

NOTIFICATION REQUIREMENTS

Typical Developments

Low/Medium/High Density Residential Zones	Development Type	Required Notification
	House/Duplex (1 - 2 dwelling units)	None required
	3 - 5 apartments/dwelling units	150-foot notification radius from the perimeters of the parcel(s)
	6 - 10 apartments/dwelling units	250-foot notification radius from the perimeters of the parcel(s)
	11 or more apartments/dwelling units	450-foot notification radius from the perimeters of the parcel(s)
	Any other land uses	500-foot notification radius from the perimeters of the parcel(s) and two newspaper advertisements
Beach Resort Residential Zone	Development Type	Required Notification
	House/Duplex (1 - 2 dwelling units)	None required
	3 - 5 apartments/dwelling units	150-foot notification radius from the perimeters of the parcel(s)
	6 - 10 apartments/dwelling units	250-foot notification radius from the perimeters of the parcel(s)
	11 or more apartments/dwelling units	450-foot notification radius from the perimeters of the parcel(s)
	Beach Resorts	300-foot notification radius from the perimeters of the parcel(s)
Hotel Tourism Zone	Development Type	Required Notification
	House/Duplex	None required
	Apartments	300-foot notification radius from the perimeters of the parcel(s)
	Hotel	300-foot notification radius from the perimeters of the parcel(s) and two newspaper advertisements
	Restaurants, Dive Shops	300-foot notification radius from the perimeters of the parcel(s) and two newspaper advertisements
Neighbourhood/General/Marine Commercial Zones	Development Type	Required Notification
	Office/retail/mixed use	300-foot notification radius from the perimeters of the parcel(s)
	Parking lots	300-foot notification radius from the perimeters of the parcel(s)
	Public assembly, gas stations, garages, clubs, bars, restaurants, cinemas, dive	300-foot notification radius and two newspaper advertisements
Industrial Zone	Development Type	Required Notification
	Industrial	300-foot notification radius from the perimeters of the parcel(s)
	Commercial	300-foot notification radius from the perimeters of the parcel(s)
	Public assembly, gas stations, garages, clubs, bars, restaurants, manufactories, industrial plants, bulk storage tanks, quarries, or any other land uses	300-foot notification radius from the perimeters of the parcel(s) and two newspaper advertisements in residential zones
Institutional Zone	Development Type	Required Notification
	Civic Uses, Schools, Recreation	500-foot notification radius
Agricultural/Residential Zone	Development Type	Required Notification
	House/Duplex	None required
	Other uses	Notifications requirements as stated in the Low Density Residential zone

Special Developments

Subdivisions	Development Type	Required Notification
	2 - 6 lots	150-foot notification radius from the perimeters of the parcel(s)
	7 - 10 lots	250-foot notification radius from the perimeters of the parcel(s)
	11 or more lots	450-foot notification radius from the perimeters of the parcel(s)
Generators	Development Type	Required Notification
	Apartments/Commercial/Industrial/Institution	Immediate adjacent landowners
Planned Area Developments	Development Type	Required Notification
		500-foot notification radius from the perimeter of the parcel(s) and two newspaper advertisements
Signs	Development Type	Required Notification
		Immediate adjoining landowners & landowners across road (billboard, directory, and large signs may require a larger notification radius)
Antennae, cell towers, commercial satellite dishes	Development Type	Required Notification
	Commercial/Industrial zones	300-foot notification radius from the perimeters of the parcel(s)
	Residential zones	500-foot notification radius from the perimeters of the parcel(s) & 2 newspaper adverts.
Fences, walls or pools (not related to houses or duplexes)	Development Type	Required Notification
		Immediate adjoining landowners
Land Clearing	Development Type	Required Notification
	Any zone	Immediate adjacent landowners & landowners across road
Excavations	Development Type	Required Notification
	New quarry or commercial excavation in in a Residential zone	500-foot notification radius from the perimeters of the parcel(s), four newspaper advertisements, and polling.
	Expansion of an existing quarry or excavation in Agriculture/Residential zone or Residential zones	500-foot notification radius from the perimeters of the parcel(s) & four newspaper advertisements.
	Excavation for private development to meet fill needs of the same site (i.e. to fill subdivided lots)	500-foot notification radius from the perimeters of the parcel(s) & two newspaper advertisements

Notification Guidelines

In accordance with Section 15 (4) of the Development and Planning Law (2008 Revision, as amended), notice of application for planning permission (other than an application relating to a detached house, semi-detached house, or duplex) shall be served on the date upon which the application is made and copies of such notices enclosed with the application.

Newspaper advertisements shall be published in a public newspaper circulated in the Islands, with a period of at least seven (7) days but no more than ten (10) days between advertisements. Within 21 working days of the final advertisement, members of the public who reside or own land within 1,000 feet of the subject site, may lodge objections with the Authority.

Disclaimer

This document is intended as a guide that supports the Development & Planning Law (2008 Revision, as amended) and Development & Planning Regulations (2010 Revision). All development proposals are subject to review by the Planning Department and may require modifications to the above criteria in certain circumstances.