is considered a one storey
- 7) Common Area - includes, swimming pool, landscaping, recreational
- 8) L/L/D - Low/Low/Density, L/D - Low Density
M/D - Medium/Density, M/H/D - Medium/High Density. H7D, High Density
- 9) C.B.D - Central Business District

PART VIII:

TABLE II
COMMERCIAL DEVELOPMENT STANDARDS

TOWN CORE - C.B.D.		LOW - MEDIUM INTENSITY

Permitted Use	All Commercial Services	
Floor Area (sq.ft.)	N / A	Less than 2,500 square feet
Minimum Permitted Site	N / A	3,750 square feet
Site Cover %	60 %	50 %
Building Height	Three stories or 38 feet	Three stories or 38 feet
Minimum Building Setback		
Front	2 feet	2 feet
Side	4 feet	5 feet
Rear	5 feet	10 feet
Parking	1/500 sq.ft. of flr. area	1/700 sq. ft. of flr. area
Services	Water & Sewerage	Water & Sewerage
Other	grassing & landscaping	grassing & landscaping

PART VIII:

TABLE III
INDUSTRIAL DEVELOPMENT STANDARDS

Zone	Industrial

Permitted Use	Small scale manufacturing, warehousing, food, beverage, lumber, printing, boat repair
Minimum Lot Size	10,000 square feet
Minimum Building Coverage	60%
Maximum Building Height	2 stories or 28 feet
Minimum Building Setback:	
Front	25 feet
Side	12 feet
Rear	25 feet
Loading Bays	1 loading bay

PART VIII:

TABLE IV
CONSERVATION II DEVELOPMENT STANDARDS

*****	*****
Zone	Conservation II (Mexico Rocks Area)
*****	*****
Density	Low Low Density
*****	*****
Permitted Use	Single Family Residential Detached
Permitted Net Density (dwellings per acre)	1 dwelling per acre
Permitted Site Density (habitable rooms per acre)	10 habitable rooms per acre
Minimum Lot Size	1 acre
Site Cover (Percent %)	10 %
Maximum number of plots per acre	1
Building Setback	
Front (feet) *	30 feet
Side (feet)	25 feet
Rear (feet)	50 feet
Building Height	28 feet
Number of Stories	2
Parking Space Per Unit	1
Other	* On beach-front properties 100 feet setback

PART VIII:

TABLE - V

NEW DEVELOPMENT - STANDARDS FOR THE PROVISION OF FACILITIES

TYPE OF FACILITY	RATE OF PROVISION	MINIMUM SITE SIZE

Playlot	220sq.ft./du	4,800sq.ft.
Neighbourhood Recreation Ground	.5acres/100du	3.5acres - 5acres
Suburban Regional Recreation Ground	1acre/100du	10 acres
Regional Recreation Ground	1acre/100du	20 acres
EDUCATION		
Day Care Centre	1/100du	4,800sq.ft.
Pre-School	1/200du	10,800sq.ft.
Primary School	1/400du	3.5acres
Junior and Senior Secondary School	1/2500du - 3500du	7.5acres - 12.5acres
COMMUNITY SERVICES		
Community Center	1/2000du - 6000du	32,300sq.ft.
	1/400du - 2000du	15,000sq.ft.
	1/400du	1,080sq.ft.
Church	1/1000du	10,800 - 43,000sq.ft.
Police Station	1/2000 - 10,000du	16,200 - 43,000sq.ft.
Fire Station	1/2000 - 10,000du	16,200 - 43,000sq.ft.
Post Office	1/1000du	4,800sq.ft.
HEALTH		
Health Post or Center	1/4000du - 8000du	10,800sq.ft.
	1/2000du - 4000du	75,400sq.ft.
	1/2000du	4,500sq.ft.

Note: du - means dwelling unit

PART IX:

APPLICATION FEES

BUILDINGS:

Residential:	800 sq.ft. or less	= \$ 25.00
	800 sq.ft or more	= \$ 50.00
Hotels, Apartments, Condominiums, Commercial, Industrial:		= \$100.00

PIERS:

Residential:	= \$ 10.00
All others:	= \$ 50.00

PERMIT FOR DEVELOPMENT FEES

PROPOSAL (FLOOR AREA)

Residential Uses:	400 sq.ft. or less	= no charge
	Greater than 400sq.ft. in the aggregate but less than 600sq.ft.	=\$.05/sq.ft.
	Greater than 600sq.ft. in the aggregate but less than 800sq.ft.	=\$.075/sq.ft
	Greater than 800sq.ft. in the aggregate	=\$.10/sq.ft.
All other uses:	1000sq.ft. or less	=\$.10/sq.ft.
Hotels, Restaurants, Bars, Shops, Condominiums, Commercial Buildings, etc:	1000sq.ft. to 2000sq.ft.	=\$.15/sq.ft.
	2000sq.ft. to 3000sq.ft.	=\$.20/sq.ft.
	3000sq.ft. to 6000sq.ft.	=\$.30/sq.ft.
	6000sq.ft.or more	=\$.40/sq.ft.
Piers:		
Residential:	per running foot	=\$ 1.00
All others:	per running foot	=\$ 5.00

All government buildings and church projects such as schools,
community centers are exempted.

