

# **BAYWOOD ESTATE, IBADAN – DEVELOPMENT CONTROL GUIDELINES**

**Document Code:** BE-DCG-001

**Effective Date:** April 2025

**Approved by:** Baywood Estate  
Development Control Committee  
**(BEDCC)**

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## 1.0 Introduction

Baywood Estate is a premium residential development in Ibadan, Nigeria, designed to offer a safe, serene, and aesthetically pleasing environment for families and professionals. To preserve the quality and vision of the estate, these Development Control Guidelines (DCG) have been established to guide all physical development within the estate.

This document outlines the requirements and procedures that all property owners, developers, architects, and contractors must follow to ensure a cohesive and high-standard built environment. It serves as a reference for design, construction, landscaping, and post-construction compliance.

### Objectives:

- Promote architectural harmony and orderly development.
- Ensure environmental sustainability and infrastructure efficiency.
- Provide clarity and predictability to prospective homeowners and developers.
- Prevent unauthorized, unsightly, or unsafe construction.

All construction and modifications within Baywood Estate must comply strictly with these guidelines and be approved by the **Baywood Estate Development Control Committee (BEDCC)**.

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## 2.0 Permissible Land Uses

Baywood Estate is strictly zoned for **residential development**. The following land uses are defined as:

### 2.1 Permitted Uses

- Single-family detached dwellings.
- Duplexes and semi-detached houses.
- Townhouses or terrace homes (only where designated).
- Ancillary structures such as boys' quarters, garages, generators, and security houses.
- Home offices without customer walk-in or signage.

## 2.2 Conditional Uses (Require BEDCC Approval)

- Recreational facilities (e.g., playgrounds, courts) for communal use.
- Guest houses or short-let apartments (only where specified).
- Private parks or gardens.
- Religious prayer rooms within residential lots (subject to noise and capacity constraints).

## 2.3 Prohibited Uses

- Commercial retail (shops, salons, boutiques).
- Industrial activities (production, warehousing).
- Religious worship centers (churches, mosques).
- Schools or training centers.
- Mobile homes, kiosks, containers, or temporary housing structures.

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## 3.0 Plot Development Regulations

To ensure efficient land use and visual uniformity, the following development parameters apply to all residential plots within Baywood Estate:

Element	Requirement
Plot Coverage	Maximum 60% of the total plot size
Minimum Soft Landscaping	30% of plot (grass, gardens, shrubs)
Building Height	Max 2 floors or 8 meters from ground level
Setback (Front)	Minimum 6 meters from boundary
Setback (Sides)	Minimum 3 meters each side
Setback (Rear)	Minimum 3 meters from rear boundary
Distance Between Structures	Minimum 6 meters between two buildings
Boys' Quarters Distance	Minimum 3 meters from main building

Element	Requirement
Roof-mounted Equipment	Max 1.5 meters height, positioned discreetly
Water Tanks/Boreholes	Must not obstruct walkways or setbacks

**Note: Any structure not conforming to these regulations will be marked for demolition at the owner's expense.**

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#### **4.0 Building and Architectural Design Standards**

To maintain the premium aesthetic of Baywood Estate, the following architectural standards are enforced:

##### **4.1 Visual Character**

- All homes must present a dignified and contemporary appearance.
- Buildings must face the street and use articulated facades.
- Architectural consistency with rooflines, windows, balconies, and porches is encouraged.
- Outdoor air conditioning units must be positioned at the side or rear of the building and screened.

##### **4.2 Roof Design**

- Accepted roof forms: gable, hip, shed, or flat roofs suitable for solar panel installation.
- Roof colors should blend with natural surroundings (e.g., brown, grey, terracotta).
- Prohibited: Reflective roofing, aluminum foil, wood shingles, and excessive skylights.

##### **4.3 Materials and Colors**

- Preferred external wall finishes: stone, textured plaster, brick, stucco, or tile.
- Accent colors may be used for window trims, railings, and doors.
- Prohibited materials: reflective glass, mirror-finished panels, untreated wood exteriors.

## 5.0 Fencing and Boundary Wall Guidelines

Element	Specification
Front Fence	Max 1.8m (1.2m solid base + 0.6m open grille)
Side and Rear Fences	Max 1.8m full height (solid or mixed materials)
Corner Plots	Fence must be recessed 3m from sidewalk
Materials Allowed	Reinforced concrete, steel grille, treated masonry
Not Allowed	Barbed wire, razor/concertina wire, broken bottles, spike tops

Aesthetic Maintenance Regular painting and cleaning of exterior walls is mandatory

No part of the fence may encroach on green buffers or walkways. Signage, flagpoles, or unrelated structures on green zones are strictly prohibited.

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## 6.0 Garage, Parking & Access Requirements

- **Minimum parking:** Two internal car parking spaces per residence.
- **Guest parking:** 1 space for every 3 households (where applicable).
- **Prohibited:** Resident parking on streets or sidewalks.
- **Garage orientation:** Should complement house façade; doors must not dominate front elevation.
- **Driveways:** Must use approved paving materials; no gravel, mud, or unfinished surfaces allowed.

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## 7.0 Landscaping and External Works

- All plots must maintain at least **30% green space**, planted with grass, shrubs, or trees.
- Hard paving (interlock, stone, stamped concrete) must not exceed 70% of the plot.
- Trees or hedges may be planted along boundaries (subject to BEDCC approval).
- Outdoor furniture and garden lights must be tastefully integrated.

- Satellite dishes must not be visible from the street.

## **8.0 Construction Rules and Procedures**

### **8.1 Permit and Approval Process**

- Submit architectural drawings, site plan, MEP drawings, and structural drawings to BEDCC.
- Receive **Development Permit** before any excavation or construction begins.
- No structure may be erected without prior written approval.

### **8.2 Construction Guidelines**

- Work hours: **8:00 AM – 6:00 PM (Monday – Saturday)**.
- Sundays and public holidays: **No work** permitted unless with special approval.
- Site fencing and safety signage are mandatory during construction.
- Developers must manage their waste and prevent soil erosion or drainage blockages.
- Noise levels must be kept within acceptable residential standards.

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## **9.0 Environmental, Safety & Utility Compliance**

- All buildings must connect to estate-approved drainage, sewage, and power infrastructure.
- Boreholes, if permitted, must not interfere with estate utilities or common facilities.
- Waste disposal bins must be used on-site.
- Generators (where approved) must be enclosed with soundproofing and fire protection.

## **10. Contravention and Sanctions**

Any breach of these guidelines will result in enforcement measures, including:

- Written warnings.
- Suspension of construction activity.
- Monetary fines as determined by BEDCC.
- Demolition of unauthorized structures.
- Denial of occupancy certificate.

All construction activities are monitored by the Baywood Estate Development Control Officers. Owners are liable for any infractions by their contractors or agents.

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## **11. Final Provisions**

These guidelines are subject to periodic review and updates by the Baywood Estate Development Control Committee (BEDCC). All developers, owners, and professionals working in the estate are expected to remain informed of changes.

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**For inquiries or submissions, contact:**

**Baywood Estate Development Control Committee (BEDCC)**

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