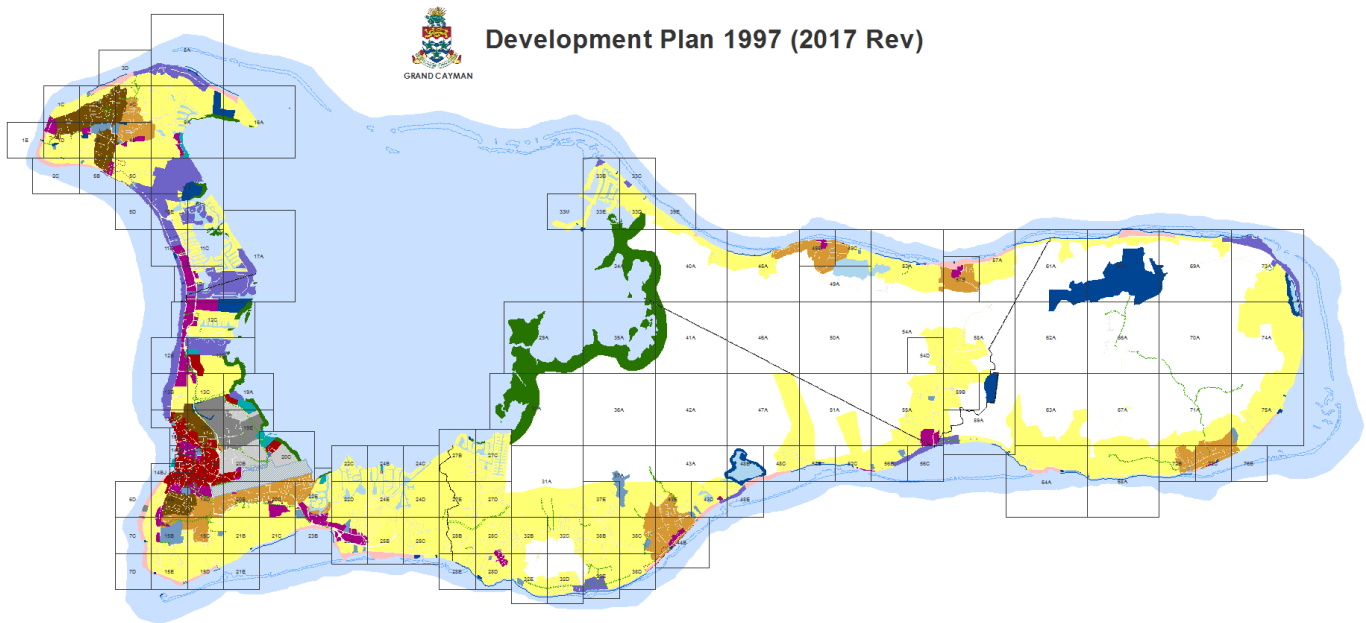















ZONING GUIDELINES

A Graphic guide to the Development & Planning Regulations (2016 Revision)



Click on any of the Development Plan Zone names to view the specific guideline sheet:

-  Agricultural/Residential
-  Beach Resort/Residential
-  General Commercial
-  Heavy Industrial
-  High Density Residential
-  Hotel/Tourism
-  Institutional
-  Light Industrial
-  Low Density Residential
-  Mangrove Buffer - development prohibited: see regulations
-  Marine Commercial
-  Medium Density Residential
-  Neighbourhood Commercial
-  Public Open Space

Agricultural / Residential Zone **AG/RES**

Land Use Guidelines

The agricultural/residential zone contains the lowest permitted densities of any residential zone. It was established to help protect farmland, while providing limited development opportunities for landowners.

Permissible Uses

- Agricultural & single family residential uses
- Industrial, Commercial or Multi-family residential are permitted only if they are ancillary to a primary agricultural use.
- Open land may be included for the maintenance or enhancement of water or soil quality.

Site Development Guidelines

Density

2 houses per acre

Lot Width

80 ft. minimum

Minimum Setbacks

Front.....20 ft.

Rear.....20 ft.

Side

1 Storey Building.....10 ft.

2 Storey Building.....15 ft.

Site Coverage

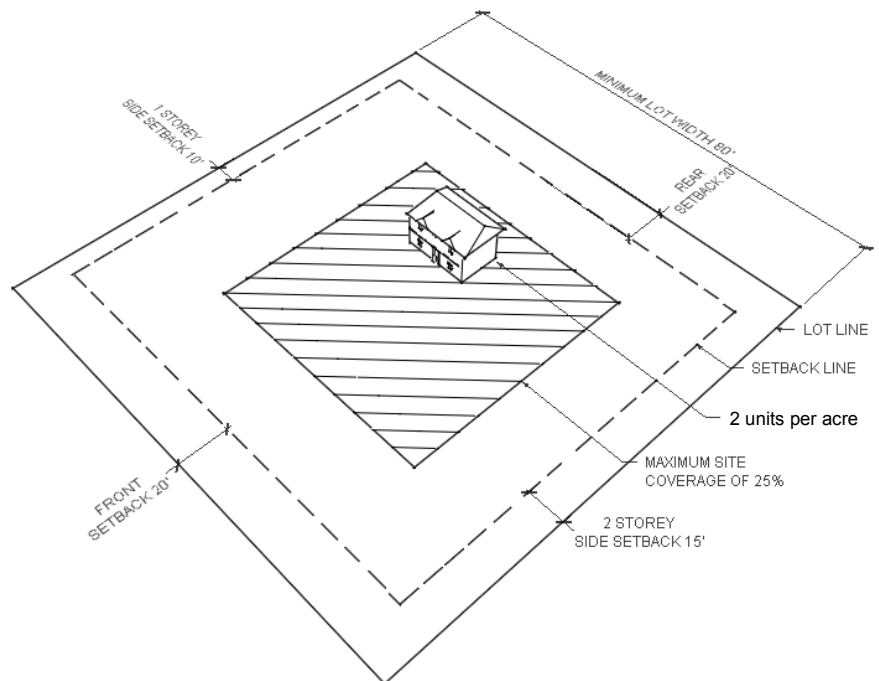
Maximum of 25% of lot area

Maximum Building Height

2 storeys or 25 feet

Parking

1 stall per unit



Beach Resort/ Residential Zone

BRR

Land Use Guidelines

The Beach Resort/Residential zone is a transition zone between the Hotel/Tourism zone and the Low Density Residential zone. Development within this zone will generally be permitted if it has the appearance of residential development in scale and massing.