INTRODUCTION:

THE ARCHITECTURE OF THE CARIBBEAN IS A SYNTHESIS OF DIFFERENT INFLUENCES AND THE FRUIT OF EXPERIENCE. IT IS AN ARCHITECTURE MOSTLY FOR LIFE OUT OF DOORS. DAILY ACTIVITIES TAKE PLACE IN SPACES - THAT ARE MOSTLY OUTSIDE THE FRAMEWORK OF THE HOUSE ITSELF, AND EVEN THE FRAMEWORK IS OPEN TO THE OUTDOORS, OFFERING PROTECTION ONLY FROM SUN AND RAIN.

SAN PEDRO TOWN IS THE ONLY SETTLEMENT IN AMBERGINS CAYE, AND ALTHOUGH ITS POPULATION IS A MIXTURE OF THE HISPANIC AND CREOLE CULTURES, THE CARIBBEAN INFLUENCE IS PREDOMINANT IN ITS ARCHITECTURE. THE BUILDINGS ARE MAINLY OF TIMBER FRAME STRUCTURES, CLAD WITH PAINTED BOARDING. AND

COVERED WITH GABLED AND HIPPED CORRUGATED ROOFS. OVERHANGING EAVES, VERANDAHs AND OPEN GALERIES INTEGRATE THE FACADES OF THE BUILDINGS PICKED OUT IN A PALETTE OF BRIGHT COLOURS. AT PRESENT, TIMBER IS RELATIVELY EXPENSIVE AND IS OF A BAD QUALITY DUE TO A LACK OF PROPER TREATMENT AND SEASONING, THIS MAY BE A REASON WHY THE NEW BUILDINGS ARE HEAVY BLOCK STRUCTURES WITH DESIGNS ALIEN TO THE CULTURE AND CLIMATIC CONDITIONS. SUCH A MOVEMENT IS CAUSING THE LOCAL VERNACULAR BUILDING TRADITION TO DRIFT AWAY INTO FOREIGN INFLUENCES.

--: ENTRANCE :-

THE ENTRANCE OF A BUILDING IS THE TRANSITION BETWEEN THE INSIDE AND THE OUTSIDE. THIS - TRANSITION SHOULD BE BEAUTIFIED BY THE USE OF ELEMENTS THAT WILL CREATE A FEELING OF AS RIVAL TO THE BUILDING, THUS PREPARING PEOPLE FOR THEIR ENTRANCE.

THE ENTRANCE MUST BE PLACED IN SUCH A WAY THAT PEOPLE WHO APPROACH THE BUILDING LOCATE THE ENTRANCE AS SOON AS THEY SEE THE STRUCTURE.

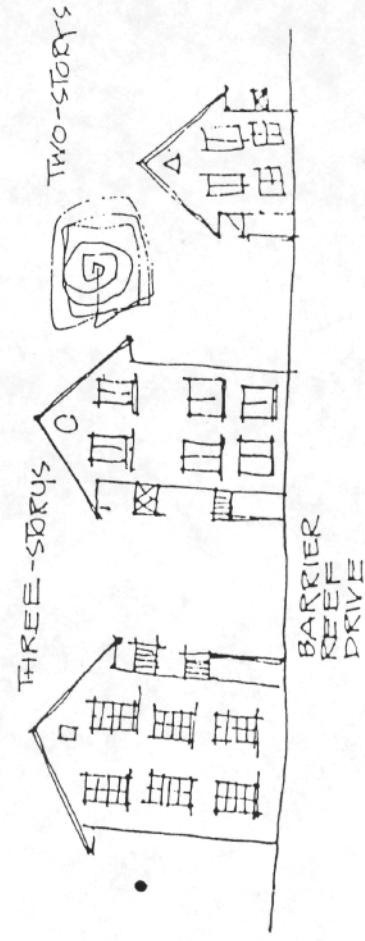
THESE TRANSITIONAL ELEMENTS CAN BE EITHER VERANDAS, PORCHES OR GALLERIES WITH DECORATED RAILINGS AND - TRIMS OF DIFFERENT MOTIFS. PROPER CARE SHOULD BE TAKEN THAT THESE ELEMENTS DO NOT

