

REGULATIONS

These are some of the regulations, but not limited to;

- Any type of prefabricated structures requires a complete set of plans, including prefabricated wooden houses (also referred as Mennonite houses)
- Sewage systems shall be located 10 ft. minimum from property lines, and/ or 100 ft minimum from an open water source.
- Soak away and leaching bed should be 10 ft minimum from dwelling, 10 ft. minimum from property boundary and 50 ft. from surface water.
- For residential projects indicate stove type (electric, butane or other), adequate power supply and gas tank location if applicable.
- The ground floor if formed of concrete shall be laid to finish to a height of not less than 8 inches above the level of the abutting road or surrounding ground, whichever is the higher. In Belize City 28 inches or higher is recommended. – If the ground floor is constructed of wood, a height of not less than 12 in. between the ground level and the underside of floor joists shall be provided for ventilation. In Belize City 28 inches or higher is recommended.
- Sanitary conveniences (bathrooms) on any premises, shall provide with a sufficient opening or openings for ventilation. Such openings shall communicate with the external air, the minimum floor space shall be fifteen square feet, and the minimum width three feet.
- Rooms for human habitation shall be not less in height from floor to ceiling than 8 ft. Every room in any such building shall have not less than one window opening directly into the external air, and the total area of such portion of the window or windows as are capable of being opened shall be equal at least to one tenth of the floor area of such room.
- In Belize City Hurricane straps are highly recommended for wooden roof structures. It is also recommended to provide hurricane cleats to join purlins to rafters.
- **Any** structure should be built within the boundaries of the property and the designated setbacks should be respected. Not less than four (4) ft. extending along the entire of such building and not less than six (6) ft. at every point along the rear of the building. Front setback varies depending on the type of building and location in the city, please request more information from the BCB
- **Vehicle parking requirements**
 - a. Residential – R1/R2/R3/R4– 1.0 space per dwelling unit
 - b. Commercial – Hotels, guest houses– 1.0 space per guest unit, 1.0 space for each three guest rooms
 - c. Retail and office– 1.0 space for each 500 sq ft useable floor area
 - d. Restaurant– 1.0 space for each 100 sq ft of the public dining area

- e. Dancehalls, discos, clubs, bars, and game rooms– 1.0 space for each 200 sq ft of floor area
- f. Industrial use – Warehousing and light industry– 1.0 space for each building up to 1500 sq ft plus for every other 1500 sq ft thereafter
- g. Community Facilities – Libraries, museums, exhibition buildings- 1.0 space for each 1000 sq ft of floor area
- h. Assembly Halls – auditorium, churches, courthouses, lecture halls, cinemas– 1.0 space for each 20 seats
- i. Hospitals – 1.0 space for 6000 sq ft of floor
- j. Clinics – 2.0 spaces for each practitioner’s office

- **Vehicles Loading or Off Loading Requirements:**

Type of Buildings and the number of loading and offloading bays required:

- a. Retail Outlets, showrooms – 1.0 for each unit up to 1000 sq ft
- b. Markets, hospitals – 1.0 for each unit up to 1000 sq ft plus for each 15000 sq ft of floor area thereafter
- c. Warehousing and light industry – 1.0 for each building up to 5000 sq ft plus one for each 10000 sq ft of floor area in excess of 5000 sq ft to a total of 3.1.0 for each 50000 sq ft thereafter

- Clearly indicate garbage location for commercial applications
- All applications should follow the National Electrical Safety Code Clearance table
- Some areas in the city have specific by-laws that you should consider before designing your project. [West Landivar by-laws](#) [Palm Grove Estate Zoning by-laws](#) [Bella Vista Zoning by-laws](#) [King’s Park Zoning by-laws](#)

References:

1. Belize Building Act 2011 and 2017 amendment containing a consolidation of amendments made to the 2005 act
2. Health Act Chapter 40 revised edition 2003,
3. Health Act Chapter 40 BELIZE CITY BUILDING BY-LAWS
4. Health Act Chapter 40 PRIVY ACCOMMODATION BY-LAWS
5. Belize City Council act subsidiary laws
6. Bella Vista Zoning by-laws . Belize City Council chapter 85
7. Water Industry Act Chapter 222
8. Belize City Council – Fences Control regulations
9. National Guidelines for Subdivision and Consolidation of Land in Belize
10. National Fire Service Act Chapter 137, Revised edition 2011 and Fire safety requirement of the National Fire Service of Belize
11. National Environmental Guidelines on Overwater Structure, The Department of the Environment (DOE)
12. Mangrove Conservation, Forest Department
13. National Cultural Heritage Preservation 2017

