



BELIZE

HOUSING AND TOWN PLANNING ACT

CHAPTER 182

REVISED EDITION 2020

SHOWING THE SUBSIDIARY LAWS AS AT 31ST DECEMBER, 2020

This is a revised edition of the Subsidiary Laws, prepared by the Law Revision Commissioner under the authority of the Law Revision Act, Chapter 3 of the Substantive Laws of Belize, Revised Edition 2020.

This edition contains a consolidation of the following laws:

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CHAPTER 182**LOCAL AUTHORITY (DECLARATION) ORDER****ARRANGEMENT OF PARAGRAPHS**

1. Short title.
2. Belize C.C. to be Local Authority.

CHAPTER 182

LOCAL AUTHORITY (DECLARATION) ORDER

(Section 2)

Ch. 88.
Ch. 148.
CAP. 182.
R.E. 2020.

1. This Order may be cited as the

Short title.

LOCAL AUTHORITY (DECLARATION) ORDER.

2. The Belize City Council shall be a Local Authority for the purposes of the Housing and Town Planning Act within the limits of the town of Belize, to do all such acts and things as a Local Authority may be empowered or required to do by virtue of, and in accordance with, the provisions of that Act.

Belize C.C. to be
Local Authority.

CHAPTER 182**DANGRIGA TOWN PLANNING SCHEME NOTICE****ARRANGEMENT OF NOTICE**

1. Short title.
2. Publication of scheme.

SCHEDULE

CHAPTER 182

DANGRIGA TOWN PLANNING SCHEME NOTICE

(Sections 41 and 42)

80 of 1963.
Ch. 148.
CAP. 182.
R.E. 2020.

[1st January, 1964.]

WHEREAS by section 41 of the Housing and Town Planning Act hereinafter referred to as the “Act” it is provided that the Central Authority may by resolution decide to prepare a scheme with respect to any land within the area specified in the resolution;

AND WHEREAS the Central Authority on the 13th day of July 1962 by resolution decided to prepare a scheme for the town of Dangriga;

AND WHEREAS notice of the said resolution was published in the *Gazette* and in the Belize Times and the Belize Billboard on the 21st day of July 1962, and on the 28th day of July 1962;

AND WHEREAS the Central Authority duly prepared and submitted the said scheme to the Governor in Council;

AND WHEREAS under the provisions of section 42 of the Act the Governor in Council approved the said scheme as set out in the Schedule hereto and under the provisions of section 54 of the Act, approved the assignment by the Central Authority to the Dangriga Town Council of the duties and functions of the Central Authority in relation to the enforcement and carrying out of the said scheme;

NOW THEREFORE IT is hereby declared—

Short title.

1. This notice may be cited as the

**DANGRIGA TOWN PLANNING SCHEME
NOTICE.**

Publication of
scheme.
Schedule.

2. The town planning scheme known as the Dangriga Town Planning Scheme is set out in the Schedule hereto.

CHAPTER 182

DANGRIGA TOWN PLANNING SCHEME
BOOKMARK NOT DEFINED.

ARRANGEMENT OF PARAGRAPHS

1. Short title.
2. Interpretation.
3. Area of scheme.
4. Object of scheme.
5. Control of Development.
6. Uses.
7. Streets.
8. Land Improvement.
9. River Conservation.
10. Standards.
11. Residential Areas.
12. Commercial and residential areas.
13. Industrial areas.
14. Recreational and open spaces.
15. Enforcement of scheme by Council.
16. Council to keep register.

17. Appeals.

FIRST SCHEDULE

SECOND SCHEDULE

THIRD SCHEDULE

FOURTH SCHEDULE

FIFTH SCHEDULE

SIXTH SCHEDULE

SCHEDULE

(Notice 2)

1. This scheme may be cited as the

Short title.

DANGRIGA TOWN PLANNING SCHEME.

2.-(1) The Interpretation Act applies to the interpretation of this scheme as it applies to the interpretation of an Act.

Interpretation.
CAP. 1.

(2) Where terms defined in the Housing and Town Planning Act are used in this scheme such terms shall have the meanings assigned to them by the Act unless they are inconsistent with the subject or context.

CAP. 182.

(3) Unless the context otherwise requires, the following expressions have the meanings hereby assigned to them:

“Act” means the Housing and Town Planning Act;

CAP. 182.

“addition” means any work to a building which affects the size, use or nature of the building or any part thereof;

“building line” means a line drawn parallel to the boundary of the lot or site adjoining the road or roads at a distance as prescribed in the Building Regulations set out in the Schedule hereto and beyond which no building or any part of a building may project,

provided that the eaves of the building may extend a distance not exceeding eighteen inches beyond the building line;

“coverage” means that proportion of the total area of land contained within a building site or lot which is covered or intended to be covered by the building including all outbuildings;

“commercial building” means a building used for the purpose of carrying on a wholesale or retail trade, including the provision of certain services connected with the sale of goods, such as bars, cafes, cleaners and dyers stores, hairdressers, restaurants, retail markets, storage yards, warehouses, depots, offices and buildings used for entertainment;

“commercial service building” means a building other than a residential building used for or containing provision for human habitation together with such outbuildings as are ordinarily used therewith and including a residence over a shop, institutions, boarding houses, residential clubs, hospitals, hostels, blocks of flats, hotels;

“community service building” means a building used or intended to be used either ordinarily or occasionally as a church or chapel, public institute, college or school, public library or health unit;

“Council” means the Dangriga Town Council;

“development” means any building or rebuilding operation or any addition or alteration to an existing building and any use of land within the area of the scheme, or the use of any building thereon, for a purpose which is different from the purpose for which the said land or building was last being used;

“existing building” means any building, erection or structure in existence on or before the material date;

“frontage” means that side of a lot of land abutting onto a street or a public footway;

“habitable room” means a room used or intended to be used as a living room or sleeping room;

“industrial building” means a building used for the purpose of carrying on an industry, trade or business, including a building used for all works or processes in which solid or liquid fuel is

used or power driven machinery employed for the manufacture, production or repair of goods or materials;

“material date” means the 1st January 1964;

“new building” means a building erected, constructed or altered since the material date;

“open space” means that area of a building lot or site which is not covered by any part of a building;

“residential building” means a building designed for use as a dwelling together with such outbuildings as are ordinarily used therewith, including a house occupied as a dwelling but also used only by the occupier for a profession or occupation,

provided it is not used for the sale or public display of goods, or for the storage of building equipment or materials used in the occupier’s trade or profession and that no outward sign other than a notice measuring not more than nine inches by twenty-four inches shall be displayed.

3. The provisions of this scheme shall apply to all that area of land described in the First Schedule hereto and more particularly delineated as the area in colours on the map or plan numbered S.C.T.P.1 and filed in the office of the Central Authority.

Area of scheme.
First Schedule.

4. To provide for the control of the development of land, buildings and roads in the area of the scheme in accordance with the provisions of the Act.

Object of
scheme.

5. The development of land and building within the area of this scheme shall be limited to the purposes and uses permitted by this scheme and shall be carried out in accordance with the provisions of this scheme and the Building Regulations set out in the Fifth Schedule.

Control of
Development.

Fifth Schedule.

6.-(1) Any land which is developed after the material date shall be used for the erection of residential buildings, commercial

Uses.

buildings, community service buildings and commercial service buildings. The Council may permit other buildings or erections if deemed necessary and appropriate to the area comprised within the scheme.

(2) All new buildings or additions or alterations to existing building within the area of the scheme shall be approved by the Council as to use, location, and value.

Streets.

7.-(1) The Council may require the owner of land as a condition of developing any land within the area of the scheme to reserve a certain portion of such land for use as, or for the improvement of, streets.

(2) Where in the opinion of the Council any existing street is too narrow and it is desirable that such street should be widened, the Council may prescribe in relation to either side of any part of such street or at any street corner, the line to which the street shall be widened.

Land
Improvement.

8. If in the opinion of the Council any land within the area of the scheme is deemed low lying and should be improved in keeping with the proper development of the area, the owner or occupier may be called upon to improve such land and if unable or unwilling to do so the Council may by agreement or compulsorily improve such land and charge the cost to the owner or occupier.

River
Conservation.

9. If in the opinion of the Council it is necessary from time to time in order to maintain a steady and even flow of the Stann Creek River, to enter upon private lands lying on the banks of the river within the area of the scheme to carry out certain engineering works to maintain the steady and even flow, the Council may enter and carry out such works on any land within the area of the scheme.

Standards.
Fifth Schedule.

10. Any person wishing to make an addition or alteration to any building, or to construct any building within the area of the

scheme after the material date shall comply with the Building Regulations set out in the Fifth Schedule.

11. Those areas delineated on Plan No. S. C. T. P. 1 coloured brown and described in the Second Schedule are zoned for residential purposes.

Residential
Areas.
Second
Schedule.

Permitted uses - Only residential buildings and such other public buildings as may from time to time be deemed appropriate by the Council shall be permitted in these areas.

Prohibitions - No new buildings injurious to amenity shall be permitted and all new buildings in these areas shall satisfy the Council as to use and location.

Value of Building - The value of any building erected in these areas shall be not less than \$3,000.00.

12. Those areas delineated on Plan No. S.C.T.P.1 coloured orange and described in the Third Schedule are zoned for residential and commercial purposes.

Commercial and
residential areas.
Third Schedule.

Permitted uses - Residential buildings, commercial houses, stores, shops, offices, printeries, restaurants, cafes, bakeries, cinemas, buildings of entertainment, warehouses, minor trades, garages, filling stations, storage yards shall be permitted in these areas.

