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**
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

<table>
<thead>
<tr>
<th>Density</th>
<th>2 houses per acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width</td>
<td>80 ft. minimum</td>
</tr>
<tr>
<td>Minimum Setbacks</td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>20 ft.</td>
</tr>
<tr>
<td>Rear</td>
<td>20 ft.</td>
</tr>
<tr>
<td>Side</td>
<td></td>
</tr>
<tr>
<td>1 Storey Building</td>
<td>10 ft.</td>
</tr>
<tr>
<td>2 Storey Building</td>
<td>15 ft.</td>
</tr>
<tr>
<td>Site Coverage</td>
<td>Maximum of 25% of lot area</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>2 storeys or 25 feet</td>
</tr>
<tr>
<td>Parking</td>
<td>1 stall per unit</td>
</tr>
</tbody>
</table>
Beach Resort/Residential Zone

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 Houses\(^1\)
- Apartments\(^1\)
- Cottage Colony\(^1\)
- Tourism Related Development\(^1\)

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

Site Development Guidelines

Density

<table>
<thead>
<tr>
<th>Use</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beach Resort</td>
<td>30 bedrooms per acre</td>
</tr>
<tr>
<td>Cottage colonies</td>
<td>8 units per acre</td>
</tr>
<tr>
<td>Guest House</td>
<td>30 bedrooms per acre</td>
</tr>
<tr>
<td>Apartments</td>
<td>20 units/30 bedrooms per acre</td>
</tr>
</tbody>
</table>

Parking

<table>
<thead>
<tr>
<th>Use</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 stall per unit (houses &amp; duplexes)</td>
<td>1 stall per unit (houses &amp; duplexes)</td>
</tr>
<tr>
<td>1.5 stalls per apartment unit</td>
<td>1.5 stalls per apartment unit</td>
</tr>
<tr>
<td>1 stall per 2 guestrooms (hotel)</td>
<td>1 stall per 2 guestrooms (hotel)</td>
</tr>
</tbody>
</table>

Minimum Lot Size

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Lot Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Semi-detached Houses</td>
<td>8,000 sq. ft.</td>
</tr>
<tr>
<td>Detached Houses</td>
<td>10,000 sq. ft.</td>
</tr>
<tr>
<td>Duplex</td>
<td>10,000 sq. ft.</td>
</tr>
<tr>
<td>Guest House</td>
<td>1/2 acre(^1)</td>
</tr>
<tr>
<td>Apartments</td>
<td>1/2 acre(^1)</td>
</tr>
<tr>
<td>Beach Resort</td>
<td>1/2 acre(^1)</td>
</tr>
<tr>
<td>Cottages</td>
<td>1/2 acre(^1)</td>
</tr>
</tbody>
</table>

\(^1\)Where deemed suitable by the CPA
Minimum Setbacks

<table>
<thead>
<tr>
<th>Category</th>
<th>Minimum Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Side</td>
<td>20 ft.</td>
</tr>
<tr>
<td>Road (single storey)</td>
<td>20 ft.</td>
</tr>
<tr>
<td>Road (2+ storeys)</td>
<td>25 ft.</td>
</tr>
<tr>
<td>High Water Mark</td>
<td>75 ft.</td>
</tr>
<tr>
<td>Ancillary structures at the discretion of authority</td>
<td></td>
</tr>
</tbody>
</table>

Maximum Building Height

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

Site Coverage

30% maximum

Public Right of Way (minimum 200 ft. frontage)

Minimum 6 ft. per 200 ft of waterfront or part thereof
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)

Restaurants
Bars/Nightclubs
Gas Stations
Auto Repair

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 Commercial ………….5 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**

**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 development\(^1\)

\(^1\) If the primary use of the zone is not changed

**Site Development Guidelines**

<table>
<thead>
<tr>
<th>Minimum Lot Size</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Heavy Industrial</strong></td>
</tr>
<tr>
<td>20,000 sq. ft.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Minimum Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Road</strong></td>
</tr>
<tr>
<td>20 ft.</td>
</tr>
<tr>
<td><strong>Rear</strong></td>
</tr>
<tr>
<td>6 ft.</td>
</tr>
<tr>
<td><strong>Side</strong></td>
</tr>
<tr>
<td>6 ft.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum 75% of lot area (includes paved surfaces)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 stall per 1,000 sq. ft. for warehouse or storage</td>
</tr>
<tr>
<td>1 stall per 300 sq.ft. for office or retail</td>
</tr>
</tbody>
</table>
- Parking shall not be located in road setbacks
Land Use Guidelines

