Cerros Sands Architectural Guidelines

All building concepts must be submitted to the Architectural Committee for review. This process should occur **before** an architect begins work on your plans, to ensure compliance with the established architectural guidelines.

Zoning, Minimum Building Requirements & Setbacks

Residential

R-1 Single Family Residential — 1 home per parcel.

Minimum square footage, exclusive of the garage:

Parcel type	Minimum
Beachfront	1,800 sq ft
Beach-view	1,400 sq ft
Channel	1,400 sq ft

R-1 lots cannot be subdivided. All residential parcels currently in inventory are classified as R-1.

Residential Construction Setbacks for R-1

Boundary	Setback
Side yards	10 feet
Main road frontage	25 feet
Beachfront	25 feet from the Beachfront Reserve
Beachfront / Beach-view divide	25 feet from the property line separating it from the Beach View parcel
Channel	25 feet from the Channel Reserve
Beach View	25 feet from the property lot line separating it from beachfront property

Exempt: pools, patios, decks, balconies and stairwells.

Cul-de-sacs serve as access points for the beachfront and beach-view parcels.

Future Designations

The following designations may be used in future as part of the Marina Specific Plan, for duplexes, townhomes and condominiums:

- **R-2** — 2 homes or units per parcel
- **R-3** — 3 homes or units per parcel
- **R-4** — Multi-unit residential (condominiums or planned-unit developments)

Commercial

- **C-BB** — Commercial Bed and Breakfast: parcels 808 & 809
- **C-M** — Commercial Marina
- **C-O** — Commercial Office
- **C-R** — Commercial Retail
- **C-RES** — Commercial Resort: parcels 852–855 & 768, future parcels 28–32
- **C-S** — Commercial Services

Commercial parcel designations may be altered to enhance the desirability of the community.

Note: C-BB can function as two R-1 parcels.

> ***Important:*** *Proposals for R-E, R-2, R-3, R-4 and C may be submitted for review by the Architectural Committee and the Developer.*

Design and approval

Every home built at Cerros Sands is custom-designed in accordance with these architectural guidelines, and it is essential to have Belizean architects approve the plans. They will collaborate with you to create your home, adhering to the Belizean Government requirement to use a Belizean architect.

To protect property values, the following building requirements are in place:

- Beachfront homes must be a minimum of 1,800 sq ft
- Channel lot homes must be a minimum of 1,400 sq ft
- Setbacks are 25 ft from the road and channel, and 10 ft on the side

Fences, walls and structures

The owner must not construct, or permit the construction of, any fence or wall on any part of the lot unless approved by the Architectural Committee.

Any structures mentioned must be placed on your property, or by agreement with the owner of the adjoining parcel, forming a common barrier along the property line.

Height limitations (feet)

Location	Maximum height
Side yards	4
Front yards	4
Back yards	4
Seafront	3
Pools	4

Privacy walls: subject to Architectural Committee discretion.

Installed pool fences for privacy and security should be at least 48 inches high from the finished level, measured along the exterior of the fence, with no more than a two-inch gap from the bottom of the fence to the ground.

Materials

Acceptable materials include wood, stone, masonry, steel, iron, aluminium, plastic or Coventec. Masonry and Coventec must be plastered. **Zinc siding is not permitted.**

Power systems

Off-grid applications, including wind and solar energy, are permitted. Any new technology developed will be reviewed for approval.

Docks

Docks are allowed on the canal and waterfront with the necessary permits and approvals from the Architectural Committee.