Prohibitions - All factories and industries involving injury to public amenity by issuing of smoke, fumes, gases or smells shall not be permitted. All new buildings shall satisfy the Council as to use and location.

Value of Building - The value of any building erected in these areas shall be not less than \$1,500.00.

Industrial areas.
Fourth Schedule.

13. That area delineated on Plan No. S.C.T.P. 1 coloured purple and described in the Fourth Schedule is zoned for industrial purposes.

Permitted uses - Factories, warehouses, manufacturing and processing plants, installations, sheds, and storage yards, garages, and other industries as may from time to time be deemed appropriate by the Council and residential accommodation for caretaker are permitted within this area.

Prohibitions - All new buildings which do not satisfy the Council as to use and location.

Recreation and
open spaces.

14. No building shall be permitted on recreational and open spaces except for purposes connected with such open spaces. Additional recreational and open spaces shall be established whenever opportunity occurs.

Enforcement of
scheme by
Council.

15.-(1) The Council shall enforce compliance with the orders and requirements of the Council under this scheme by means of the general powers vested in the Council under the Act.

(2) The Council's officers may enter on any land or property at all reasonable times for the purpose of survey or inspection or valuation or any other purposes considered necessary for the execution of this scheme.

Council to keep
register.

16.-(1) The Council shall keep a register containing the following information in respect of all land within the area of the scheme, namely—

- (a) Particulars of any application for permission for development made to them in respect of any such land, including the name and address of the applicant, the date of the application, and brief particulars of the development forming the subject of the application;
- (b) particulars of any direction given under the Act or this scheme in respect of the application;
- (c) the decision (if any) of the Council in respect of the application and the date of such decision;
- (d) the date and effect of any decision of the Minister in respect of the application, whether on appeal or otherwise;
- (e) the date of any subsequent approval given in relation to the application;
- (f) the name and address of any person who is or claims to be an owner of any property within the area of the scheme and the property of which he claims to be owner upon his request in writing to the Council;
- (g) particulars of any suggestions in respect of objection to or representation in regard to the scheme.

(2) Such register shall be kept at the office of the Council.

(3) Such register shall include an index, which shall be in the form of a map unless the Central Authority approves some other form, for enabling a person to trace any entry in the register.

(4) Every entry in such register consisting of particulars of an application shall be made within fourteen days of the receipt of such application.

Appeals.

17. Subject to the provisions of the Act any person aggrieved by the grant or the refusal by the Council of a permission may appeal to the Minister who shall cause an inquiry to be made into all decisions taken on the case and who shall therefore confirm, cancel or amend the decisions of the Council.

FIRST SCHEDULE

[Clause 3]

AREAS OF SCHEME

Dangriga Town: The area bounded on the North by Johnny Creek on the South by Crown lands on the East by the sea and on the West by agricultural lands in the possession of various owners.

SECOND SCHEDULE

[Clause 11]

RESIDENTIAL AREA

The area which faces the sea on the East, bounded on the North by the cemetery and lying along the West side of Front Street on the North side of the town and bounded on the West by Oak Street and the South by Havana Creek on the South side of the town.

THIRD SCHEDULE

[Clause 12]

COMMERCIAL, RESIDENTIAL AREAS

The area laying on both sides of Commerce Street and bounded on the North by the cemetery, on the South by the Stann Creek River and on the West by the Western boundary of this scheme.

The area bounded on the North by the Stann Creek River, on the East by Oak Street on the South by Havana Creek, and on the West by the Western boundary of this scheme.

The area bounded on the North by Havana Creek, on the East by the sea, on the South by the Stann Creek Valley Road and on the West by the Western boundary of this scheme.

The area bounded on the North by the Stann Creek Valley Road, on the East by a proposed park and the Public Works Department compound, on the South by the industrial area and on the West by the Western boundary of this scheme.

FOURTH SCHEDULE

[Clause 13]

INDUSTRIAL AREA

The area bounded on the North by the Commercial Residential area, on the East by the Commerce Bight-Pier Road, on the South by Crown land and on the West by the Western boundary of this scheme.

FIFTH SCHEDULE

[Clause 5]

BUILDING REGULATIONS

These Regulations shall apply to any development of building within the area of the scheme.

Application to
build.

1.

(i) Every person intending to erect, remove or make any addition or alteration to a building shall apply to the Council for permission to do so.

Sixth Schedule.

(ii) Such application shall be in duplicate upon the form set out in the Sixth Schedule and shall be accompanied by plans in duplicate sufficient to show that the proposed building complies with the requirements of the scheme.

(iii) The particulars shall indicate the type of building material to be used, mode of drainage, sanitary accommodation and water supply.

(iv) The plans shall be drawn to a scale of not less than eight feet to one inch, and shall show a plan of every floor and roof and also sections and elevations sufficient to indicate the construction appearance of every part of the building. The plan and section shall be drawn or reproduced in a clear and intelligible manner on suitable and durable material.

(v) The building plan shall be accompanied by a block plan of not less than forty feet to one

inch showing the location of the building in relation to the boundaries of the lot or site, lines of drainage and water connection, boundaries of the property and adjacent roads, the level of the lowest floor of such building in relation to the levels of the road abutting thereon, and of the grounds belonging thereto.

- (vi) Such application shall describe the materials with which it is intended that the building shall be constructed and, when requested so to do, the applicant shall provide details and calculations of structural members and reinforcement, means of escape from the building and such other information as the Council may deem necessary in the interest of public safety.

2. The Council shall, within four weeks after delivery of an application to build, signify in writing the Council's approval or disapproval of the application. In the case of disapproval, they shall give reasons and specify what amendment or further information is required.

Approval of plans.

3. If the work is not commenced within twelve months of such approval, the approval shall be deemed to have lapsed.

Commencement of work.

4. Every person who shall erect or alter any building shall within fourteen days after completion of the erection of such building deliver or send to the Council at its office in Dangriga Town, notice in writing of the completion of the erection or alteration of such building and shall at all reasonable times within fourteen days after such notice and before such building shall be occupied, afford the duly authorised assistants of the Council free access to every part of such building for the purpose of inspection.

Areas for inspection.

Notice of
completion.

5. Any person who executes work to which these Regulations apply shall give notice of completion to the Council in writing within fourteen days after the work is completed.

Drainage of site.

6.

(i) No new building shall have the level of the ground floor below the level of the adjoining road.

(ii) The owner of any site or lot or any person who shall erect a new building thereon shall provide good and sufficient surface drains constructed and graded to the satisfaction of the Council, delivering into the drain of an adjacent road or in such other manner as the Council may direct, and all yards, open spaces and passages appurtenant to or used in connection with such a building shall be drained in a similar manner.

Coverage of lots
residential
buildings.

7. No lot shall contain more than one residential building. The area for living purposes shall not cover more than one-half of the area of the lot:

Provided that the total coverage including outhouses, verandas, etc. shall not exceed sixty percent of the area of the lot.

Building lines.

8. Building lines shall be not nearer than fifteen feet from the boundary of the lot with the road,

provided that in the case of a corner lot the Council may (subject to the provisions of proper site lines) waive the restriction in respect of the distance from the boundary with one road, in which case such distance shall not be less than eight feet.

9. Subject to the restriction as to building lines, no new building or non-habitable outbuilding including kitchens, garages, verandas, vats or water tanks shall be built closer than six feet to any side boundary or closer than eight feet to any rear boundary.

Opens space around new buildings.

10. All buildings shall be constructed with materials of a solid and durable nature approved by the Council and shall be applied, used or fixed in such a manner as in the opinion of the Council will adequately perform the functions for which they are to be used.

Construction of buildings.

11. Foundations shall be constructed to transmit the live and dead loads of a building to the sub-soil in a manner approved by the Council.

Foundations.

12. The lowest floor of every new building if constructed in timber shall be raised from the ground at least two feet and shall be provided with proper and sufficient ventilation beneath it. If such floor is to be constructed in concrete it shall be at least six inches above the surrounding ground level. The heights shall be measured from the highest point of the ground upon which the building stands,

Height of ground floor.

provided that in no case shall the level of the floor be below the level of the adjacent street.

13. No residential building shall have less than two hundred square feet of habitable accommodation, which area shall not include a kitchen or other non-habitable accommodation and no habitable room in a residential building shall be less than eighty square feet in area nor shall the average height of the ceiling from the floor be less than eight feet six inches.

Areas of room.

14. Every habitable room or water closet shall have a window or windows opening directly on to the external air, the area of such window shall be not less than one tenth of the floor area of the room. Windows shall be so constructed as to allow a section

Windows.

of the window to open and such opening shall be equal in area to not less than one twentieth of the floor area of the room.

Projecting
erections.

15. No person shall put up any veranda, balcony, sunshade, weather-frame, or the like, so as to project over any street, except with the prior permission of the Council and in the event of such permission being given, it shall be subject to such terms and conditions as shall be specified by the Council,

provided that in no case shall any veranda, balcony, sunshade, weather frame or the like projection, be supported on pillars resting on the street.

Water closet,
septic tank.

16.

- (i) A plan of every water closet or septic tank shall first be submitted to the Council for its approval, before any such water closet, or septic tank shall be constructed or resisted.
- (ii) Every septic tank during its construction and after its completion and before it is sealed shall be inspected and approved by some person authorised by the Council.
- (iii) Every septic tank shall be constructed in such a way that the overflow of effluent pipe shall not discharge or overflow into any gutter or open drain, but shall discharge or overflow into a properly constructed soak-pit which shall have been approved by the Council or any person authorised by them.