Permitted Uses

- Beach Resorts
- Detached Houses
- Semi-detached houses
- Duplexes

Conditional Uses

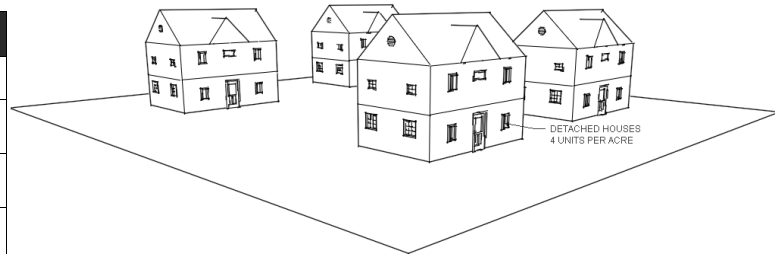
- Guest Houses¹
- Apartments¹
- Cottage Colony¹
- Tourism Related Development¹

¹ Where deemed suitable by the CPA. Notifications per Section 15(4)

Site Development Guidelines

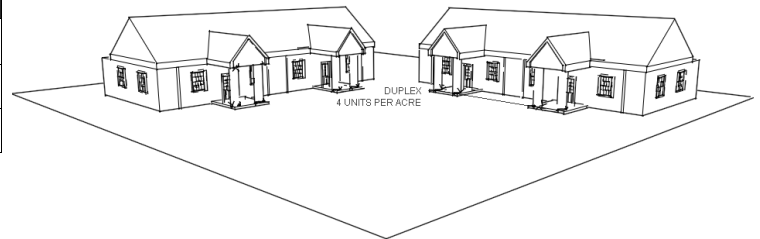
Density

Beach Resort.....	30 bedrooms per acre
Cottage colonies.....	8 units per acre
Guest House.....	30 bedrooms per acre
Apartments	20 units/30 bedrooms per acre



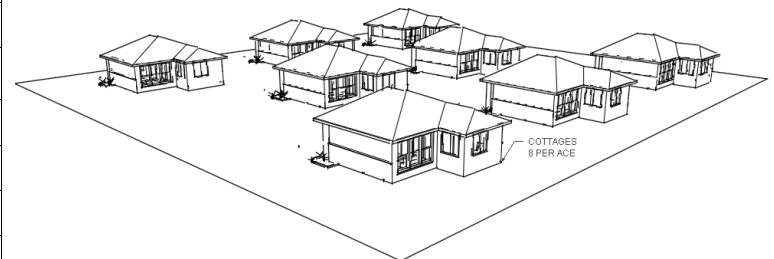
Parking

1 stall per unit (houses & duplexes)
1.5 stalls per apartment unit
1 stall per 2 guestrooms (hotel)



Minimum Lot Size

Semi-detached Houses.....	8,000 sq. ft.
Detached Houses.....	10,000 sq. ft.
Duplex.....	10,000 sq. ft.
Guest House.....	1/2 acre ¹
Apartments.....	1/2 acre ¹
Beach Resort.....	1/2 acre
Cottages.....	1/2 acre ¹

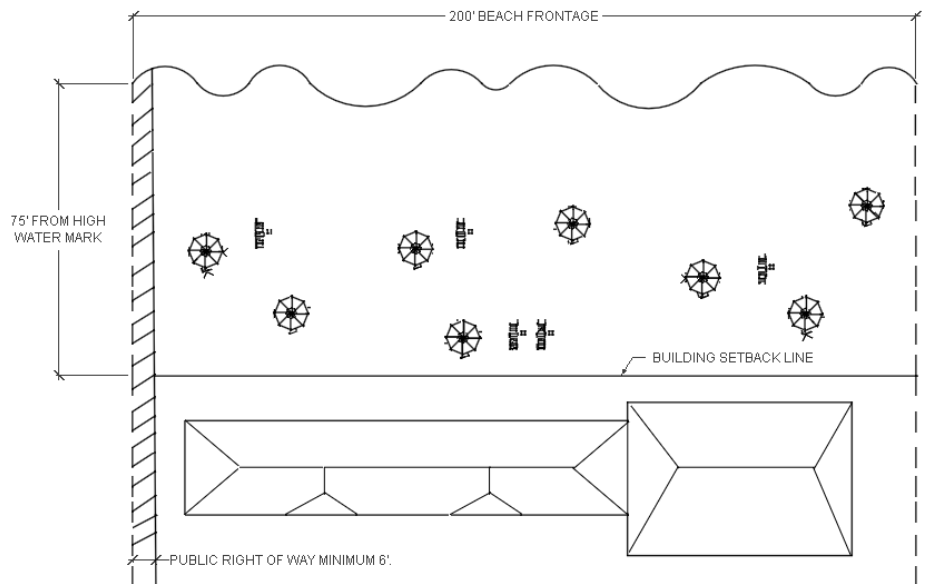
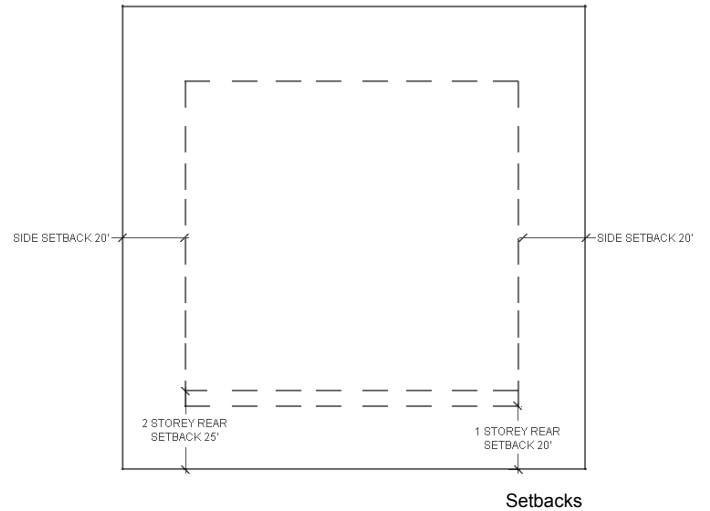


¹ Where deemed suitable by the CPA

Minimum Setbacks	
Side.....	20 ft.
Road (single storey).....	20 ft.
Road (2+ storeys)	25 ft.
High Water Mark.....	75 ft.
Ancillary structures at the discretion of authority	

Maximum Building Height	
4 storeys or 55 ft, with no façade exceeding 25 ft.	