Permissible Uses
- Detached Houses
- Duplexes
- Semi-Detached Houses
- Horticulture

Conditional Uses
- Guest Houses
- Apartments
- Commercial
- Agricultural
- Religious
- Social & Educational Development
- Recreational, public & civic buildings

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

Duplex
- Property Line
- Shared Wall
- Minimum Lot Size: 5,000 sq. ft.
- Minimum Lot Width: 60'

Semi-Detached House
- Property Line
- Shared Wall
- Minimum Lot Size: 5,000 sq. ft. (each parcel)
- Minimum Lot Width: 60'

Apartments
- Property Line
- Individual Units
- 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'
Parking
- 1 stall per unit (Houses & Duplexes)
- 1.5 stalls per unit (Apartments)

Maximum Building Height
- 3 storeys or 40 ft. with no continuous façade exceeding 25 ft.

Site Coverage
- Maximum of 40% of lot area

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.
### Hotel / Tourism Zone  

#### 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
- Commercial<sup>1</sup>
- Houses<sup>1</sup>

<sup>1</sup>Where deemed suitable by the CPA

### Land Use Guidelines

#### Site Development Guidelines

<table>
<thead>
<tr>
<th>Density</th>
<th>Site Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotels ..................................65 bedrooms per acre</td>
<td>Residential .........................................25%</td>
</tr>
<tr>
<td>Apartments ..................................25 units per acre</td>
<td>Apartments ...........................................40%</td>
</tr>
<tr>
<td>Cottage Colony (2 bedrooms)...........10 units per acre</td>
<td>Hotels ..................................................40%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Minimum Lot Size</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential .................12,500 sq. ft</td>
<td>Hotels ...........................................1 stall per two bedrooms</td>
</tr>
<tr>
<td>Apartments .................1/2 acre</td>
<td>Apartments ...........................................1.5 stalls per unit</td>
</tr>
<tr>
<td>Hotels .........................1/2 acre</td>
<td>Cottage Colony ...........................................1 stall per unit</td>
</tr>
<tr>
<td>Cottage Colony .................1 stall per unit</td>
<td>Ancillary Commercial Use .............as deemed suitable per CPA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Minimum Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential .................100 ft.</td>
</tr>
<tr>
<td>Apartments .................100 ft.</td>
</tr>
<tr>
<td>Hotels .........................100 ft.</td>
</tr>
</tbody>
</table>
Public Right of Way (minimum 200 ft. frontage)
Minimum width 6 ft.

Minimum Setbacks
<table>
<thead>
<tr>
<th>Side</th>
<th>20 ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Road/Rear</td>
<td>25 ft.</td>
</tr>
<tr>
<td>Waterfront</td>
<td>130 ft. from High Water Mark for first 3 storeys, with additional 15 ft. for each additional storey.</td>
</tr>
</tbody>
</table>

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

Permitted Uses

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

Site Development Guidelines

<table>
<thead>
<tr>
<th>Maximum Density</th>
<th>CPA Discretion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot size</td>
<td>CPA Discretion</td>
</tr>
<tr>
<td>Road Setbacks</td>
<td>25 feet</td>
</tr>
<tr>
<td>Side &amp; Rear Setbacks</td>
<td>CPA Discretion</td>
</tr>
</tbody>
</table>

Parking

<table>
<thead>
<tr>
<th>High School</th>
<th>1 space per 15 students &amp; 1 space per staff¹</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary School</td>
<td>1 space per 25 students &amp; 1 space per staff¹</td>
</tr>
<tr>
<td>Churches</td>
<td>1 stall per 8 seats</td>
</tr>
<tr>
<td>Public Assembly</td>
<td>1 stall per 6 seats</td>
</tr>
<tr>
<td>Recreation Halls</td>
<td>1 stall per 200 sq. ft.</td>
</tr>
<tr>
<td>Other buildings</td>
<td>as deemed suitable by the CPA</td>
</tr>
</tbody>
</table>