Latrines.

17. Bore-holes and bucket latrines shall be detached from any building, and shall be entered only from the external air, and shall be properly ventilated. The floor of such latrines shall be of non-absorbent material laid at a slope and at least six inches above ground. The receptacle for bucket latrines shall be of non-absorbent material.

18. Subject to the provisions of section 56 of the Act if in the opinion of the Council any building within the area of the scheme is considered to be in a dangerous or dilapidated state, the Council may give notice to repair or demolish that building within a specified period of time. If the work has not been commenced after the expiration of the specified period the Council may enter the building and carry out the required work, and charge the cost to the owner.

Dangerous structures.

19. Notice in writing shall be given to the Council at least forty-eight hours before the removal of any building or part thereof from any lot or site in the area of the scheme. Every such notice shall state the present site or location where it is intended to be re-erected.

Removal of building.

20. The use to which any building, within the area of the scheme is put, shall not be changed nor shall the building be used for a different purpose than that specified when the application to build or alter was granted, without the prior sanction of the Council.

Change of use of building.

21. No addition or alteration shall be made to any building within the area of the scheme without the prior approval of the Council.

Addition and alteration.

22.

Certificate of occupancy.

(i) No building within the area of the scheme which has been erected, removed or altered after the material date, shall be occupied or used in whole or in part until a certificate of occupancy shall have been issued by the Council to the owner, agent or occupier thereof, certifying that such building conforms to the provisions of the scheme.

(ii) A certificate shall be issued within seven days after written application therefor if the

building mentioned in the application
conforms to the provisions of the scheme.

Declaration of
lots.

23. The Council shall declare that the land in respect of which the application is made or such part thereof as it thinks fit shall form one or more lots. For this purpose, the submission by an owner of a building plan for a dwelling house or residential building shall be deemed to be an application for the assessment of the number of lots in respect of the land included in the plan.

Subdivision.

24. No lot within the area of the scheme shall be sub-divided without the approval of the Council.

SIXTH SCHEDULE

[Reg. 1(ii)]

FORM OF APPLICATION

I hereby apply for permission to erect/remove/alter a building in accordance with the following information: and as shown on the accompanying plans—

1. Location of building site with names of adjoining streets and ownership of adjoining properties (if known).

.....
.....

2. Area of site and principal dimensions in feet

.....

3. Ownership of the building site

.....

Nature of building

4. Building use of all floors (residential, commercial, industrial, etc.)

.....

5. If the building is for your own occupation or use, or for rental

.....

6. Area of building at ground floor

7. Area of all upper floors

8. Size of all rooms

9. Area of open spaces

10. Relation of building to building lines
-
11. Height of all floors- floor to ceiling or floor to roof plate
-
12. Height of ground floor above adjoining land and adjoining street level
-
13. Design loads for all floors to be used for commercial, industrial, or warehousing purposes.
14. Foundations: size, depth, materials
-
15. Damp proof course-materials
16. Walls:
- (a) External. State nature of material thickness
-
- (b) Internal.....
- (c) Party
17. Roof. Size of members and materials. Materials of roof covering.
-
18. Floor, Materials. Size of members
-

19. Verandas, balconies, arcades and other projections, materials, construction and sizes

.....

20. Kitchen – materials for walls and floor. Type of cooking appliances and means of removing smoke.

21. Sanitary accommodation. State method-septic tank, or other mode of disposal, method drainage and ventilation.

.....

Signature of Builder

Signature of Owner or Agent

Address

Address

Date

Date

Approved by the Dangriga Town Council this day of ,
20 .

*Town Administrator
Dangriga Town Council*

N.B.

1. Application in duplicate shall be accompanied by the following plans—

Block Plan - The building plans shall be accompanied by a block plan of not less than forty feet to one inch showing the location of the building in relation to the boundaries of the lot or site, lines of drainage and water connection, boundaries of the property and adjacent street, the level of the lowest floor of such building in relation to levels of the street or road abutting thereon and of the grounds belonging thereto.

Building Plans - The plans shall be drawn to scale of not less than eight feet to one inch or if the building is extensive not less than sixteen feet to the inch, and shall show a plan of every floor and roof, and sections and elevations sufficient to indicate the construction and appearance of every part of the building. The plans and sections shall be drawn or reproduced in a clear and intelligible manner on suitable and durable material.

Such application shall describe the materials of which it is intended that such building shall be constructed and when requested so to do provide details and calculations of structural members and reinforcement and such other information as the Dangriga Town Council may deem necessary in the interest of public safety.

The Dangriga Town Council shall be notified of the commencement of work at least three days in advance of such commencement of work, and the date of final completion of work.

2. This form shall be submitted in duplicate and be sent to the Town Administrator, Dangriga Town Council.

CHAPTER 182

COROZAL TOWN PLANNING SCHEME NOTICE

ARRANGEMENT OF NOTICE

1. Short title.
2. Publication of Schemes.

SCHEDULE

CHAPTER 182**COROZAL TOWN PLANNING SCHEME NOTICE**

20 of 1964.
Ch. 148.
CAP. 182.
R.E. 2020.

(Sections 41 and 42)

[6th June, 1964.]

WHEREAS by section 41 of the Housing and Town Planning Act hereinafter referred to as the “Act” it is provided that the Central Authority may by resolution decide to prepare a scheme with respect to any land within the area specified in the resolution;

AND WHEREAS the Central Authority on the 28th day of December, 1962, by resolution decided to prepare a scheme for the TOWN of Corozal;

AND WHEREAS notice of the said resolution was published in the Gazette and in the Belize Times and the Belize Billboard on the 5th day of January, 1963, and on the 12th day of January, 1963;

AND WHEREAS the Central Authority duly prepared and submitted the said scheme to the Minister;

AND WHEREAS under the provisions of section 42 of the Act the Minister approved the said scheme as set out in the Schedule hereto and under the provisions of section 54 of the Act, approved the assignment by the Central Authority to the Corozal Town Council of the duties and functions of the Central Authority in relation to the enforcement and carrying out of the said scheme;

NOW THEREFORE IT is hereby declared—

1. This Notice may be cited as the

Short title.

COROZAL TOWN PLANNING SCHEME NOTICE.

2. The town planning scheme known as the Corozal Town Planning Scheme is set out in the Schedule hereto.

Publication of
Scheme.

CHAPTER 182**COROZAL TOWN PLANNING SCHEME****ARRANGEMENT OF PARAGRAPHS**

1. Short title.
2. Interpretation.
3. Area of scheme.
4. Object of scheme.
5. Control of Development.
6. Uses.
7. Streets.
8. Land improvement.
9. Standards.
10. Residential Areas Zone A.
11. Residential Areas Zone B.
12. Residential Areas Zone C.
13. Commercial and residential areas.
14. Industrial areas.
15. Recreational and open spaces.
16. Enforcement of scheme by Council.

17. Council to keep register.
18. Appeals.

FIRST SCHEDULE

SECOND SCHEDULE

THIRD SCHEDULE

FOURTH SCHEDULE

FIFTH SCHEDULE

SIXTH SCHEDULE

SCHEDULE

(Paragraph 2)

Short title.

1. This scheme may be cited as the**COROZAL TOWN PLANNING SCHEME.**

Interpretation.

2.—(1) The Interpretation Act applies to the interpretation of this scheme as it applies to the interpretation of an Act.

(2) Where terms defined in the Housing and Town Planning Act are used in this scheme such terms shall have the meaning assigned to them by the Act unless they are inconsistent with the subject or context.

(3) Unless the context otherwise requires, the following expressions have the meaning hereby assigned to them—

CAP. 182.

“Act” means the Housing and Town Planning Act;

“addition” means any work to a building which affects the size, use or nature of the building or any part thereof;

“building line” means a line drawn parallel to the boundary of the lot or site adjoining the road or roads at a distance as prescribed in the Building Regulations set out in the Schedule hereto and beyond which no building or any part of a building may project,

provided that the eaves of the building may extend a distance not exceeding eighteen inches beyond the building line;

“coverage” means that proportion of the total area of land contained within a building site or lot which is covered or intended to be covered by the building including all outbuildings;

“commercial building” means a building used for the purpose of carrying on a wholesale or retail trade, including the provision of certain services connected with the sale of goods, such as bars, cafes, cleaners and dyers stores, hairdressers, restaurants, retail markets, storage yards, warehouses, depots, offices and buildings used for entertainment;

“commercial service building” means a building other than a residential building used for or containing provision for human habitation together with such outbuildings as are ordinarily used therewith and including a residence over a shop, institutions, boarding houses, residential clubs, hospitals, hostels, blocks of flats, hotels;

“community service building” means a building used or intended to be used either ordinarily or occasionally as a church or chapel, public institute, college or school, public library or health unit;

“Council” means the Corozal Town Council;

“development” means any building or rebuilding operation or any addition or alteration to an existing building and any use of land within the area of the scheme, or the use of any building thereon, for a purpose which is different from the purpose for which the said land or building was last being used;

“existing building” means any building, erection or structure in existence on or before the material date;

“frontage” means that side of a lot of land abutting onto a public footway or a street;

“habitable room” means a room used or intended to be used as a living room or sleeping room;

“industrial building” means a building used for the purpose of carrying on an industry, trade or business, including a building used for all works or processes in which solid or liquid fuel is

used or power driven machinery employed for the manufacture, production or repair of goods or materials;

“material date” means the 13th June, 1964;

“new building” means a building erected, constructed or altered since the material date;

“open space” means that area of a building lot or site which is not covered by any part of a building;

“residential building” means a building designed for use as a dwelling together with such outbuildings as are ordinarily used therewith, including a house occupied as a dwelling but also used only by the occupier for a profession or occupation,

provided it is not used for the sale or public display of goods, or for the storage of building equipment or materials used in the occupier’s trade or profession and that no outward sign other than a notice measuring not more than nine inches by twenty-four inches shall be displayed.

