SECTION 1

DEVELOPMENT STANARDS
SECTION 1
DEVELOPMENT STANDARDS

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SECTION 1

DEVELOPMENT STANDARDS

1.1 SCOPE

This section provides information on and standards for the development of land to be used for residential, commercial and industrial purposes and including the development of community facilities, which are needed to support the settlements.

1.2 DEVELOPMENT INTENSITY STANDARDS

1.2.1 General

a) A consistent set of development is necessary for the efficient control and use of land. The Planning Authority will exercise a degree of flexibility in the implementation of the standard development guidelines, but the minimum standards established are generally the platforms on which the developments can be constructed to provide a quality of environment acceptable to the population.

b) No site shall be approved for building or for public use which:

- May have been used as a dump site, or soaked with, or filled with any unsafe or offensive material until the situation has been corrected by removing the unacceptable material and filling with clean, sound material to the approval of the Planning Authority.
- Is below the level of the adjacent street or land, and is actually liable to be in a swampy condition, until the site shall have been filled or drained satisfactorily. Such site require to be leveled, drained or filled with such material and to such compaction that it becomes suitable for building purposes.
- Is a steep and unstable slope which is vulnerable to erosion, slippage or require extraordinarily costly precautions to safeguard existing buildings or public amenities.

c) The intensity standards described in 1.2.2 and 1.2.3 are the Floor Area Ratio and Site Coverage.

1.2.2 Floor Area Ratio (Plate 1-1A)
a) Floor Area Ratio is a measure of development intensity, which is expressed as a ratio of the gross floor area of a building to its total land area (net). The purpose of this ratio is to control the bulk of a building and intensity of activity to a level, which is consonant with the level of existing or proposed infrastructure facilities. The floor area ratio is generally used to control commercial developments within town centres. For example, if the land on which the building stands is 16,000 sq. ft. the allowable floor area of the building with a floor area ratio of 1:2 is 32,000 sq. ft.

b) While the floor area ratio may vary, the design of residential buildings should be so arranged as to enable the required floor space to be provided along with the consequent car parking arrangement, where appropriate, within this limit. (See parking schedule Table 3-4)

c) The recommended floor area ratios are:

<table>
<thead>
<tr>
<th>Category</th>
<th>Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>1:1 (high density)</td>
</tr>
<tr>
<td>Commercial</td>
<td>1:3.0</td>
</tr>
<tr>
<td>Industrial</td>
<td>1:0.75</td>
</tr>
<tr>
<td>Community facilities</td>
<td>1:0.75</td>
</tr>
</tbody>
</table>

d) It is recommended that for developments outside of the town center, the Planning Authority may wish to vary the floor area ratios given above after examining the location and nature of the proposed development.

1.2.3 Site Coverage and Building Coverage (Plates1-2A and 1-2B)

a) Site Coverage is the degree to which the net site area is covered by a building or buildings and paved areas, while building coverage is the degree to which a building (the walls of the building or building) covers the site. The standards are usually expressed as percentages of the net site area.

b) The maximum allowable site coverage standard is designed to ensure that there is adequate available space of site to:

- Facilitate natural drainage and infiltration to water recharge areas, and
- Allow for satisfactory landscaping.

c) In no location should lot coverage for residential purposes exceed 40 percent of the net site area. The maximum allowable coverage for commercial and industrial developments shall be 50% of the net site coverage.

d) Plate 1-2A shows the calculation of the site coverage.
1.3 RESIDENTIAL DEVELOPMENTS

1.3.1 Residential Density

a) Residential Density is the measure of the residential development on a specific site or within a specified geographic area. This is usually expressed in terms of either the number of dwelling units or the number of bedrooms per unit of land area. Residential density may be calculated on the basis of gross or net land area.

b) The use of standards governing residential density is to control the amount of residential development so that the resulting level of development can be:
   - Accommodated on the land without the destruction of the physical or environmental character of the area;
   - Serviced adequately by the existing and planned infrastructure and social facilities;
   - Provided with adequate open space;
   - In balance with the function of the particular area;
   - Respectful of the rights of residents to enjoy adequate light, ventilation, views, and privacy.

c) The actual gross or net density which is permitted on a particular site depends on the size of that site, the physical characteristics of the site and the general density standard established in relevant area plans and policies for the area in which the site is located.

d) The permitted maximum residential densities are as follows:

<table>
<thead>
<tr>
<th>Density Level</th>
<th>Maximum Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density:</td>
<td>5 lots/units per acre</td>
</tr>
<tr>
<td>Medium Density:</td>
<td>10 lots/units per acre</td>
</tr>
<tr>
<td>High Density:</td>
<td>17 lots/units per acre</td>
</tr>
</tbody>
</table>

1.3.2 Lot Sizes

a) The lot area for individual buildings must be sufficient to allow space for the building and other essential activities. In addition there must be
provision for convenient access for pedestrians, natural light, privacy, ventilation and

b) Minimum lot sizes for multi-storey apartment complexes are subject to a) above and to the general topography of the site. The developer should discuss the proposed project with the Planning Authorities to ascertain the lot sizes allowable.

b) Minimum lot sizes for a detached, semi-detached or duplex house with ground level access shall, subject to satisfactory arrangements for disposal of sewage and to general amenity, be as shown in table 1-1.