Site Coverage	
30% maximum	



Public Right of Way / Waterfront Property

Public Right of Way (minimum 200 ft. frontage)	
Minimum 6 ft. per 200 ft of waterfront or part thereof	

General Commercial Zone

GC

Land Use Guidelines

Permissible Uses

- Retail Shops
- Banks & financial institutions engaged in International trade
- Health Care Providers
- Chambers, professional & legal services, accountancy, real estate offices
- Child Care, After-School Programs
- Supermarkets
- Motor vehicle sales room and rental offices
- Parking facilities
- Recreational facilities (playgrounds, parks, sports fields)

- Restaurants¹
- Bars/Nightclubs¹
- Gas Stations¹
- Auto Repair¹

¹ Require additional notification & advertising

² In a 5-storey building on one upper storey only.

Site Development Guidelines

Minimum Lot Size

General Commercial.....20,000 sq. ft.

Minimum Setbacks

Road.....20 ft.

Rear.....6 ft.

Side.....6 ft.

Waterfront.....50 ft. or 75 ft. from High Water Mark (depending on shoreline)

Site Coverage

Maximum 90% of lot area (includes paved surfaces)

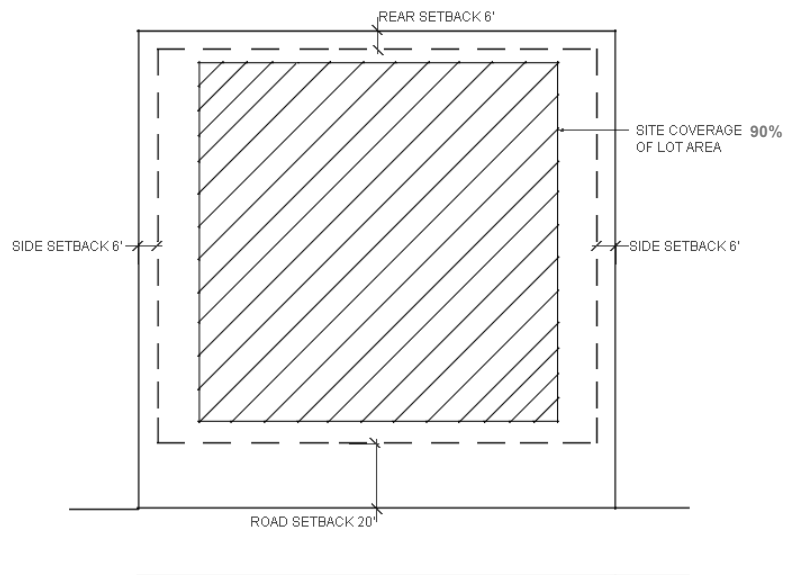
Density

As deemed suitable by the CPA

Maximum Building Height

General Commercial5 storeys or 65 ft.

General Commercial Zone 1.... 7 storeys or 91 ft.



Parking Calculations

Commercial Uses.....1 stall per 300 sq. ft.

Restaurant/Bars.....1 stall per 200 ft.

Cinemas, Theatres, Public Assembly..... 1 stall per 6 seats

Dwelling Units.....1.5 stalls per unit

Commercial Uses in Block OPY.....1 stall per 500 sq. ft.

- Parking may not be located in road setbacks.

Heavy Industrial Zone

HI

Land Use Guidelines

Permitted Uses

- Power Generation
- Fuel Refining & Storage
- Solid Waste Disposal
- Recycling
- Quarrying & Mining
- Mechanized and other forms of manufacture

Conditional Uses

Industrial development is permissible provided that;

- It's not detrimental to the surrounding area
- It provides centers for local employment
- Access to industrial areas is ensured
- This regulation is complied with fully.
- Any other form of development¹

¹ If the primary use of the zone is not changed

Site Development Guidelines

Minimum Lot Size

Heavy Industrial.....20,000 sq. ft.

Minimum Setbacks

Road.....20 ft.

Rear.....6 ft.

Side.....6 ft.

Site Coverage

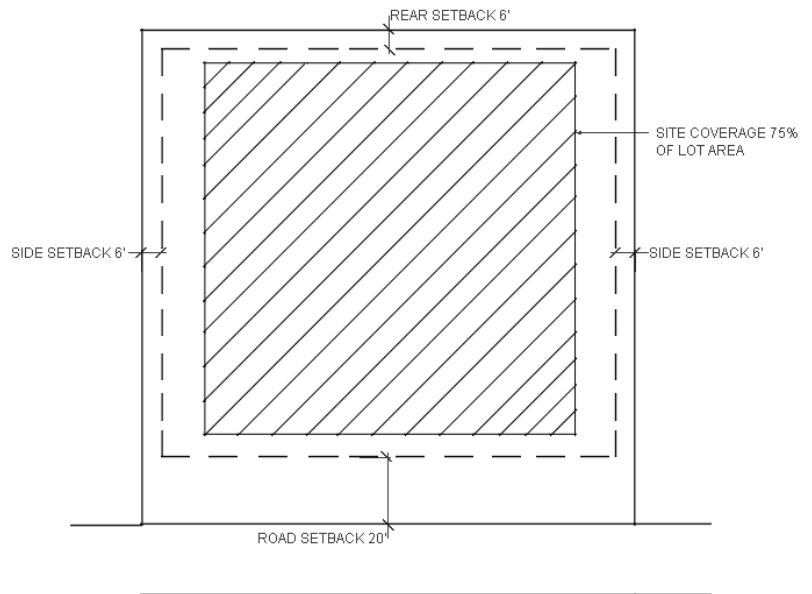
Maximum 75% of lot area (includes paved surfaces)

Parking

1 stall per 1,000 sq. ft. for warehouse or storage

1 stall per 300 sq.ft. for office or retail

- Parking shall not be located in road setbacks



High Density Residential Zone **HDR**

Land Use Guidelines

Permissible Uses

- Detached Houses
- Duplexes
- Semi-Detached Houses
- Horticulture

Conditional Uses

- Guest Houses¹
- Apartments¹
- Commercial²
- Agricultural²
- Religious²
- Social & Educational Development²
- Recreational, public & civic buildings²

¹ Where deemed suitable by the CPA

² Subject to advertising as per Section 9 (3) & where deemed suitable by the CPA

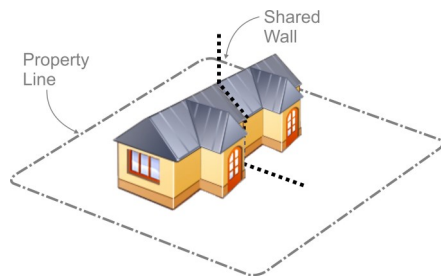
Site Development Guidelines

Detached House



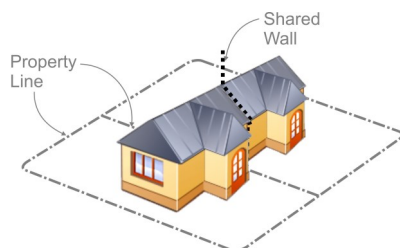
Minimum Lot Size: 5,000 sq. ft.
Minimum Lot Width: 60'