Area of scheme.
First Schedule.

3. The provisions of this scheme shall apply to all that area of land described in the First Schedule hereto and more particularly delineated as the area in colours on the map or plan numbered C.T.P. 1 and filed in the office of the Central Authority.

Object of
scheme.

4. The object of this scheme is to provide for the control of the development of land, buildings and roads in the area of the scheme in accordance with the provisions of the Act.

Control of
development.

5. The development of land and building within the area of this scheme shall be limited to the purposes and uses permitted by this scheme and shall be carried out in accordance with the provisions of this scheme and the Building Regulations set out in the Fifth Schedule

Fifth Schedule.

Uses.

6.-(1) Any land which is developed after the material date shall be used for the erection of residential buildings, commercial

buildings, community service buildings and commercial service buildings. The Council may permit other buildings or erections if deemed necessary and appropriate to the area comprised within this scheme.

(2) All new buildings or additions or alterations to existing buildings within the area of this scheme shall be approved by the Council as to use, location, and value.

7.-(1) The Council may require the owner of land as a condition of developing any land within the area of the scheme to reserve a certain portion of such land for use as, or for the improvement of, streets.

Streets.

(2) Where in the opinion of the Council any existing street is too narrow and it is desirable that such street should be widened, the Council may prescribe in relation to either side of any part of such street or at any street corner, the line to which the street shall be widened.

8. If in the opinion of the Council any land within the area of this scheme is deemed low lying and should be improved in keeping with the proper development of the area, the owner or occupier may be called upon to improve such land and if unable or unwilling to do so the Council may by agreement or compulsorily improve such land and charge the cost to the owner or occupier.

Land
improvement.

9. Any person wishing to make an addition or alteration to any building, or to construct any building within the area of this scheme after the material date shall comply with the Building Regulations set out in the Fifth Schedule.

Standards.

Fifth Schedule.

Residential
Areas Zone A.

10. Those areas delineated on Plan No. C. T. P. 1 coloured orange and described in the Second Schedule are zoned for residential purposes.

Permitted uses - Only residential buildings and such other public buildings as may from time to time be deemed appropriate by the Council shall be permitted in these areas.

Prohibitions - No new buildings injurious to amenity shall be permitted and all new buildings in these areas shall satisfy the Council as to use and location.

Value of Building - The value of any building erected in these areas shall be not less than \$3,000.00.

Residential
Areas Zone B.

11. Those areas delineated on Plan No. C. T. P. 1 coloured brown and described in the Second Schedule are zoned for residential purposes.

Permitted uses - Only residential buildings and such other buildings as may from time to time be deemed appropriate by the Council are permitted in this area.

Prohibitions - No new buildings injurious to amenity shall be permitted and all new buildings in these areas shall satisfy the Council as to use and location.

Value of Building - The value of any building erected in these areas shall be not less than \$1,200.00.

12. Those areas delineated on Plan No. C.T.P. 1 coloured green and described in the Second Schedule are zoned for residential purposes.

Residential
Areas Zone C.

Permitted uses - Residential buildings, commercial buildings, or commercial service buildings and such other public buildings as may from time to time be deemed appropriate by the Council shall be permitted in these areas.

Prohibitions - No new buildings injurious to amenity shall be permitted and all new buildings in these areas shall satisfy the Council as to use and location.

Value of Building - The value of any building erected in these areas shall be not less than \$800.00.

13. Those areas delineated on Plant C.T.P. 1 coloured blue and described in the Third Schedule are zoned for residential and commercial purposes.

Commercial
Residential
Areas.

Permitted uses - Residential buildings, commercial houses, stores, shops, offices, printerries, restaurants, cafes, bakeries, cinemas, buildings of entertainment, warehouses, minor trades, garages, filling stations, storage yards shall be permitted in these areas.

Prohibitions - No factories or industries involving injury to public amenities by issuing of smoke, fumes, gases or smells shall be permitted. All new buildings shall satisfy the Council to use and location

Value of Building - The value of any building erected in these areas shall be not less than \$3,000.00 for the centre and \$1,500.00 for the north and south.

Industrial Areas. **14.** That area delineated on Plan No. C.T.P. 1 coloured in diagonal purple lines and described in the Fourth Schedule is zoned for industrial purposes.

Permitted uses - Factories, warehouses, manufacturing and processing plants, sheds and storage yards, garages, filling stations, and other industry as may from time to time be deemed appropriate by the Council and residential accommodation for caretaker shall be permitted within this area.

Prohibitions - All new buildings which do not satisfy the Council as to use and location.

Recreation and open spaces. **15.** No building shall be permitted on recreational and open spaces except for purposes connected with such open spaces. Additional recreational and open spaces shall be established whenever opportunity occurs.

Enforcement of scheme by council. **16.**—(1) The Council shall enforce compliance with the orders and requirements of the Council under this scheme by means of the general powers vested in the Council under the Act.

(2) The Council's officers may enter on any land or property at all reasonable times for the purpose of survey or inspection or valuation or any other purposes considered necessary for the execution of this scheme.

17.—(1) The Council shall keep a register containing the following information in respect of all land within the area of the scheme, namely—

Council to keep register.

- (a) particulars of any application for permission for development made to them in respect of any such land, including the name and address of the applicant, the date of the application, and brief particulars of the development forming the subject of the application;
- (b) particulars of any direction given under the Act or this scheme in respect of the application;
- (c) the decision (if any) of the Council in respect of the application and the date of such decision;
- (d) the date and effect of any decision of the Minister in respect of the application, whether on appeal or otherwise;
- (e) the date of any subsequent approval given in relation to the application;
- (f) the name and address of any person who is or claims to be an owner of any property within the area of this scheme and the property of which he claims to be owner upon his request in writing to the Council;
- (g) particulars of any suggestions in respect of objection to or representation in regard to the scheme.

(2) Such register shall be kept at the office of the Council.

(3) Such register shall include an index, which shall be in the form of a map unless the Central Authority approves some other form, for enabling a person to trace any entry in the register.

(4) Every entry in such register consisting of particulars of an application shall be made within fourteen days of the receipt of such application.

Appeals.

18. Subject to the provisions of the Act any person aggrieved by the grant or the refusal by the Council of a permission may appeal to the Minister who shall cause an inquiry to be made into all decisions taken on the case and who shall therefore confirm, cancel or amend the decisions of the Council.

FIRST SCHEDULE

[Clause 3]

AREA OF SCHEME

Corozal Town: Starting from a concrete pillar at the sea coast on the Southern boundary of FINCA SOLANA on a bearing of N 47° 43' 15" W for a distance of 1,989 feet 10 1/2 inches to another concrete pillar thence on a bearing N 47° 45' 26" W for a distance of 160 feet 4 1/4 inches to a concrete pillar thence on a bearing S 75° 12' 15" W for a distance of 1,719 feet 1 1/4 inches to a concrete pillar thence on a bearing S 53° 04' 10" W for a distance of 189 feet 8 3/4 inches to a concrete pillar thence on a bearing S 29° 12' 30" W for a distance of 464 feet to a concrete pillar thence on a bearing S 42° 27' 35" W for a distance of 394 feet 10 3/4 inches to a concrete pillar thence on a bearing N 37° 28' 40" W for a distance of 1,056 feet 10 1/2 inches to a concrete pillar thence across Santa Rita Road on a bearing S 52° 31' 20" W for a distance of 525 feet 10 inches to a concrete pillar thence on a bearing S 52° 41' 05" W for a distance of 831 feet 11 3/4 inches to an iron pipe thence on a bearing S 53° 26' 15" E for a distance of 475 feet 10 1/2 inches to an iron pipe thence on a bearing S 53° 30' 05" E for a distance of 1,420 feet 6 inches to a concrete pillar thence on a bearing S 68° 50' 45" W for a distance of 1,397 feet 4 1/2 inches to a concrete pillar thence on a bearing S 14° 48' 20" W for a distance of 1,067 feet 6 1/2 inches to a concrete pillar thence long Ernesto Carrillo's boundary on a bearing S 51° 45' 45" E for a distance of 920 feet 10 1/4 inches to a concrete pillar on the seacoast thence North-Eastward along the sea coast back to the starting point.

SECOND SCHEDULE

[Clauses 10-12]

RESIDENTIAL AREA

Zone A. The area which faces the Corozal Bay and includes lots numbered 26, 26A, 83, 83A, 84, 85, 86, 87, 87A, 89, 91, 98, 103, 104, 105, 106, 107, 111, 112, 112A, 154, 155, 156, 157, 158, 167, 168, 172, 172A, 173, 173A, 221, 223, 229, 230, 231, 293, 306, 307, 308, 309, 356, 357, 365, 366, 368, 369, 420, 421, 422, 423, 423A, 424, 425, 426, 427, 443, 444, 445, 446, 446A, 447, 447A, 448, 450, 460, 461, 462, 463, 464, 527, 528, 529, 567, 568 and coloured in orange on the map or plan attached hereto numbered C.T.P. 1.