<table>
<thead>
<tr>
<th>Area</th>
<th>Lot Sizes</th>
</tr>
</thead>
<tbody>
<tr>
<td>High Density</td>
<td>2,500 to 4,000 square feet for internal lots</td>
</tr>
<tr>
<td></td>
<td>3,000 to 4,500 square feet for corner lots.</td>
</tr>
<tr>
<td>Medium Density</td>
<td>4,000 to 7,000 square feet</td>
</tr>
<tr>
<td>Low Density</td>
<td>8,000 square feet</td>
</tr>
</tbody>
</table>

1.3.3 Setback (Plate 1-3)

1.3.3.1 General

a) As a general rule, it is proposed that residential buildings within the densest area in the centre of towns should be a minimum distance from front and rear boundaries to permit a light angle of 30 degrees. The light angle is measured between a vertical line from ground at the front (or back) fence and a line joining the highest point of the eaves (or parapet) to the same point at ground level.

b) The distance to front and back fences should be a minimum 0f 1/3 the height of the building. The road width has to be added if a road runs between the buildings. Light angles are used here as measurement of distance and not to secure a minimum quantity of light. As the sun stands high all year round the problem is not to provide light, but adequate ventilation and to avoid crowding and overlooking

c) Guidelines for setbacks from roads are as follows:
- Side yards where provided, should be not less than 10 ft. measured from the property boundary to the furthermost projection of the building.
- Rear yards where provided, should not be less than 15 ft. measured from the nearest point of the main wall of the building to the rear lot line.
- For high-density developments these standards may have to be modified.

d) Table 1-2 gives the recommended building setback from the adjoining roads.

<table>
<thead>
<tr>
<th>Type of Road</th>
<th>Road Reservation (ft)</th>
<th>Building Setback From road centerline (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Road (Highway)</td>
<td>75</td>
<td>60</td>
</tr>
<tr>
<td>Main Road (Primary)</td>
<td>50</td>
<td>45</td>
</tr>
<tr>
<td>Secondary Road</td>
<td>35</td>
<td>30</td>
</tr>
<tr>
<td>Residential Collector</td>
<td>31</td>
<td>25</td>
</tr>
<tr>
<td>Residential Access</td>
<td>29</td>
<td>25</td>
</tr>
</tbody>
</table>

### 1.3.3.2 Encroachment or Overhanging of Setbacks

The encroachment or overhanging of setbacks by parts of buildings may be permitted in certain cases as follows:

a) Upper storey (minimum 19 ft above ground) – 6 ft maximum beyond the building line, provided that such projections do not interfere with the planting of trees.

b) Open fire escape – 6 ft into side or rear yards.

c) Eaves, awnings, sun canopies – 8 ft maximum beyond building lines.

d) Uncovered steps and porches – 3 ft maximum beyond building lines.

### 1.3.4. Building Heights (Plate 1-1B)

a) General
The standards for heights indicate the maximum elevations to which buildings will be permitted, and is expressed as a linear measure or in the number of storeys permitted. The height is measured from the lowest level of the ground from which the building stands. Where the land slopes downwards from the road or roads adjoining the building, the height of the building is taken as the vertical distance from the adjoining road to the top of the building.

Height standards are used in planning to:

- Achieve compatibility in the size and scale of buildings in any area
- Ensure adequate natural light and ventilation of all buildings in the area
- Preserve important views

For any site, the height is a function of the existing building heights, site condition, particularly slopes) and the other standards for site control, such as Floor Area Ratio and plot coverage allowed.

b) A maximum of four storeys may be allowed. However in approving an application proposing developments with buildings in excess of two storeys or 25 feet, the Planning Authority shall be satisfied that the development does not have a detrimental impact on:

- The levels of privacy and amenity presently employed on neighbouring lots
- The visual amenity of any ridgeline.

c) The setbacks from any lot line may be increased at the discretion of the Board in order to protect the features of privacy and visual amenity. However, in earthquake prone zones the Planning Authority may mandate that the setbacks of multi-storey buildings be such that in the event of a total collapse of the building the adjoining roads will not be blocked by debris. The premise is that the roads must be kept clear for emergency vehicles.