Duplex



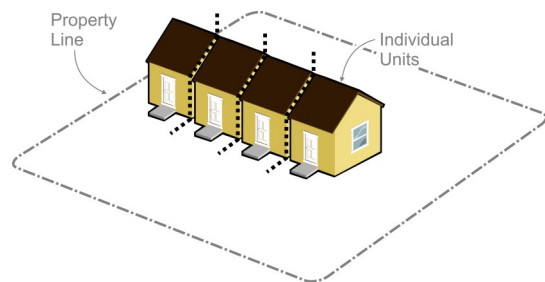
Minimum Lot Size: 5,000 sq. ft.
Minimum Lot Width: 60'

Semi-Detached House



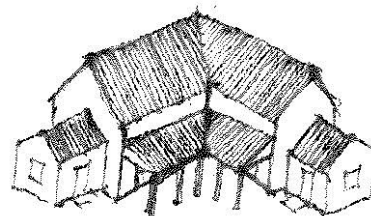
Minimum Lot Size: 5,000 sq. ft. (each parcel)
Minimum Lot Width: 60'

Apartments

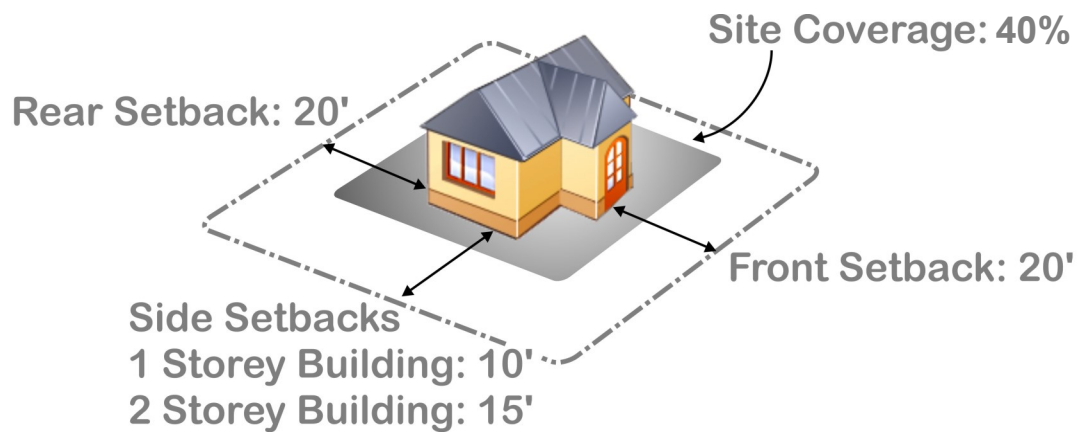


Density: 25 units per acre
42 bedrooms per acre
Minimum Lot Size: 5,000 sq.ft.
Minimum Lot Width: 100'

Commercial Guest Houses



Density: 35 bedrooms per acre
Minimum Lot Size: 5,000 sq.ft.
Minimum Lot Width: 100'



Minimum Setbacks	
Front	20 ft.
Rear	20 ft.
Side	
1 Storey Building	10 ft.
2 or 3 Storey Building	15 ft.
Waterfront (Setback from high watermark)	
Sand Beach or Mangrove.....	75 ft.
Iron Shore.....	50 ft.
Canal/Inland Waterway.....	20 ft.

Site Coverage	
Maximum of 40% of lot area	
Maximum Building Height	
3 storeys or 40 ft. with no continuous façade exceeding 25 ft.	
Parking	
1 stall per unit	(Houses & Duplexes)
1.5 stalls per unit	(Apartments)

**Hotel / Tourism
Zone****H / T****Land Use Guidelines****Purpose**

The Hotel / Tourism development zone contains entertainment facilities primarily related to the tourism industry.

Permitted Uses

- Hotels
- Cottage Colony Development
- Apartments

Conditional Uses

- Entertainment facilities related to tourism
- Commercial¹
- Houses¹

¹Where deemed suitable by the CPA

Site Development Guidelines**Density**

Hotels	65 bedrooms per acre
Apartments	25 units per acre
Cottage Colony (2 bedrooms).....	10 units per acre

Site Coverage

Residential.....	25%
Apartments	40%
Hotels.....	40%

Minimum Lot Size

Residential.....	12,500 sq. ft
Apartments.....	1/2 acre
Hotels.....	1/2 acre

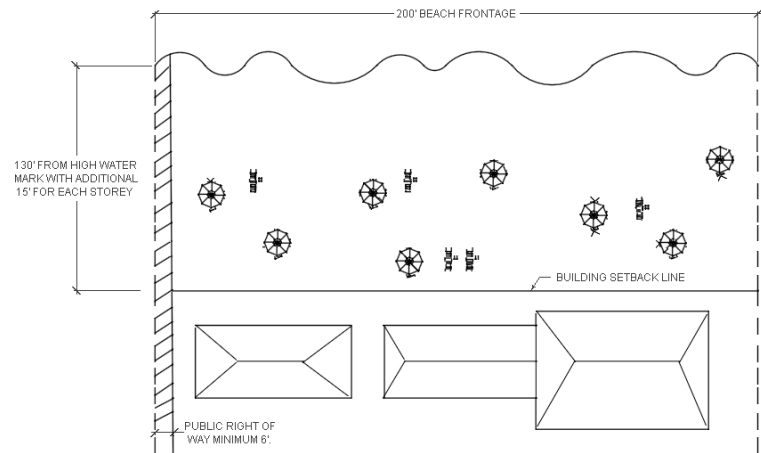
Parking

Hotels.....	1 stall per two bedrooms
Apartments.....	1.5 stalls per unit
Cottage Colony.....	1 stall per unit
Ancillary Commercial Use.....	as deemed suitable per CPA

Minimum Lot Width

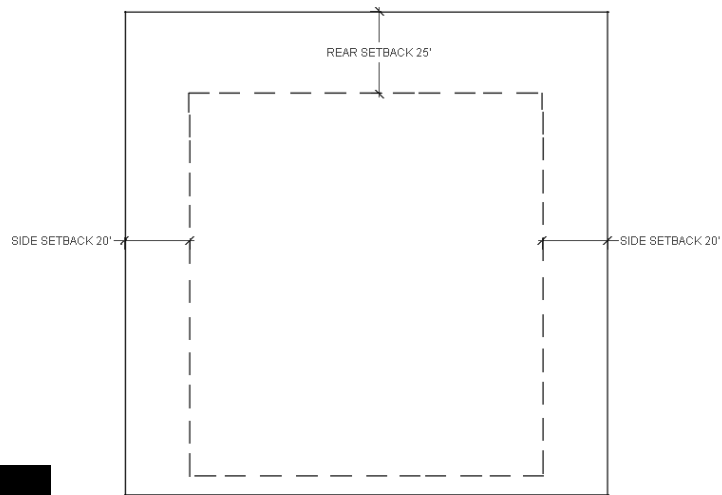
Residential.....	100 ft.
Apartments.....	100 ft.
Hotels	100 ft.