--: HEIGHT :-

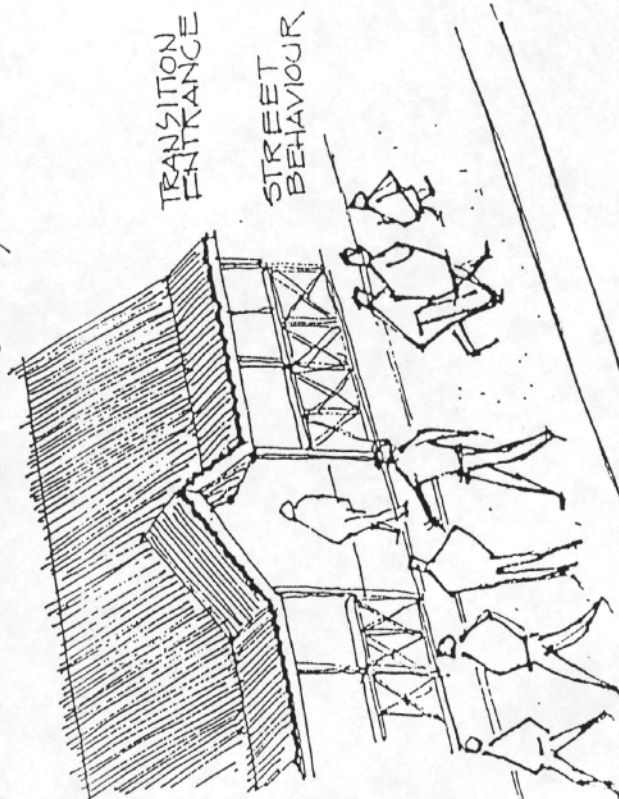
TO KEEP BUILDINGS SMALL IN - SCALE, FOR HUMAN REASONS, AND TO KEEP THE COSTS DOWN, THEY SHOULD BE AS LOW AS POSSIBLE. BUT TO MAKE THE BEST USE OF LAND, BUILDINGS SHOULD BE A MAXIMUM OF TWO-STORY HEIGHT, EXCEPT FOR BUILDINGS FRONTING ON TO - BARRIER REEF DRIVE.

FOR INTERNAL COMFORT, THE HEIGHT FROM FLOOR TO CEILING SHOULD BE 3.00 MTS I.E.

10'-8" MINIMUM ().

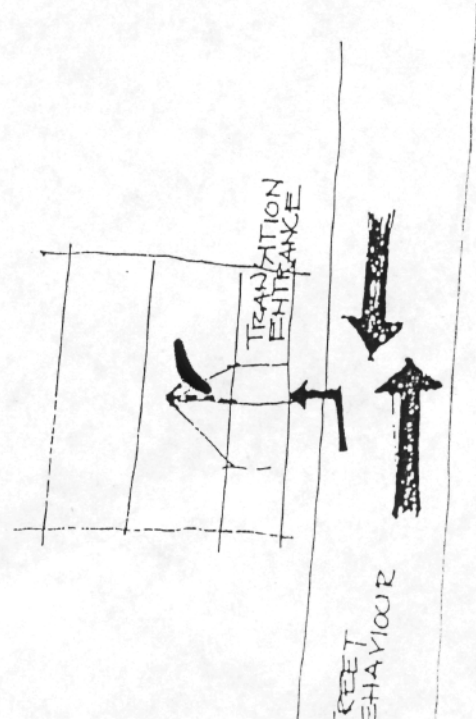


PROJECT OVER ANY STREET OR
PUBLIC PLACE ().