1.3.5 Apartments

a) This sub-section applies to multi-storey buildings being used for residential apartments, and deals with the siting of the buildings on the plots.

b) Minimum distance between apartment buildings should be twice the height of the building measured on the side of the front (or back) elevation. The minimum distance between two end elevations of two apartment buildings should be four feet plus one foot for each additional or partial storey at ground
level, to a maximum of 12 feet. This is not applicable if the end elevation has the only window of a habitable room. If so the distance should be a minimum of 25 feet. Along either the front or back elevation there should be a privacy zone of appropriate length.

c) For the calculation of the minimum distance between buildings at different heights; the height of the highest one dictates the distance.

1.3.6 **Multiple Housing**

a) This Sub-section applies to town houses (row or terrace houses) or other forms of grouping of units;

b) Each dwelling unit in horizontal multiple housing shall have one yard, which serves a private outdoor living area. This yard is normally associated with the living room, but to allow flexibility in design, the private outdoor living area. This yard is normally associated with the living room, but to allow flexibility in design, the private outdoor living area may alternatively be located adjacent to a dining room, study, lounge or a kitchen, which is combined with one of the above uses.

c) A privacy zone should normally be not less than 15 feet deep. Outside a window of a habitable room the minimum distance to a wall or building should be 25 feet. The minimum distance between the front (or back) elevation of one storey buildings is 25 feet provided that a minimum distance of 50 feet is kept between the back (or front) elevations of buildings in the same grouping;

d) The minimum distance between two storey building front (or back) elevation is 35 feet with the condition of 70 feet distance to the next two storey building from its opposite back (or front) elevation. The distance between two and one storey buildings should be same as that between two storey buildings. A yard adjacent to a non-habitable room shall have a minimum depth of 4 feet plus 2 feet for each storey above the storey or partial storey at ground level.

1.4 **NON-RESIDENTIAL DEVELOPMENTS**

1.4.1 **Additional Standards Relating to Non-Residential Development**

1.4.1.1 **Community Facilities**

a) General
PHYSICAL PLANNING AND DEVELOPMENT AUTHORITY

i) All residential developments require support facilities which range from schools, churches, playing facilities to commercial services are provided on the basis of the number of residential units being developed. In order to provide these facilities, adequate amounts of land should be provided as part of the Development plan.

The planning of community facilities such as schools, churches, community centres and theatres, require special attention. All such facilities must be to a large extent be resistant to natural disasters of floods and hurricanes as they will be used as hurricane shelters. In the earthquake prone areas, special structural design provisions must be taken to ensure that community facilities will not collapse under the forces generated by earthquakes.

Designers are expected to consult the relevant Building Codes and Building Guidelines when submitting applications for the construction of community facilities.

ii) The following standards are recommended:

<table>
<thead>
<tr>
<th>Size of Residential Development (lots)</th>
<th>Required Facility</th>
</tr>
</thead>
<tbody>
<tr>
<td>20 – 200</td>
<td>Shops, Primary School, play areas</td>
</tr>
<tr>
<td>600 – 1000</td>
<td>Primary School, Commercial area, play areas</td>
</tr>
<tr>
<td>1,000 – 30,000 lots</td>
<td>Primary school and day care center, commercial area, administrative center, church, sports fields, playground.</td>
</tr>
</tbody>
</table>

b) **Recreational Space**

To facilitate recreational uses, all subdivisions of over 20 lots should reserve a minimum of 200 sq.ft. per dwelling unit for this recreational purposes. The area reserved should be properly located with respect to the residential lots and be adequately landscaped. In larger developments large open spaces should be provided rather than small ones.

For multi-family residential developments, a suitable area should be provided as communal: space amenity and recreational areas for residents. This space should be generated at a rate of 100 sq. ft. per apartment unit and 300 sq.ft. for semi detached/town house units.
c) Schools

A primary school should be accessible from all sections of the development. However, a primary school should not front on a major thoroughfare because this would expose the children to hazards of heavy traffic and the school to traffic noises. A primary school should be located within close proximity to a neighbourhood so that it will be within one – half-mile walking distance of the farthest home.

For schools, the minimum required area is as follows:

- High school: - 7 acres of fairly level ground to include football field, running track etc., and other sport facilities;
- Primary schools: - 3 – 5 acres of fairly level ground including a playing field.