Public Right of Way (minimum 200 ft. frontage)
Minimum width 6 ft.



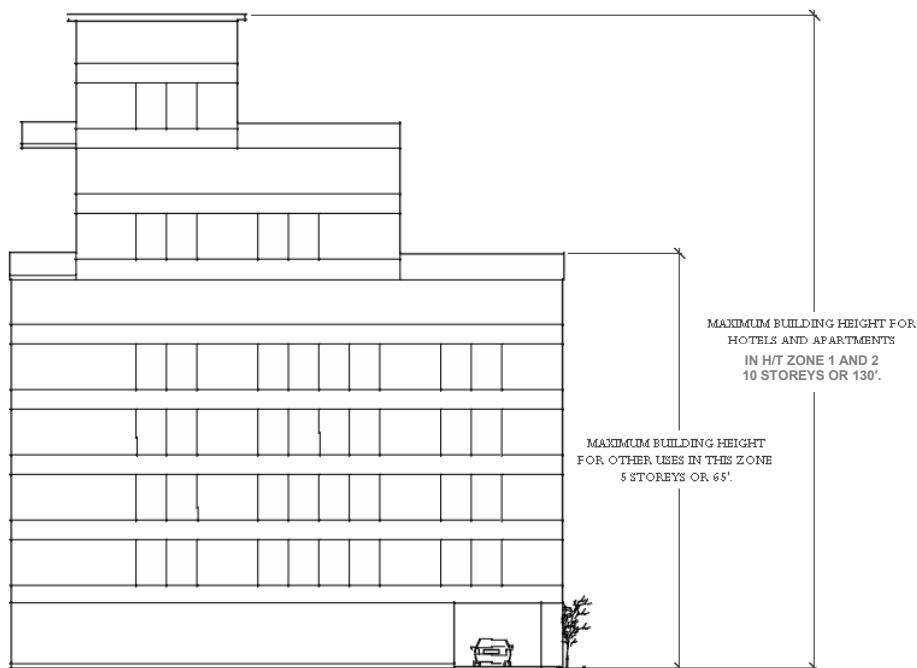
Public Right Of Way / Waterfront Property

Minimum Setbacks	
Side	20 ft.
Road/Rear.....	25 ft.
Waterfront.....	130 ft. from High Water Mark for first 3 storeys, with additional 15 ft. for each additional storey.



Setbacks

Maximum Building Height	
Hotels/Apartments (Zone 1).....	5. storeys or 65 ft.
Hotels/Apartments (Zone 2).....	10 storeys or 130 ft.



Building Height

Institutional Zone

INS

Land Use Guidelines

Permitted Uses

- Public (hospitals, police stations, fire stations, prisons)
- Religious
- Educational
- Recreational

Site Development Guidelines

Maximum Density	CPA Discretion
Minimum Lot size	CPA Discretion
Road Setbacks	25 feet
Side & Rear Setbacks	CPA Discretion

Parking

High School.....	1 space per 15 students & 1 space per staff ¹
Primary School.....	1 space per 25 students & 1 space per staff ¹
Churches.....	1 stall per 8 seats
Public Assembly.....	1 stall per 6 seats
Recreation Halls.....	1 stall per 200 sq. ft.
Other buildings.....	as deemed suitable by the CPA

¹ Recommended ratio

Light Industrial Zone

LI

Land Use Guidelines

Permitted Uses

- Industrial
- Warehouses
- Storage

Conditional Uses

Any form of development provided it does not change the primary use of the Industrial zone¹

¹ Where deemed suitable by the CPA

Site Development Guidelines

Minimum Lot Size

Light Industrial.....20,000 sq. ft.

Minimum Setbacks

Road.....20 ft.
Rear.....6 ft.
Side.....6 ft.

Site Coverage

Maximum 75% of lot area (includes paved surfaces)

Building Height & Bulk of Structures

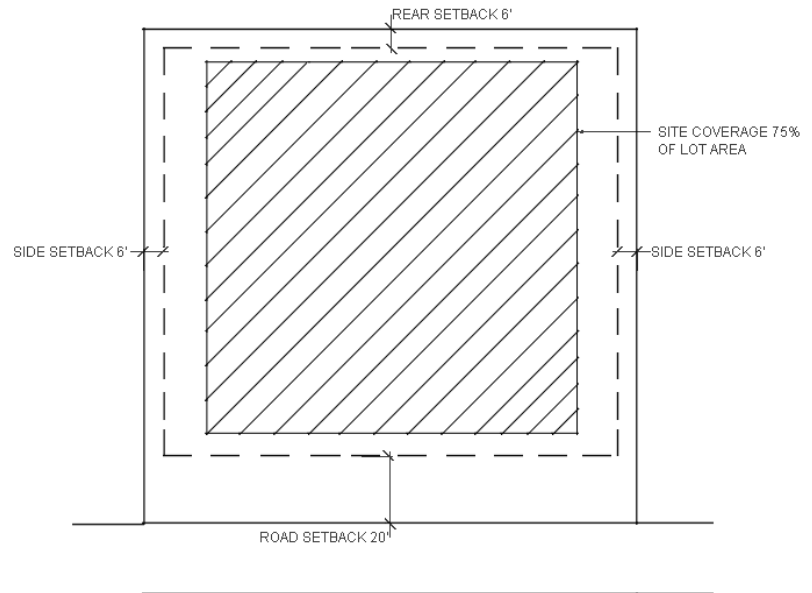
As deemed suitable by the CPA

Parking

1 stall per 1,000 sq. ft. for warehouse or storage

1 stall per 300 sq.ft. for office or retail

- Parking may not be located within road setbacks



Low Density Residential Zone

LDR

Land Use Guidelines

Permissible Uses

- Detached Houses
- Duplexes
- Semi-Detached Houses
- Horticulture

Conditional Uses

- Guest Houses¹
- Apartments¹
- Commercial²
- Agricultural²
- Religious²
- Social & Educational Development²
- Recreational, public & civic buildings²

¹ Where deemed suitable by the CPA. Subject to Section 15(4) notifications

² Where deemed suitable by the CPA. Subject to advertising per Section 9 (3) & Section 15(4) notifications.