TRANSITION
ENTRANCE

STREET
BEHAVIOUR

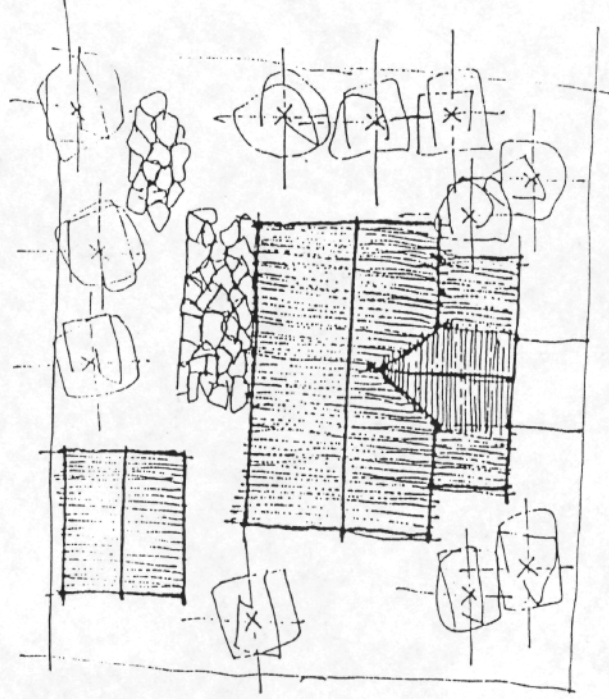


TRANSITION
ENTRANCE

STREET
BEHAVIOUR

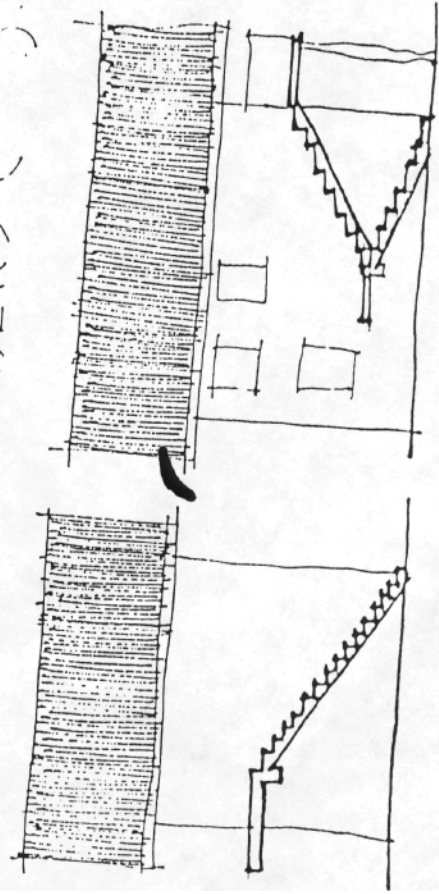
--: OPEN AREAS:--

IN HOT CLIMATES, THERE ARE
MANY HOURS WHEN IT IS MORE
PLEASANT TO BE OUTSIDE THAN
INSIDE. A BUILDING SHOULD NOT
COVER THE TOTAL AREA OF GROUND.
THERE SHOULD BE AN AREA
LEFT FOR COURTYARDS AND
GARDENS ().



— STAIRCASE :—

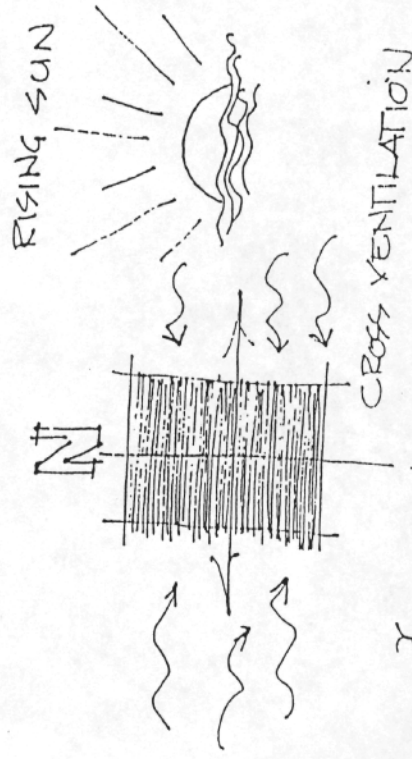
IT CAN BE VERY COMFORTABLE TO ASCEND A STAIRCASE OF 12 RISERS, BUT WHENEVER A STAIRCASE IS OVER 12 RISERS, IT DOES NOT ONLY TURN UNCOMFORTABLE, BUT THE PROPORTION OF THE ELEMENT IS DESTROYED. IT IS CONVENIENT THAT A LANDING IS PROVIDED WHEN EVER THE FLOOR HEIGHT NECESSITATES MORE THAN THE MENTIONED AMOUNT OF RISERS ().