Zone B. The area which includes lots numbered 11, 12, 13, 14, 15, 15A, 16, 16A, 17, 17A, 22, 23, 24, 25, 25A, 52, 53, 54, 55, 55A, 56, 57A, 58, 59, 60, 61, 62, 63, 64, 65, 65A, 66, 67, 68, 69A, 70, 71, 71A, 72, 73, 73A, 74, 75, 76, 77, 78, 78A, 79, 80, 80A, 81, 81A, 82, 84A, 86A, 91A, 92, 92A, 93, 93A, 98, 99, 100, 100A, 101, 102, 108, 109, 110, 113, 114, 115, 116, 117, 117A, 118, 118A, 119, 120, 121, 122, 123, 123A, 124, 125, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 144A, 145, 146, 147, 148, 149, 150, 151, 152, 153, 159, 160, 161, 162, 163, 164, 165, 166, 174, 175, 190, 190A, 191, 192, 193, 194, 195, 195A, 196, 197, 198, 199A, 200, 200A, 224, 225, 226, 227, 228, 272, 273, 274, 275, 275A, 276, 277, 278, 279, 280, 280A, 281, 282, 283, 284, 285, 287, 288, 294, 310, 311, 311A, 312, 313, 314, 315, 316, 317, 318, 319, 319A, 320, 320A, 320B, 321, 321A, 321B, 340, 341, 341A, 342, 342A, 343, 343A, 344A, 345, 346, 346A, 347, 348, 348A, 349, 350, 350A, 351, 352, 358, 370, 371, 372, 372A, 373, 374, 375, 375A, 376, 377, 378, 378A, 379, 379A, 380, 380A, 381, 382, 382A, 383, 383A, 384, 384A, 385, 385A, 386, 387, 388, 406, 406A, 407, 407A, 408, 408A, 409, 409A, 410, 410A, 411, 411A, 412, 412A, 413, 413A, 414, 414A, 415, 416, 417, 418, 419, 451, 451A, 452, 452A, 453, 454, 455, 455A, 456, 465, 465A, 466, 466A, 467, 467A, 468, 515,

516, 517, 518, 519, 520, 521, 522, 524, 525, 526, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 583, 584, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595 and coloured brown on the map or plan attached hereto numbered C.T.P. 1.

Zone C. The area which includes lots numbered 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 45, 45A, 45B, 45C, 45D, 46, 46A, 47, 48, 48A, 49, 49A, 50, 50A, 51, 57, 126, 127, 127A, 128, 129, 130, 130A, 131, 133, 133A, 134, 134A, 135, 145A, 201, 201A, 202, 203, 203A, 203B, 203C, 204, 205, 206, 207, 207A, 208, 208A, 209, 209A, 210, 211, 212, 212A, 213, 213A, 256, 256A, 257, 258, 259, 259A, 259B, 259C, 262, 262A, 262B, 263, 264, 264A, 265, 266, 267, 267A, 268, 269, 269A, 270, 270A, 271, 271A, 324, 324A, 325, 325A, 326, 327, 328, 329, 330, 330A, 331, 331A, 332, 333, 334, 335, 336, 336A, 337, 338, 338A, 338B, 339, 389, 390, 391, 392, 393, 394, 395, 396, 396A, 397, 398, 398A, 399, 400, 403, 403A, 403B, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 442A, 474, 474A, 475, 476, 476A, 477, 477A, 478, 478A, 479, 481, 482, 482A, 483, 483A, 483B, 484, 484A, 484B, 485, 485A, 486, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 570, 571, 572, 574, 575, 576, 577, 578, 579, 580 and coloured green on the map or plan attached hereto numbered C.T.P. 1.

THIRD SCHEDULE

[Clause 13]

COMMERCIAL, RESIDENTIAL AREAS

The area bounded on the North by 7th Street N on the South by San Pedro Street on the East by San Narcisco Street or 3rd Avenue on the West by Victoria Street or 4th Avenue and coloured blue on the map or plan attached hereto numbered C.T.P. 1.

The area bounded on the North by Santa Rita Street on the South by San Fernando Street, on the East by Victoria Street and on the West by Hospital Street and coloured blue on the map or plan attached hereto numbered C.T.P. 1.

The area bounded on the North by 1st Street S or Commercial Street on the South by Price Street on the East by Gomez Street and on the West by Back Street or 6th Avenue and coloured blue on the map or plan attached hereto numbered C.T.P. 1.

The area bounded on the North and West by Commercial Street, the Cultural Centre, Adventist Church and Gomez Street on the East by Victoria Street or 4th Avenue and on the South by Price Street and coloured blue on the map or plan attached hereto numbered C.T.P. 1.

The area bounded on the North by Price Street, on the East by Parade Street or 1st Avenue, on the West by Victoria Street, or 4th Avenue and coloured blue on the map or plan attached hereto numbered C.T.P. 1.

The area situated at the Southern end of the Town of Corozal bounded on the South by 9th Street South and coloured blue on the map or plan attached hereto numbered C.T.P. 1.

FOURTH SCHEDULE

[Clause 14]

INDUSTRIAL AREA

The area bounded on the North and West by the Corozal Town Boundary on the East by an area reserved for future residential purposes and on the South by the San Andres Road or 6th Street South and indicated in purple horizontal Lines on the map or plan attached hereto numbered C.T.P. 1.

FIFTH SCHEDULE

[Clause 5]

BUILDING REGULATIONS

These Regulations shall apply to any development of building within the area of this scheme.

Application to
build.

1.

(i) Every person intending to erect, remove or make any addition or alteration to a building shall apply to the Council for permission to do so.

Sixth Schedule.

(ii) Such application shall be in duplicate upon the form set out in the Sixth Schedule and shall be accompanied by plans in duplicate sufficient to show that the proposed building complies with the requirements of this scheme.

(iii) The particulars shall indicate the type of building material to be used, mode of drainage, sanitary accommodation and water supply.

(iv) The plans shall be drawn to a scale of not less than eight feet to one inch, and shall show a plan of every floor and roof and also sections and elevations sufficient to indicate the construction appearance of every part of the building. The plan and sections shall be drawn or reproduced in a clear and intelligible manner on suitable and durable material.

(v) The building plan shall be accompanied by a block plan of not less than forty feet to one

inch showing the location of the building in relation to the boundaries of the lot or site, lines of drainage and water connection, boundaries of the property and adjacent roads, the level of the lowest floor of such building in relation to the levels of the road abutting thereon, and of the grounds belonging thereto.

- (vi) Such application shall describe the materials with which it is intended that the building shall be constructed and, when requested so to do, the applicant shall provide details and calculations of structural members and reinforcement, means of escape from the building and such other information as the Council may deem necessary in the interest of public safety.

2. The Council shall, within four weeks after delivery of an application to build, signify in writing the Council's approval or disapproval of the application. In the case of disapproval, they shall give reasons and specify what amendment or further information is required.

Approval of plans.

3. If the work is not commenced within twelve months of such approval, the approval shall be deemed to have lapsed.

Commencement of work.

4. Every person who shall erect or alter any building shall within fourteen days after completion of the erection of such building deliver or send to the Council at its office in Corozal Town, notice in writing of the completion of the erection or alteration of such building and shall at all reasonable times within fourteen days after such notice and before such building shall be occupied afford the duly authorised assistants of the Council free access to every part of such building for the purpose of inspection.

Areas for inspection.

Notice of
completion.

5. Any person who executes work to which these Regulations apply shall give notice of completion to the Council in writing within fourteen days after the work is completed.

Drainage of site.

6.

(i) No new building shall have the level of the ground floor below the level of the adjoining road.

(ii) The owner of any site or lot or any person who shall erect a new building thereon shall provide good and sufficient surface drains constructed and graded to the satisfaction of the Council, delivering into the drain of an adjacent road or in such other manner as the Council may direct, and all yards, open spaces and passages appurtenant to or used in connection with such a building shall be drained in a similar manner.

Coverage of lots
residential
buildings.

7. No lot shall contain more than one residential building. The area for living purposes shall not cover more than one-half of the area of the lot,

provided that the total coverage including outhouses, verandas, etc. shall not exceed sixty per cent. of the area of the lot.

Building lines.

8. Building lines shall be not nearer than ten feet from the boundary of the lot with the road,

provided that in the case of a corner lot the Council may (subject to the provisions of proper site lines) waive the restriction in respect of the distance from the boundary with one road, in which case such distance shall not be less than eight feet,

provided also that in the case of a commercial lot in the shopping area, the entire area may be built upon.

9. Subject to the restriction as to building lines, no new building or non-habitable outbuilding including kitchens, garages, verandas, vats or water tanks shall be built closer than four feet to any side boundary or closer than four feet to any rear boundary.

Open space
around new
buildings.

10. All buildings shall be constructed with materials of a solid and durable nature approved by the Council and shall be applied, used or fixed in such a manner as in the opinion of the Council will adequately perform the functions for which they are to be used.

Construction of
building.

11. Foundations shall be constructed to transmit the live and dead loads of a building to the sub-soil in a manner approved by the Council.

Foundations.

12. The lowest floor of every new building if constructed in timber shall be raised from the ground at least two feet and shall be provided with proper and sufficient ventilation beneath it. If such floor is to be constructed in concrete it shall be at least six inches above the surrounding ground level. The heights shall be measured from the highest point of the ground upon which the building stands,

Height of ground
floor.

provided that in no case shall the level of the floor be below the level of the adjacent street.