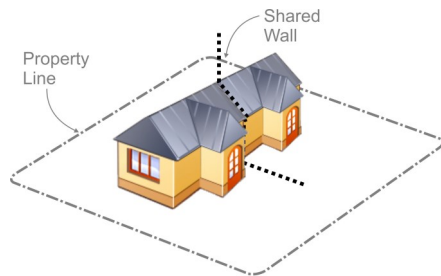
Site Development Guidelines

Detached House



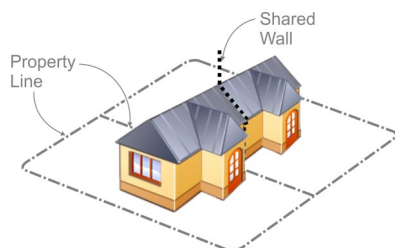
Minimum Lot Size: 10,000 sq. ft.
Minimum Lot Width: 80'

Duplex



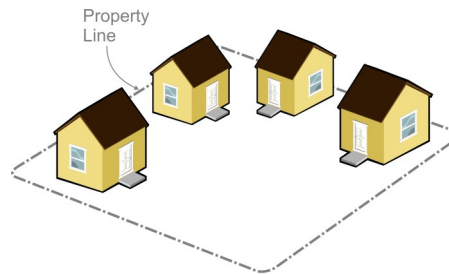
Minimum Lot Size: 12,500 sq. ft.
Minimum Lot Width: 80'

Semi-Detached House



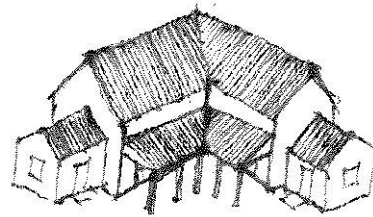
Minimum Lot Size: 10,000 sq. ft. (each parcel)
Minimum Lot Width: 80'

Commercial Guest Houses

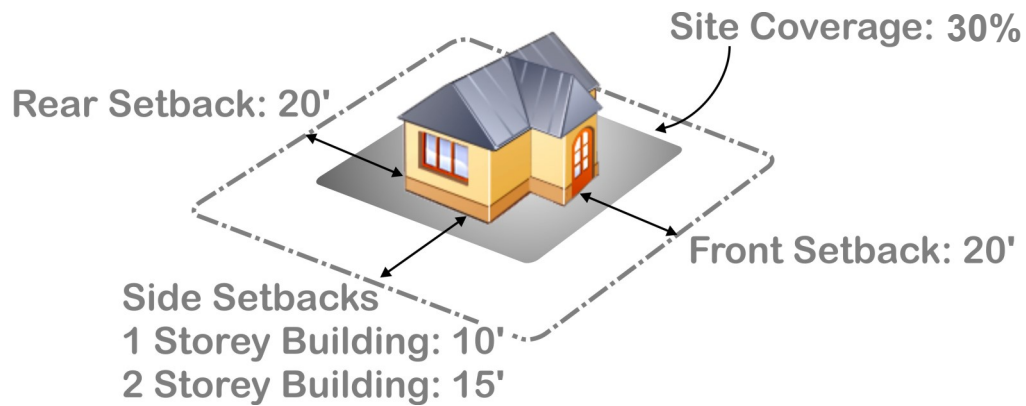


Density: 16 bedrooms per acre
Minimum Lot Size: 25,000 sq. ft.
Minimum Lot Width: 100'

Apartments



Density: 15 units per acre
24 bedrooms per acre
Minimum Lot Size: 25,000 sq. ft.
Minimum Lot Width: 100'



Minimum Setbacks	
Front	20 ft.
Rear	20 ft.
Side	
1 Storey Building	10 ft.
2 or 3 Storey Building	15 ft.
Waterfront (Setback from high watermark)	
Sand Beach or Mangrove.....	75 ft.
Iron Shore.....	50 ft.
Canal/Inland Waterway.....	20 ft.

Site Coverage	
Maximum of 30% of lot area	
Maximum Building Height	
3 storeys or 40 ft. with no continuous façade exceeding 25 ft.	
Parking	
1 stall per unit	(Houses & Duplexes)
1.5 stalls per unit	(Apartments)

Marine Commercial Zone

MC

Land Use Guidelines

The Marine Commercial zone's primary purpose are those uses permitted in a General Commercial zone but in which commercial uses related to marine activities are also permitted.

Permitted Uses

- Docks
- Marinas & boat mooring
- Handling & storing cargo
- Maintenance, repair & fuelling maritime vessels
- Boat chartering & water sports operations
- Fishing & fish processing

Conditional Uses

- Residential ¹

¹ In a 3-storey building on one upper storey only

Site Development Guidelines

Minimum Lot Size

Marine Commercial.....20,000 sq. ft.

Minimum Setbacks

Road.....20 ft.

Rear.....6 ft.

Side.....6 ft.

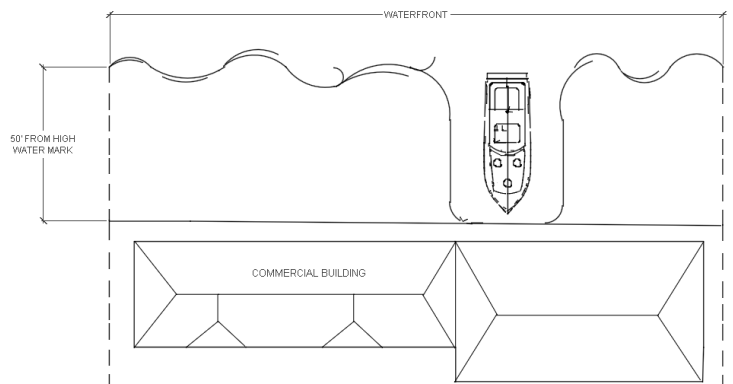
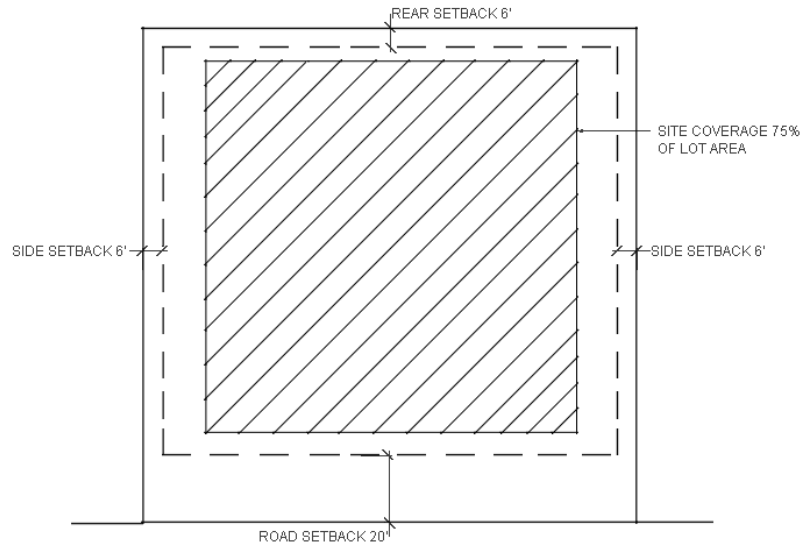
Waterfront.....50 ft. from high water mark and an additional 15 ft. for the 3rd storey