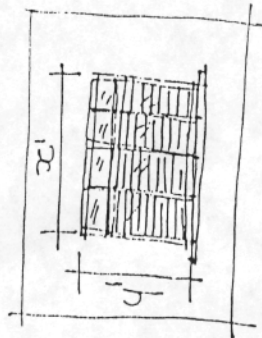
— ORIENTATION :—

IF THE BUILDING IS PLACED RIGHT THE BUILDING AND ITS GARDENS - WILL BE HAPPY AND FULL OF ACTIVITY. THE MOST ESSENTIAL DAY-TO-DAY ACTIVITIES TAKES PLACE WITHIN THE FRAME - WORK OF THE HOUSE. THE ORIENTATION IS ESSENTIAL TO CREATE AN ADEQUATE ATMOSPHERE, AND WINDOW OPENINGS ARE VERY IMPORTANT TOO. A BIG WALL WITH SMALL WINDOWS DESTROYS THE DOWNSCAPE EN CLOSING ALLEYS, STREETS AND OBSTRUCTS THE FLOW OF WIND. ALL BUILDINGS SHOULD BE LOCATED WITH AN EAST-WEST ORIENTATION PREFERABLY. ALL WALLS SHOULD HAVE OPENINGS RANGING FROM 40% TO 80% OF ITS TOTAL SURFACE

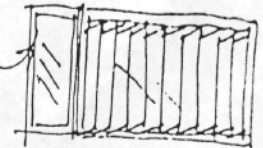
IF THERE IS TO BE FIXED GLASS, IT SHOULD NOT EXCEED 20 % OF THE TOTAL WINDOW OPENING.



$$\frac{A_g \times 100}{A_t} = \text{MAXIMUM \%}$$

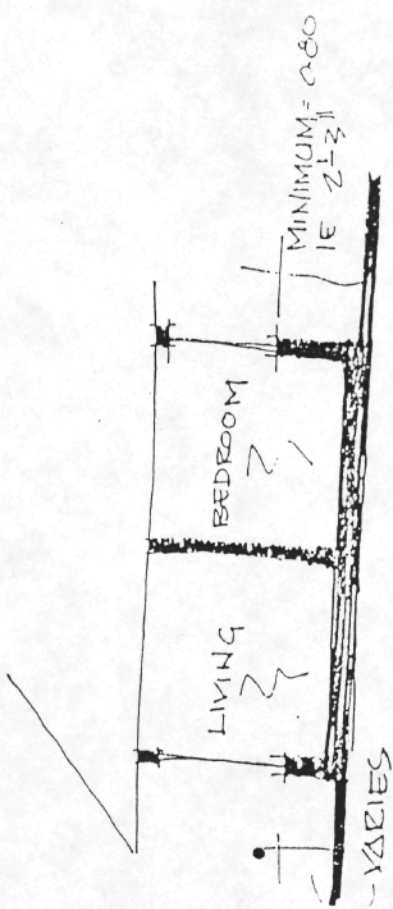


FIXED GLASS PANEL, TO BE 20% MAXIMUM OF TOTAL WINDOW OPENING.



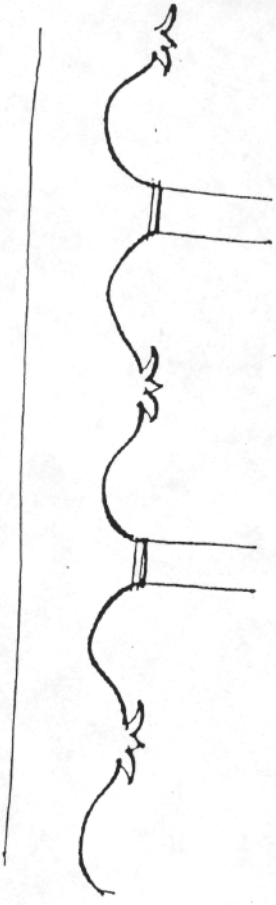
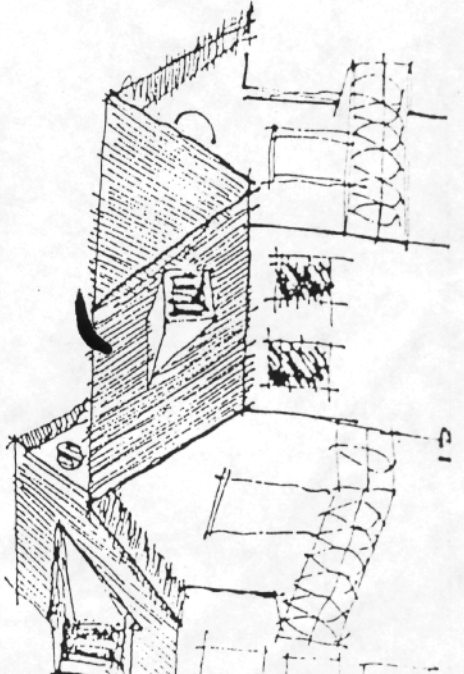
∴ WINDOWS:-

THE HEIGHT OF THE WINDOW SILL SHOULD VARY FROM 0.00 LEVEL IN THE LIVING ROOM TO 0.80 MTS OR 2'-3" IN THE BEDROOM. THE WINDOW LINTELS ARE TO BE AS CLOSE AS POSSIBLE TO THE CEILING. IN THE CASE OF OFFICES AND SCHOOLS, THE SILL HEIGHT IS TO BE FROM 1.20 MTS I.E. 3'-7" TO 1.50 MTS I.E. 4'-11" ABOVE FLOOR LEVEL.