13. No residential building shall have less than two hundred square feet of habitable accommodation, which area shall not include a kitchen or other non-habitable accommodation and no habitable room in a residential building shall be less than eighty square feet in area nor shall the average height of the ceiling from the floor be less than eight feet six inches.

Areas of room.

14. Every habitable room or water closet shall have a window or windows opening directly on to the external air, the area of

Windows.

such window shall be not less than one tenth of the floor area of the room. Windows shall be so constructed as to allow a section of the window to open and such opening shall be equal in area to not less than one twentieth of the floor area of the room.

Projecting
erections.

15. No person shall put up any veranda, balcony, sunshade, weather-frame, or the like, so as to project over any street, except with the prior permission of the Council and in the event of such permission being given, it shall be subject to such terms and conditions as shall be specified by the Council,

provided that in no case shall any veranda, balcony, weather-frame or the like projection, be supported on pillars resting on the street.

Water closet,
septic tank.

16.

- (i) A plan of every water closet or septic tank shall first be submitted to the Council for its approval, before any such water closet, or septic tank shall be constructed or re-sited.
- (ii) Every septic tank during its construction and after its completion and before it is sealed shall be inspected and approved by some person authorised by the Council.
- (iii) Every septic tank shall be constructed in such a way that the overflow of effluent pipe shall not discharge or overflow into any gutter or open drain, but shall discharge or overflow into a properly constructed soak-pit which shall have been approved by the Council or any person by them.

Latrines.

17. Bore-holes and bucket latrines shall be detached from any building, and shall be entered from the external air, and shall be properly ventilated. The floor of such latrines shall be of non-absorbent material laid at a slope and at least six inches above

ground. The receptacle for bucket latrines shall be of non-absorbent material.

18. Subject to the provisions of section 56 of the Act if in the opinion of the Council any building within the area of this scheme is considered to be in a dangerous or dilapidated state, the Council may give notice to repair or demolish that building within a specified period of time. If the work has not been commenced after the expiration of the specified period the Council may enter the building and carry out the required work, and charge the cost to the owner.

Dangerous structures.

19. Notice in writing shall be given to the Council at least forty-eight hours before the removal of any building or part thereof from any lot or site in the area of this scheme. Every such notice shall state the present site and location where it is intended to be re-erected.

Removal of building.

20. The use to which any building, within the area of this scheme is put shall not be changed nor shall the building be used for a different purpose than that specified when the application to build or alter was granted, without the prior sanction of the Council.

Change of use of building.

21. No addition or alteration shall be made to any building within the area of this scheme without the prior approval of the Council.

Addition and alteration.

22.

Certificate of occupancy.

- (i) No building within the area of this scheme which has been erected, removed or altered after the material date, shall be occupied or used in whole or in part until a certificate of occupancy shall have been issued by the Council to the owner, agent or occupier thereof, certifying that such building conforms to the provisions of this scheme.

- (ii) A certificate shall be issued within seven days after written application therefor if the building mentioned in the application conforms to the provisions of this scheme.

Declaration of lots.

23. The Council shall declare that the land in respect of which the application is made or such part thereof as it thinks fit shall form one or more lots. For this purpose, the submission by an owner of a building plan for a dwelling house or residential building shall be deemed to be an application for the assessment of the number of lots in respect of the land included in the plan.

Sub-division.

24. No lot within the area of this scheme shall be sub-divided without the approval of the Council.

Fences.

25. The Council may by notice in writing call upon any owner of a dwelling house or other building or owner of an empty lot to erect a tidy and substantial fence or hedge dividing his lot and an adjoining lot and between his lot and the street. The cost of a fence dividing two lots shall be borne by the two owners concerned.

Right to erect poles, etc.

26. The Council reserves the right to erect poles for lighting and other public purposes and to lay pipes for water and sewerage upon any land.

Parking on street.

27. No vehicle, whether in running order or not, shall be kept on any street or public open spaces, except those provided for parking vehicles, for any longer period than three hours without first obtaining a permit in writing from the Council.

SIXTH SCHEDULE

[Reg. 1(ii)]

FORM OF APPLICATION

I hereby apply for permission to erect/remove/alter a building in accordance with the following information: and as shown on the accompanying plans—

1. Location of building site with names of adjoining streets and ownership of adjoining properties (if known).

.....
.....

2. Area of site and principal dimensions in feet

.....

3. Ownership of the building site

.....

Nature of building

4. Building use of all floors (residential, commercial, industrial, etc.)

.....

5. If the building is for your own occupation or use, or for rental

.....

6. Area of building at ground floor

7. Area of all upper floors

8. Size of all rooms

9. Area of open spaces

10. Regulation of building to building lines
-
11. Height of all floors- floor to ceiling or floor to roof plate
-
12. Height of ground floor above adjoining land and adjoining street level
-
13. Design loads for all floors to be used for commercial, industrial, or warehousing purposes.
14. Foundations: size, depth, materials.....
-
15. Damp proof course-materials
16. Walls:
- (a) External. State nature of material thickness
-
- (b) Internal.....
- (c) Party
17. Roof. Size of members and materials. Materials of roof covering.
-
18. Floor. Materials. Size of members
-

19. Verandas, balconies, arcades and other projections, materials, construction and sizes

.....

20. Kitchen – materials for walls and floor. Type of cooking appliances and means of removing smoke.

21. Sanitary accommodation. State method-septic tank, or other mode of disposal, method drainage and ventilation.

.....

Signature of Builder

Signature of Owner or Agent

Address

Address

Date

Date

Approved by the Corozal Town Council this
20 .

day of ,

*Town Administrator
Corozal Town Council*

N.B.

1. Application in duplicate shall be accompanied by the following plans—

Block Plan - The building plans shall be accompanied by a block plan of not less than forty feet to one inch showing the location of the building in relation to the boundaries of the lot or site, lines of drainage and water connection, boundaries of the property and adjacent street, the level of the lowest floor of such building in relation to levels of the street or road abutting thereon and of the grounds belonging thereto.

Building Plans – The building plans shall be drawn to scale of not less than eight feet to one inch or if the building is extensive not less than sixteen feet to the inch, and shall show a plan of every floor and roof, and sections and elevations sufficient to indicate the construction and appearance of every part of the building. The plans and sections shall be drawn or reproduced in a clear and intelligible manner on suitable and durable material.

Such application shall describe the materials of which it is intended that such building shall be constructed and when requested so to do provide details and calculations of structural members and reinforcement and such other information as the Corozal Town Council may deem necessary in the interests of public safety.

The Corozal Town Council shall be notified of the commencement of work at least three days in advance of such commencement of work, and the date of final completion of work.

2. This form shall be submitted in duplicate and be sent to the Town Administrator, Corozal Town Council.

CHAPTER 182

TOWN AND COUNTRY PLANNING REGULATIONS

ARRANGEMENT OF REGULATIONS

1. Short title.
2. Interpretation.
3. Advertisements.
4. Owner may require to be on register.
5. Deposit of maps.
6. Documents and maps for submission to Minister to be in duplicate.
7. Resolution to prepare scheme.
8. Preparation of draft scheme.
9. Advertisement of draft scheme and consideration of objections.
10. Objections, etc., to be in writing and if not met or withdrawn to be forwarded to Minister.
11. Modification of draft scheme or new draft scheme.
12. Publication of approval or disapproval of scheme.
13. Procedure in connection with owners' schemes.
14. Procedure for supplementary or varying schemes.
15. Copy of a resolution to be furnished to Minister.

16. Procedure for interim development.
17. Preparation of draft order and advertisement thereof.
18. Adoption of order and submission to Minister.
19. Publication of approval or disapproval of order.
20. Duty to consult and supply documents.
21. Copies to be supplied.
22. Consultation with persons interested.
23. Copies to be supplied.
24. Power to extend times.
25. Power to inspect and obtain copies free.
26. Documents to accompany schemes.
27. Forms.

FIRST SCHEDULE

SECOND SCHEDULE

CHAPTER 182

TOWN AND COUNTRY PLANNING REGULATIONS

CAP. 182.
R.E. 2020.

(Section 80)

1. These Regulations may be cited as the

Short title.

**TOWN AND COUNTRY PLANNING
REGULATIONS.**

2. In these Regulations—

Interpretation.

“Act” means the Housing and Town Planning Act;

CAP. 182.

“Authority” means the Central Authority as defined in section 2 of the Housing and Town Planning Act;

“map” means a map on such scale as the Authority may approve as respects the whole or any part of an area included or proposed to be included in a scheme or order, and includes a plan or a series of maps or plans, and, in relation to a notice of the deposit for inspection of any map so defined, includes a relevant portion of the map or a certified copy of such portion;

“register” means the register required to be kept under section 46 of the Act;

“registered owner” means any owner whose name is registered in the register.

3. Where under the Act or these Regulations notice of any document or matter is required to be given by advertisement, the notice shall be published in the *Gazette*, and at least once during each of two successive weeks, with an interval between each publication of at least six clear days, in a local newspaper.

Advertisements.

Owner may
require to be on
register.

4. Any person who is, or claims to be, an owner of any property in the area to which a resolution applies may, by notice in writing specifying the property of which he claims to be owner, require the Authority to register his name and address free of charge in respect of the property specified in the notice. The Authority shall comply with his request and shall inform the person concerned that his name and address have been duly registered.

Deposit of maps.