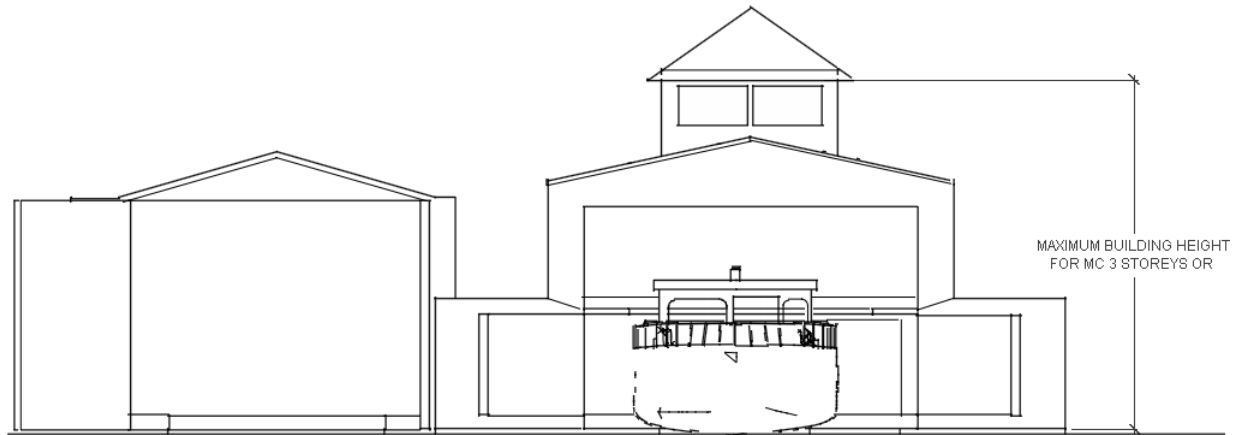
Site Coverage

Maximum of 75% of lot area

Density

As deemed suitable by the CPA





Building Height

Maximum Building Height

Marine Commercial.....3 storeys or 40 ft.

Parking

Commercial Development.....1 stall per 300 sq.ft.

Restaurants/Bars 1 stall per 200 sq.ft.

Dwelling Units.....1.5 stalls per unit

- Parking may not be in road setbacks

Medium Density Residential Zone

MDR

Land Use Guidelines

Permissible Uses

- Detached Houses
- Duplexes
- Semi-Detached Houses
- Horticulture

Conditional Uses

- Guest Houses¹
- Apartments¹
- Commercial²
- Agricultural²
- Religious²
- Social & Educational Development²
- Recreational, public & civic buildings²

¹ Where deemed suitable by the CPA. Subject to Section 15(4) notifications

² Where deemed suitable by the CPA. Subject to advertising per Section 9 (3) & Section 15(4) notifications.

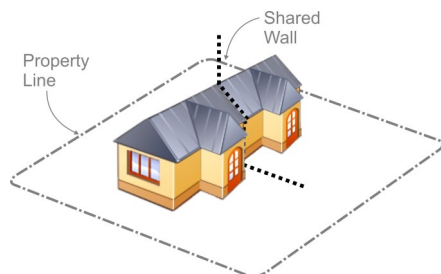
Site Development Guidelines

Detached House



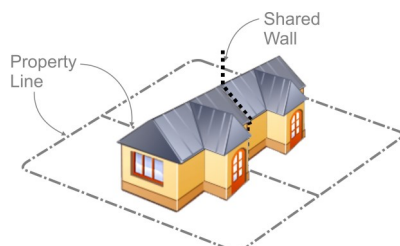
Minimum Lot Size: 7,500 sq. ft.
Minimum Lot Width: 60'

Duplex



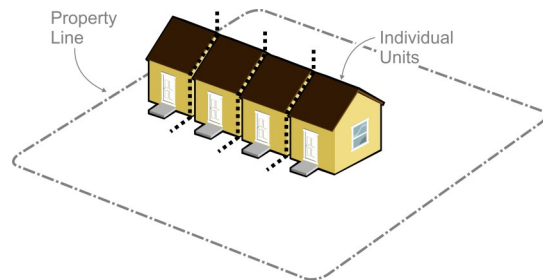
Minimum Lot Size: 7,500 sq. ft.
Minimum Lot Width: 60'

Semi-Detached



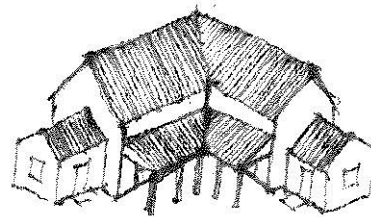
Minimum Lot Size: 7,500 sq. ft. (each parcel)
Minimum Lot Width: 60'