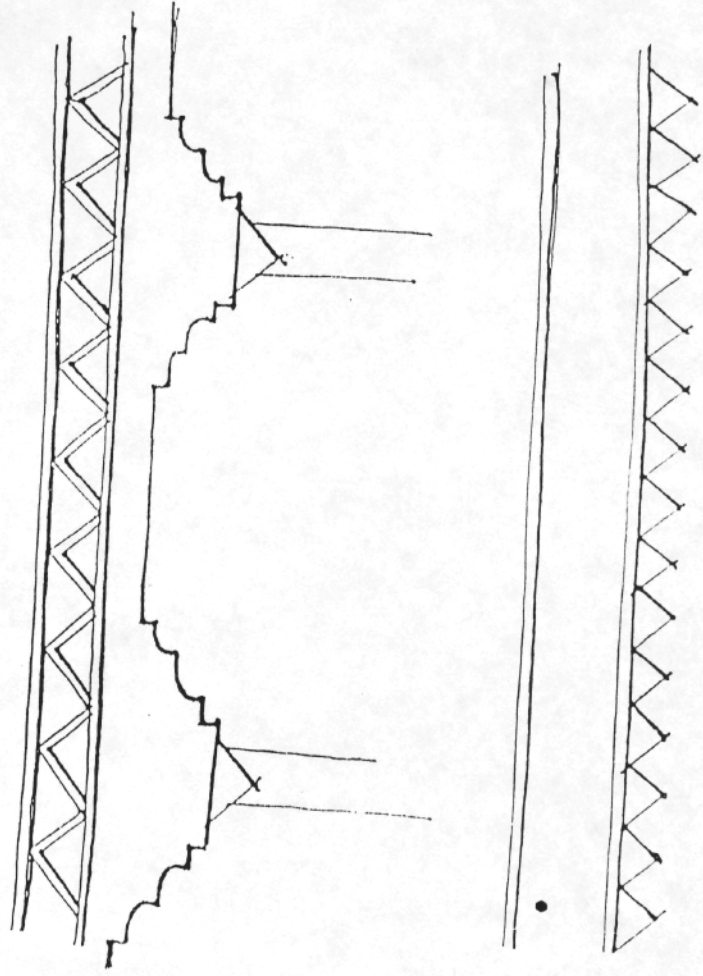


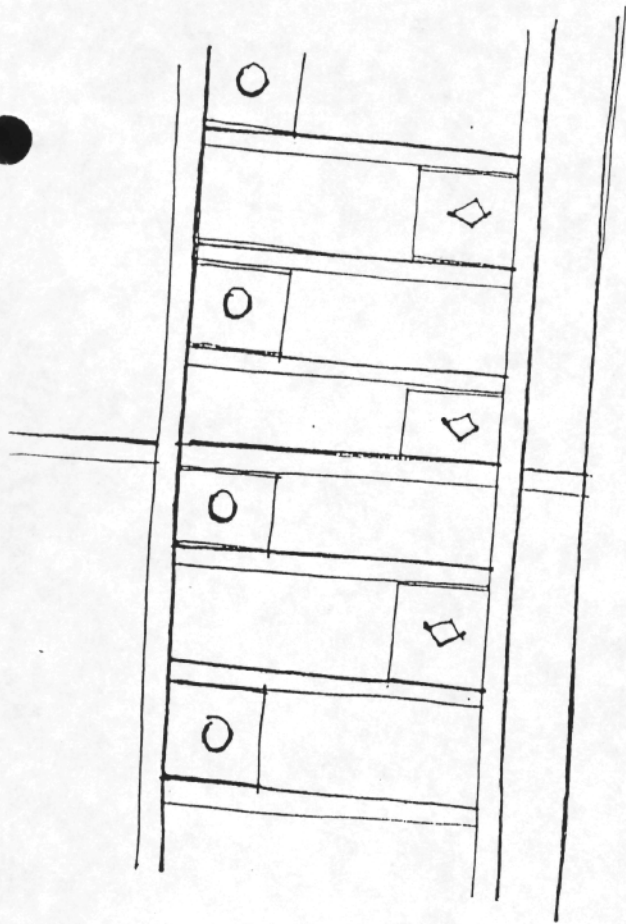
—: ROOF :—

SO AS NOT TO LACK THE FUNDAMENTAL SENSE OF SHELTER, THE ROOF MUST BE AN INTEGRAL PART OF THE VOLUME OF THE BUILDING. IT MUST NOT ONLY COVER THE BUILDING, BUT MUST ALSO SURROUND IT. BIG