¹ Recommended ratio
**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 zone\(^1\)

\(^1\) 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  

**Land Use Guidelines**

**Permissible Uses**
- Detached Houses
- Duplexes
- Semi-Detached Houses
- Horticulture

**Conditional Uses**
- Guest Houses
- Apartments
- Commercial
- Agricultural
- Religious
- Social & Educational Development
- Recreational, public & civic buildings

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'

**Commercial Guest Houses**
- Density: 16 bedrooms per acre
- Minimum Lot Size: 25,000 sq. ft.
- Minimum Lot Width: 100'

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

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

**Semi-Detached House**
- Minimum Lot Size: 10,000 sq. ft. (each parcel)
- Minimum Lot Width: 80'
### Minimum Setbacks

<table>
<thead>
<tr>
<th>Section</th>
<th>Minimum Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>20 ft.</td>
</tr>
<tr>
<td>Rear</td>
<td>20 ft.</td>
</tr>
<tr>
<td>Side</td>
<td></td>
</tr>
<tr>
<td>1 Storey Building</td>
<td>10 ft.</td>
</tr>
<tr>
<td>2 or 3 Storey Building</td>
<td>15 ft.</td>
</tr>
</tbody>
</table>

### Waterfront (Setback from high watermark)

<table>
<thead>
<tr>
<th>Section</th>
<th>Minimum Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sand Beach or Mangrove</td>
<td>75 ft.</td>
</tr>
<tr>
<td>Iron Shore</td>
<td>50 ft.</td>
</tr>
<tr>
<td>Canal/Inland Waterway</td>
<td>20 ft.</td>
</tr>
</tbody>
</table>

### 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)
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
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
**Land Use Guidelines**

**Permissible Uses**
- Detached Houses
- Duplexes
- Semi-Detached Houses
- Horticulture

**Conditional Uses**
- Guest Houses
- Apartments
- Commercial
- Agricultural
- Religious
- Social & Educational Development
- Recreational, public & civic buildings

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'
Parking
- 1 stall per unit (Houses & Duplexes)
- 1.5 stalls per unit (Apartments)

Site Coverage
- Maximum of 30% of lot area

Maximum Building Height
- 3 storeys or 40 ft. with no continuous façade exceeding 25 ft.

Minimum Setbacks

<table>
<thead>
<tr>
<th>Location</th>
<th>Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>20 ft.</td>
</tr>
<tr>
<td>Rear</td>
<td>20 ft.</td>
</tr>
<tr>
<td>Side 1 Storey Building</td>
<td>10 ft.</td>
</tr>
<tr>
<td>Side 2 or 3 Storey Building</td>
<td>15 ft.</td>
</tr>
<tr>
<td>Waterfront (Setback from high watermark)</td>
<td></td>
</tr>
<tr>
<td>Sand Beach or Mangrove</td>
<td>75 ft.</td>
</tr>
<tr>
<td>Iron Shore</td>
<td>50 ft.</td>
</tr>
<tr>
<td>Canal/Inland Waterway</td>
<td>20 ft.</td>
</tr>
</tbody>
</table>
Neighborhood Commercial Zone

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 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
### Maximum Building Height

<table>
<thead>
<tr>
<th>Category</th>
<th>Height Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Commercial</td>
<td>3 storeys or 40 ft.</td>
</tr>
</tbody>
</table>

### Parking Calculations

<table>
<thead>
<tr>
<th>Category</th>
<th>Parking Per</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Uses</td>
<td>1 stall per 300 sq. ft.</td>
</tr>
<tr>
<td>Restaurant/Bars</td>
<td>1 stall per 200 ft.</td>
</tr>
<tr>
<td>Dwelling Units</td>
<td>1.5 stalls per unit</td>
</tr>
<tr>
<td>Commercial Uses in Block OPY</td>
<td>1 stall per 500 sq. ft.</td>
</tr>
<tr>
<td>Restaurant/Bars in Block OPY</td>
<td>1 stall per 200 sq. ft.</td>
</tr>
</tbody>
</table>

- Parking may not be in road setbacks
Public Open Space Zone

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

- 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 CPA

Site Development Guidelines

Application for Development

- 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 CPA