5. Where under the provisions of these Regulations inspection of any document or map is invited, the Authority shall arrange for the deposit of such document or map in some convenient place where the same may be inspected, without charge, and throughout the period of time (if any) required for making any objection or representation in connection therewith.

Documents and
maps for
submission to
Minister to be in
duplicate.

6. The resolution map, as hereinafter defined, and any scheme or order adopted or made by the Authority for submission to the Minister for approval and the map, if any, to which such scheme or order refers, shall be prepared in duplicate, each of the duplicates being sealed with the seal of the Authority and signed by the Chairman and by the Secretary or by the person acting for the time being as Chairman or Secretary.

Schemes other than Supplementary or Varying Schemes

Resolution to
prepare scheme.

7.—(1) The resolution of the Authority deciding to prepare a scheme shall define the area of the proposed scheme by reference to a map (in these Regulations referred to as “the resolution map”), showing by means of boundary lines the area of the land to which the resolution applies.

(2) The Authority shall, within fourteen days after passing the resolution, give notice thereof by advertisement, and shall include in the notice a statement that the resolution map or a certified copy thereof will be open for inspection at a specified place and between specified hours.

8.—(1) The Authority shall, with all convenient speed but not sooner than two months from the date on which the resolution to prepare or adopt a scheme took effect, prepare and by resolution adopt a draft scheme or schemes in relation to the area set out in the resolution map.

Preparation of draft scheme.

(2) A resolution under the last preceding paragraph shall be passed at a meeting of the Authority of which notice indicating the business to be transacted has been given to each member.

(3) The draft scheme shall contain such provisions as the Authority proposes to include in the scheme and shall refer to a map (in these Regulations referred to as “the draft scheme map”), showing by means of boundary lines the area to be included in the scheme, and illustrating so far as practicable, the particulars and details in relation to the scheme by reference to letters, numbers, distinguishing colours or otherwise, and, in particular, proposed new roads and widening of existing roads.

9.—(1) The Authority shall, within fourteen days of such resolution adopting a draft scheme, give notice by advertisement of the adoption of the draft scheme, and shall include in the notice a statement that the draft scheme and the draft Scheme Map, or certified copies thereof, will be open for inspection at a specified place and between specified hours, and that any objections or representations with reference thereto must be sent in writing to the Authority within thirty days from the date of the second advertisement.

Advertisement of draft scheme and consideration of objections.

(2) The Authority shall take into consideration any objections and representations in writing received by it within the prescribed period, and may give full opportunity to persons making such objections or representations to be heard by such one or more members or such officer or officers of the Authority as it may appoint for the purpose, and in such manner as in the opinion of the Authority the circumstances of the case require.

Objections, etc., to be in writing and if not met or withdrawn to be forwarded to Minister.

10. The objections or representations, in relation to any draft scheme adopted by the Authority, shall be in writing setting out in detail so far as may be practicable such objection or representation. Any such objection or representation as shall not be met or withdrawn shall be forwarded together with the draft scheme for submission to the Minister. Advertisement of draft scheme and consideration of objections. Objections, &c., to be in writing and if not met or withdrawn to be forwarded to Minister.

Modification of draft scheme or new draft scheme.

11. Where the Minister requires a draft scheme submitted to him to be modified or requires a new draft scheme to be submitted to him the Authority shall give notice by advertisement to such effect and the provisions of regulations 8 and 9 of these Regulations shall apply to such modified or new draft scheme:

Provided that the period of two months in regulation 8 and the period of fourteen days in regulation 9 shall run from the date of the receipt by the Authority of the requisition of the Minister.

Publication of approval or disapproval of scheme.

12.—(1) The Authority shall within fourteen days of the receipt of the approval of the Minister to the draft scheme, modified draft scheme or new draft scheme, give notice thereof by advertisement, and shall include in the notice a statement that the scheme as approved and the Scheme Map, or certified copies thereof, will be open for inspection at a specified place and between specified hours.

(2) If the Minister disapproves the scheme the Authority shall within fourteen days of the receipt of such disapproval give notice of such disapproval by advertisement.

Schemes proposed by Owners

Procedure in connection with owners' schemes.

13. Where the Authority has passed a resolution deciding to adopt with or without modifications a scheme proposed by owners, the provisions of these Regulations shall apply as

respects the procedure to be followed in connection with the preparation of that scheme as though such resolution were a resolution to prepare a scheme.

Supplementary Schemes and varying Schemes

14. The provisions of these Regulations shall apply as respects the procedure to be followed in connection with the preparation of a supplementary or varying scheme, subject to the following modifications—

Procedure for supplementary or varying schemes.

- (a) in the case of a varying scheme regulation 7 of these Regulations shall not apply;
- (b) the resolution to prepare or adopt the varying scheme shall define the area of the proposed scheme by reference to the map to which the scheme which it is proposed to vary refers;
- (c) the draft scheme prepared under paragraph (1) of regulation 8 of these Regulations shall contain particulars of the variations proposed by the Authority in lieu of the particulars referred to in paragraph (3) of that regulation and the draft Scheme Map shall illustrate so far as practicable those particulars;
- (d) in the case of supplementary or varying scheme the requirement of paragraph (1) of regulation 8 of these Regulations that a period of not less than two months shall elapse between the date of the resolution to prepare a scheme and the adoption of a draft scheme shall not apply.

15. The Authority shall, as soon as may be after the resolution deciding to prepare or adopt a supplementary or varying

Copy of a resolution to be furnished to Minister.

scheme, furnish the Minister with a certified copy of the resolution.

Interim Development Orders

Procedure for
interim
development.

16.—(1) Where the Authority grants to any person applying under section 49 (1)(a) of the Act, permission to do any act such permission shall be in writing setting out in detail, so far as may be practicable, the act or acts, together with such conditions which may be attached thereto, in relation to which permission has been granted.

(2) Where the Authority has made a prohibition order under section 49 (1)(b) of the Act, the Authority shall give notice of such prohibition order by—

- (a) posting in a conspicuous place within the area the subject of the order a notice of such prohibition order; and
- (b) advertisement.

(3) Where the Minister under section 13(6) of the Act has declared that any contravention of such prohibition order shall be unlawful the Authority shall give notice to such effect by—

- (a) posting in a conspicuous place within the area the subject of the order a notice of prohibition order; and
- (b) advertisement.

General Development Orders

Preparation of
draft order and
advertisement
thereof.

17.—(1) Before the Authority makes a general development order, or adopts a general development order proposed by owners, it shall prepare a draft of the order in the form in which it proposes to make or adopt it.

(2) The draft order shall, unless such reference is inappropriate, refer to a map showing by means of boundary lines the areas of the land to which the order applies and illustrating so far as is practicable the particulars and details in relation thereto.

(3) The Authority shall give notice by advertisement that the draft order and the map, if any, to which it refers, or certified copies thereof, will be open for inspection at a specified place and between specified hours and that any objections or representations in reference thereto must be sent in writing to the Authority within thirty days.

(4) The Authority shall take into consideration any objections or representations in writing received by it within the prescribed period, and may give full opportunity to persons affected thereby and making the objections or representations to be heard by such one or more members or such officer or officers of the Authority as it may appoint for the purpose, and in such manner as in the opinion of the Authority the circumstances of the case require.

18. If, after taking into consideration the matters referred to in paragraph (4) of the last preceding regulation, the Authority decides to proceed with the preparation or adoption of the order, it shall pass a resolution making or adopting the order, with or without modifications, and shall as soon as may be thereafter submit to the Minister for approval a duplicate of the order and of the map, if any, to which it refers, together with copies of any objections or representations which have not been met or withdrawn.

Adoption of order and submission to Minister.

19.—(1) The Authority shall within fourteen days of the receipt of the approval of the Minister to the order give notice thereof by advertisement, and shall include in the notice a statement that the order as approved and the map, if any, to which it refers, or certified copies thereof, will be open for inspection at a specified place and between specified hours.

Publication of approval or disapproval of order.

(2) If the Minister disapproves the order the Authority shall within fourteen days of the receipt of such disapproval give notice of such disapproval by advertisement.

Co-operation with interested Local Authorities

Duty to consult
and supply
documents.

20.—(1) Before passing any resolution deciding to prepare or adopt a scheme, adopting a draft scheme, or depositing for inspection a draft of a prohibition or general development order under any of the foregoing provisions of these Regulations the Authority shall notify the interested Local Authority of the date of the meeting at which any of the foregoing matters is intended to be considered by the Authority, whereupon the Local Authority shall, if they propose to exercise their rights of representation to the Authority, furnish the Authority with the names and addresses of their delegates, not exceeding three in number of the members of the Local Authority.

(2) The Authority shall also furnish the interested Local Authority with a certified copy of the proposed resolution, draft scheme or draft order, and shall at the same time notify them that reasonable facilities will be given to them for inspecting any map to which the said documents refer and, if they so desire, for making copies thereof.

(3) The Authority shall, before passing such resolution as aforesaid or adopting the draft scheme or depositing for inspection the draft of any order, consider any representations submitted by an interested Local Authority and shall make such modifications, if any, in the proposed resolution or draft, as may appear to them to be desirable, having regard to the representations.

(4) Any such representation submitted by an interested Local Authority under the provisions of the last preceding paragraph shall be in writing and shall be within thirty days of the date on which such interested Local Authority was furnished by the

Authority with a certified copy of such proposed resolution, draft scheme or draft order.