EAVES WITH PROPER GUTTERS, ADEQUATELY SLOPED DOWN WITH BRIGHTLY PAINTED OR DECORATED FASCIA BOARDS AND PROPER VENTILATION OPENINGS MAKE ROOFS MORE USABLE.

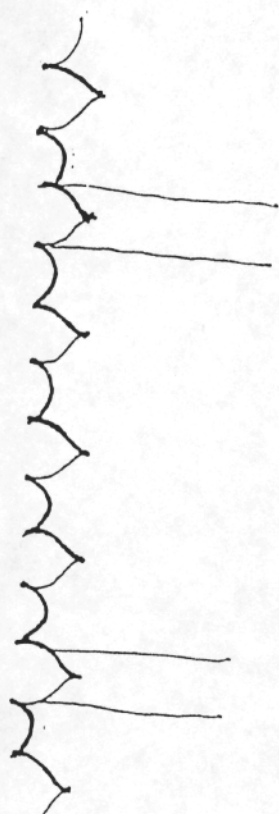
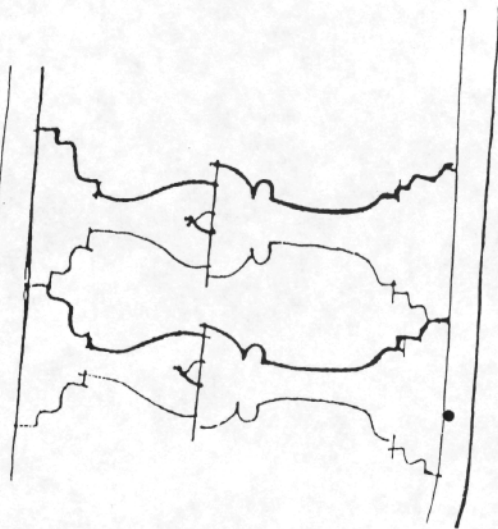
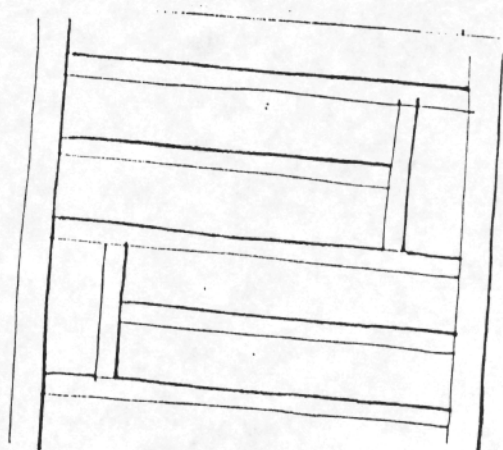