Apartments

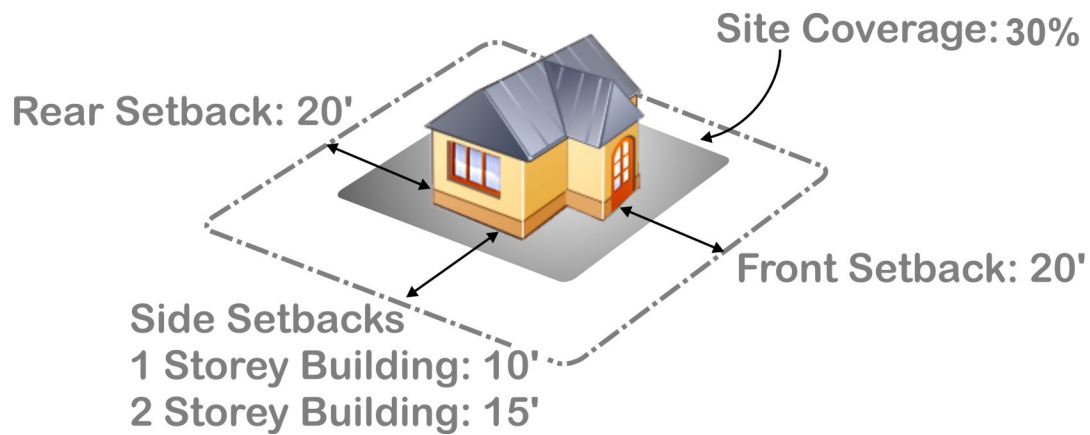


Density: 20 units per acre
30 bedrooms per acre
Minimum Lot Size: 20,000 sq. ft.
Minimum Lot Width: 100'

Commercial Guest Houses



Density: 20 bedrooms per acre
Minimum Lot Size: 12,500 sq. ft.
Minimum Lot Width: 100'



Minimum Setbacks	
Front	20 ft.
Rear	20 ft.
Side	
1 Storey Building	10 ft.
2 or 3 Storey Building	15 ft.
Waterfront (Setback from high watermark)	
Sand Beach or Mangrove.....	75 ft.
Iron Shore.....	50 ft.
Canal/Inland Waterway.....	20 ft.

Site Coverage	
Maximum of 30% of lot area	
Maximum Building Height	
3 storeys or 40 ft. with no continuous façade exceeding 25 ft.	
Parking	
1 stall per unit	(Houses & Duplexes)
1.5 stalls per unit	(Apartments)

Neighborhood Commercial Zone

NC

Land Use Guidelines

Purpose

The Neighborhood Commercial zone's primary use is a less intense form of commercial development which caters principally for the needs of persons resident in or in the vicinity of the zone.

Permissible Uses

- Offices
- Retail Shops
- Medical Clinics
- Restaurants/Bars
- Child Care
- Shops and other enterprises that meet the daily needs of a community.
- Residential ¹

¹ If not on ground floor of building.

Site Development Guidelines

Minimum Lot Size

Neighborhood Commercial.....20,000 sq. ft.

Minimum Setbacks

Road.....20 ft.

Rear.....6 ft.

Side.....6 ft.

Waterfront Setbacks

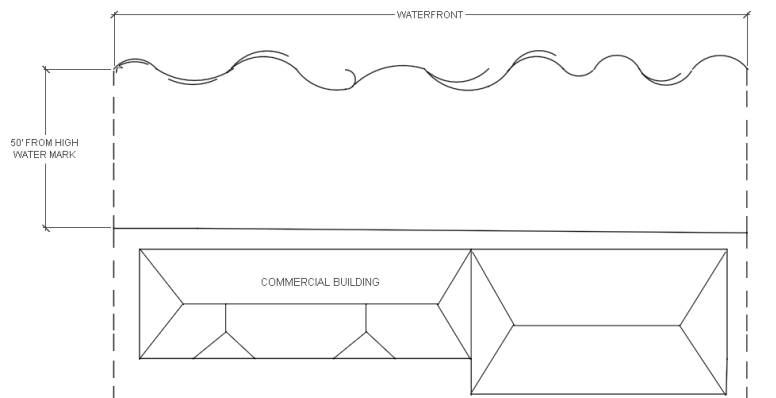
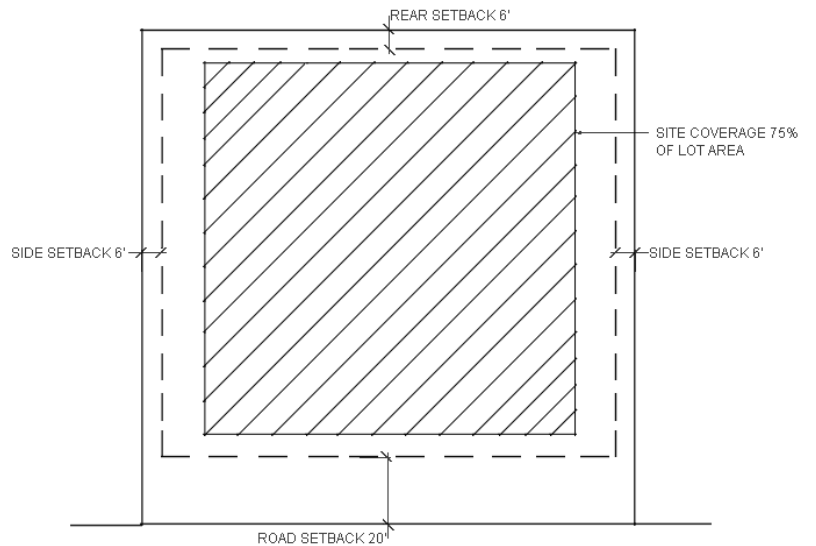
50 ft. from high water mark with additional 15 ft. for the third storey

Site Coverage

Maximum 75% of lot area (includes paved surfaces)

Density

As deemed suitable by the CPA



Waterfront Setbacks

NC



Maximum Building Height

Neighborhood Commercial3 storeys or 40 ft.

Parking Calculations

Commercial Uses.....	1 stall per 300 sq. ft.
Restaurant/Bars.....	1 stall per 200 ft.
Dwelling Units.....	1.5 stalls per unit
Commercial Uses in Block OPY.....	1 stall per 500 sq. ft.
Restaurant/Bars in Block OPY.....	1 stall per 200 sq.ft.

- Parking may not be in road setbacks

Public Open Space Zone

POS

Land Use Guidelines

Public Open Space comprises predominantly of undeveloped area of land vested, or intended to be vested in the Government.

Permitted Uses

- Parks
- Reserves
- Beaches
- Play Grounds
- Playing Fields
- Plazas
- Public Access Ways

Conditional Uses ¹

- The development is compatible with the character and function of the zone.
- Buildings forming part of such development are directly associated with, and promote, the principle purposes and actual use of the zone.

Where deemed suitable by the CPA¹

Site Development Guidelines

Application for Development ¹

- The intended development will preserve, to the greatest extent, the natural features and character of the land.
- It is not detrimental to the natural character or appearance of the land.
- Accords preference to use of natural building materials.
- The development includes adequate landscaping and planting to improve the appearance of the zone.
- The development displays a high standard of design and use of materials consistent with the character and heritage of the islands.

Where deemed suitable by the CPA¹