21. Where a resolution deciding to prepare or adopt a scheme has been passed by the Authority or where under the provisions of these Regulations notice is served on an interested Local Authority of the deposit for inspection of any document, the Authority shall, as soon as may be, furnish the interested Local Authority with a certified copy of the resolution or document. The Authority shall also inform the interested Local Authority whether any map referred to in such resolution or document differs materially from the map in respect of which previous notice has been given to the interested Local Authority in paragraph (2) of the last preceding regulation and if the map so differs shall, if the interested Local Authority make a request in that behalf, afford them reasonable opportunity for inspecting the map as altered and, if they so desire, of making copies thereof.

Copies to be supplied.

Co-operation with Owners

22. The Authority may take steps, by means of conferences or such other means as they think expedient, to secure the co-operation of owners or other persons interested in the land proposed to be included in any scheme or general development order.

Consultation with persons interested.

23. The Authority may furnish to any registered owner making application there for a copy of any draft scheme, draft order, scheme or order, which has been placed on deposit for inspection in accordance with any of the foregoing provisions of these Regulations or in pursuance of the Act or of any scheme or order after it has come into operation on payment of the reasonable cost of the copy.

Copies to be supplied.

Miscellaneous

Power to extend times.

24. The Authority may if it considers fit in any particular case and subject to such conditions as it may impose extend the period during which anything is required to be done under the foregoing provisions of these Regulations, providing it is satisfied that there are special circumstances warranting the extension.

Power to inspect and obtain copies free.

25. Notwithstanding the provisions of any Act, by-law, rule or regulation, the Authority shall be entitled, for the purpose of or in connection with the making, preparation, or carrying into effect of any scheme or order, to inspect and obtain copies free of charge from assessment rolls, rate books, and other similar documents, and also from any book or document in the possession of any public department, board or municipality.

Documents to accompany schemes.

26. The documents mentioned in the First Schedule to these Regulations shall accompany every scheme submitted to the Minister for approval.

Forms.

27. Notices for which provision is made in these Regulations shall be substantially in the form in the Second Schedule to these Regulations.

FIRST SCHEDULE

[Clause 26]

*Documents and Particulars to Be Sent to The Minister in
Connection with The Submission of a Scheme for Approval*

- (1) One copy of the scheme and a certified copy of the resolution adopting the draft scheme, also of any objections and representations.
- (2) A report referring to any law relating to development (including road constructions, building operations or sanitation) the operation whereof in relation to the submitted scheme it is proposed the Minister should suspend, in pursuance of section 51 of the Act.
- (3) Where the scheme extends to any land or building erected thereon which for the time being belongs to any statutory undertakers and is held or used by them for the purposes of their undertaking, a statement whether their consent has been obtained to the application of the provision of the scheme to their lands or building

SECOND SCHEDULE

*[Clause 27]*FORMS OF NOTICES REQUIRED BY THE ACT AND
REGULATIONS*Form I*

HOUSING AND TOWN PLANNING ACT

[Title of Resolution]

Regulation 7

NOTICE is hereby given that on the day of 20 ,
a resolution to prepare (or adopt) a scheme in relation to the area set out in the
map therein referred to, was passed by the Central Authority.

A certified copy of the said resolution and of the map therein referred
to has been deposited at and will, be open for inspection
without payment of fee between the hours of and .

Dated this day of , 20

Signed.....

Form II

HOUSING AND TOWN PLANNING ACT

[Title of Scheme]

Regulations 9 and 17

NOTICE is hereby given that on the day of 20 ,
a resolution adopting a (draft scheme or draft general development order) in
relation to the area set out in the map therein referred to was passed by the Central
Authority.

A certified copy of the said (draft scheme or draft general development
order) and of the map therein referred to has been deposited at and
will, be open for inspection without payment of fee between the hours of
and .

Any suggestion, objection or representation, must be made to the
Central Authority in writing within a period of thirty days from .

Dated this day of , 20 .

Signed.....

Form III

HOUSING AND TOWN PLANNING ACT

[Title of Scheme]

Regulations 12 and 19

NOTICE is hereby given that on the day of 20 ,
approval was given to the above-named scheme or general development order
by the Minister.

A certified copy of the (scheme or general development order) and of
the map therein referred to has been deposited at and will,
be open for inspection without payment of fee between the hours of and

Dated this day of , 20 .

Signed.....

Form IV

HOUSING AND TOWN PLANNING ACT

[Title of Scheme]

Regulation 12

NOTICE is hereby given that on the day of 20 ,
the Minister disapproved of the above-named scheme.

Dated this day of , 20 .

Signed.....

Form V

HOUSING AND TOWN PLANNING ACT

[Title of Resolution]]

Regulation 16

NOTICE is hereby given that on the day of 20 ,
the Central Authority has prohibited the doing of the following acts:

(Set out the acts prohibited)

in the area of the above-named scheme for the following reasons:

(Set out the reasons)

Dated this day of , 20 .

Signed.....

Form VI

HOUSING AND TOWN PLANNING ACT

[Title of Resolution]

Regulations 16

NOTICE is hereby given that on the day of 20 ,
the Minister has declared that any contravention of the prohibition order made
by the Central Authority and published in the *Gazette* on the day of
20 , shall be unlawful.

Dated this day of , 20 .

Signed.....

CHAPTER 182**HOUSING AND TOWN PLANNING (FEES)
REGULATIONS****ARRANGEMENT OF REGULATIONS**

1. Short title.
2. Schedule of Fees.

SCHEDULE

CHAPTER 182

**HOUSING AND TOWN PLANNING (FEES)
REGULATIONS**

42 of 1996.
Ch. 148.
CAP. 182.
R.E. 2020.

(Section 80)

[30th March, 1996]

1. These Regulations may be cited as the

Short title.

**HOUSING AND TOWN PLANNING (FEES)
REGULATIONS.**

2. The fees set out in the schedule hereto shall be charged by the Central Housing and Planning Authority for development applications.

Schedule of
Fees.

MADE by the Central Housing and Planning Authority this 29th day of November, 1995.

(L. ENRIQUEZ) (MR.)
(CHAIRMAN)

Central Housing and Planning Authority

APPROVED by the Minister this 4th day of March, 1996.

(HON. H. E. ELRINGTON)
Minister of Housing
(Minister responsible for Housing)

SCHEDULE (Reg. 2) FEES FOR DEVELOPMENT APPLICATIONS		
<i>Use</i>	<i>Floor Area (sq. ft.)</i>	<i>Outline Application Fee</i>
<i>Residential</i>	Less than 500 sq. ft.	No charge
	500-800 sq. ft.	\$10.00
	Over 800 sq. ft.	\$10.00
<i>Commercial</i>		
(banks, stores, restaurants, hotels, bars, supermarkets, repair shops, beauty salons, etc.)	Less than 500 sq. ft.	\$15.00
	500 sq. ft. or over	\$15.00
<i>Institutional</i>		
(schools, hospitals, clinics, etc.)	Less than 500 sq. ft.	\$10.00
	500 sq. ft. or over	\$15.00
<i>Industrial</i>		
(warehouses, garages, factories, etc)	Less than 1,000 sq. ft.	\$25.00
	1,000 sq. ft. or over	\$25.00

SCHEDULE (Reg. 2) FEES FOR DEVELOPMENT APPLICATIONS		
<i>Use</i>	<i>Floor Area (sq. ft.)</i>	<i>Detailed Application Fee</i>
Residential	Less than 500 sq. ft.	No charge
	500 - 800 sq. ft.	\$25.00
	Over 800 sq. ft.	\$50.00 plus \$10.00 for every additional 100sq. ft.
Commercial (banks, stores, restaurants, hotels, bars, supermarkets, repair shops, beauty salons, etc.)	Less than 500 sq. ft.	\$75.00
	500 sq. ft. or over	\$100.00 plus \$25.00 for every additional 500 sq. ft.
Institutional (schools, hospitals, clinics, etc.)	Less than 500 sq. ft.	\$50.00
	500 sq. ft. or over	\$100.00
Industrial (warehouses, garages, factories, etc.)	Less than 1,000sq. ft.	\$200.00
	1,000 sq. ft. or over	\$200.00 plus \$100 for every additional 1,000 sq. ft.

SCHEDULE (Reg. 2) FEES FOR DEVELOPMENT APPLICATIONS			
<i>Use</i>	<i>Floor Area (sq. ft.)</i>	<i>Rush Application Fee</i>	
		<i>1-2 days</i>	<i>3-5 days</i>
<i>Residential</i>	Less than 500 sq. ft.	Does not apply	Does not apply
	500 – 800 sq. ft.	\$125.00	\$75.00
	Over 800 sq. ft.	\$200.00 plus \$10.00 for every additional 100 sq. ft.	\$100.00 plus \$10.00 for every additional 100 sq. ft.
<i>Commercial</i> (banks, stores, restaurants, hotels, bars, supermarkets, repair shops, beauty salons, etc.)	Less than 500 sq. ft.	\$350.00	\$200.00
	500 sq. ft. or over	\$350.00 plus \$50.00 for every additional 500 sq. ft.	\$125.00 plus \$25.00 for every additional 500 sq. ft.
<i>Institutional</i> (schools, hospitals, clinics, etc.)	Less than 500 sq. ft.	\$250.00	\$125.00
	500 sq. ft. or over	\$400.00	\$200.00
<i>Industrial</i> (warehouses, garages, factories, etc.)	Less than 1,000 sq. ft.	\$600.00	\$300.00 plus \$75.00 for every additional 500 sq. ft.
	1,000 sq. ft. or over	\$600.00 plus \$100.00 for every additional 500 sq. ft.	