DECORATIVE TRIMS

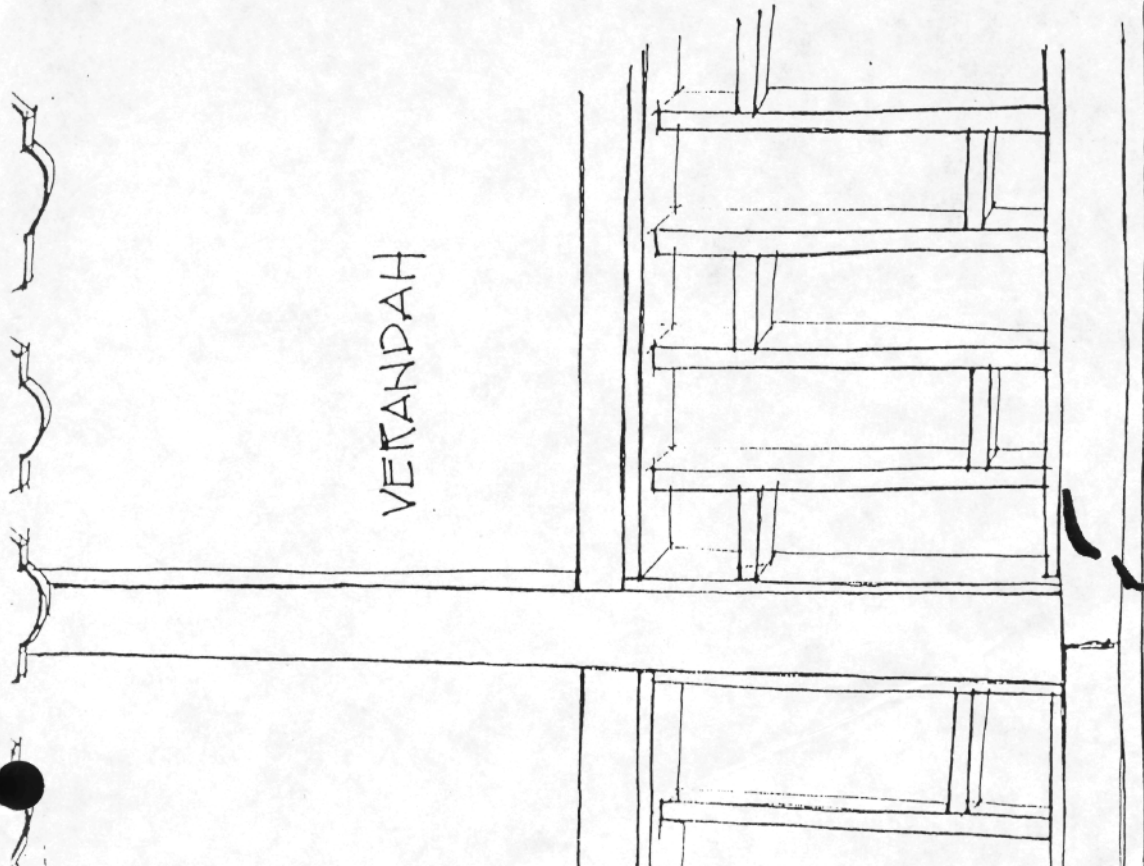




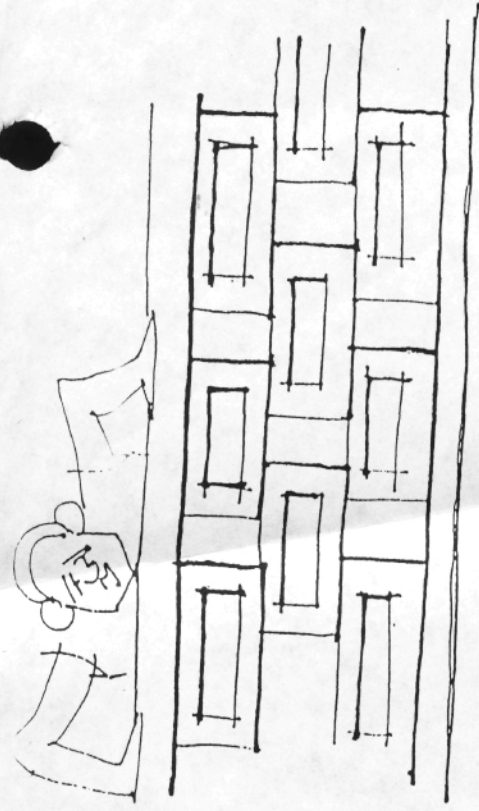
WOODEN RAILINGS



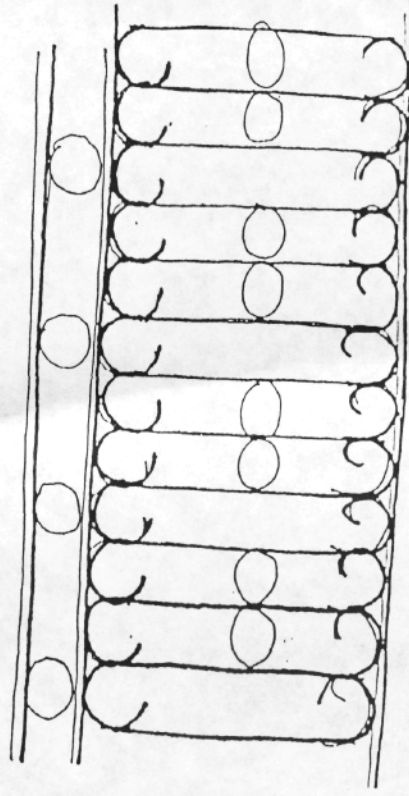
DECORATIVE TRIMS



VERANDA



CONCRETE RAILING



WROUGHT-IRON RAILING