The applicant should consult the Ministry of Education and the Planning Authorities at the design stage to determine the need for a private school.

d) Churches

Churches may be located in most areas depending on their acceptability by the community. Each application will be considered on its own merit. Factors affecting development decisions will include lot size, proximity to residential dwellings, traffic and parking requirements, level of noise transmission and the external appearance to the structure.

e) Health Facilities

The Ministry of Health has responsibility for Planning of health service. Usually the minimum lot area is ½ acre for a Health Clinic. If maternity care is considered, the requirement is one acre. Clinics should be located within the service center of settlements and in proximity to other public facilities.

f) Other Public Facilities

i) Sites should be reserved for public uses in large-scale residential development. Such uses should be related to the community center and can be planned to make partial use of commercial parking facilities where these exist.
ii) In small development where the need for such community facilities exist, consideration should be given to the provision of multipurpose buildings to house these various activities.

1.4.2. Commercial Facilities

a) General

i) Usually, commercial development takes place within three types of shopping areas: neighbourhood, community and town center. The neighbourhood shopping is the smallest and provides for the scale of convenience goods (food, drugs, and sundries) and personal services (laundry, dry cleaning shoe repairing etc) to serve daily community needs.

ii) Community shopping in addition to convenience goods and personal services provides a wider range of goods, clothes, hardware and appliances. Town center shopping areas provide for general merchandise, apparel and furniture, etc.

iii) It is generally convenient for both shoppers and traders that commercial activities should be concentrated in this way and specific area should be allocated for this purpose in development plans. Planning control aims to steer new shops to these areas, having regard to the shopping needs of the people.

iv) In large subdivisions, however, shops will be needed usually singly or in small groups to serve neighbourhood needs. The type and size of shopping facilities will depend on the scale of development, and will require careful location and planning in relation to adjacent residential areas and local amenities. An attractive and lively shopping area can add considerably to a residential area and can create a focus to the community especially when other institutional uses are located nearby.

b) The following Table 1 – 3 gives development standards for commercial facilities:

<table>
<thead>
<tr>
<th>Development Standards for Commercial Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Site Coverage</strong></td>
</tr>
<tr>
<td>Site Coverage</td>
</tr>
<tr>
<td>Building height</td>
</tr>
<tr>
<td>Building Setbacks</td>
</tr>
<tr>
<td>Front</td>
</tr>
</tbody>
</table>
PHYSICAL PLANNING AND DEVELOPMENT AUTHORITY

<table>
<thead>
<tr>
<th>Side</th>
<th>10ft</th>
<th>6ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rear</td>
<td>15ft</td>
<td>10ft.</td>
</tr>
<tr>
<td>Parking</td>
<td>See Schedule of Vehicle</td>
<td>Parking within site boundaries</td>
</tr>
</tbody>
</table>

Note: Greater Setbacks may be required on major highways

1.4.3. Hotels

a) It is important that applicants discuss their proposals with the Planning Authorities at the very earliest stage to ensure that any special problems or requirements are dealt with before the application is made.

b) Whatever the type of hotel or its location, it is important that:
   - It blends with its surroundings by reason of its siting, design, scale and landscaping;
   - It has no adverse effect upon the environment by reason of noise, traffic congestion or by destroying features of interest in the area;

c) Hotels should have a lot area of a minimum of one acre for 20 bedrooms;

d) Car parking standards should comply with those in the “Schedule of Vehicle Parking Requirements Within Site Boundaries and access points should be so sited as to minimize turning movements across traffic.

e) Special arrangements must be made for:
   - Construction of access roads and parking;
   - Disposal of sewage. For larger hotels (50 rooms or more) a package sewage system is recommended. If the facility is not connected to a public system. The Planning Authority will not permit discharge of untreated sewage into the sea.
   - Maintenance of swimming pools. The water in the pool must be tested regularly and be maintained to the standards established by the health authorities.

1.4.4. Marinas

a) Before any marina development is undertaken, engineering and economic feasibility studies and environmental impact assessments must be conducted.

b) Expansion of existing marinas, including new moorings and the construction of additional rooms in adjacent hotels should be accompanied by a management plan which ensures a high level of
water quality maintenance. The construction of dead end canals will not be allowed because of the adverse impact on water quality.

c) The developer must make adequate arrangements to the approval of the Planning Authorities, for the disposal of solid and liquid waste emanating from the marina or from the ships, which use the facility. The Planning Authorities will not approve the disposal of waste in the marina or in the inshore waters.

1.4.5 **Office Buildings**

i. Generally, offices should be centrally located in close proximity or within the commercial district of settlements and towns. Professional offices, such as doctor’s office will be allowed to locate in outlying locations for better service to patients. Shopping/apartment/office complexes will also be allowed in outlying areas.

ii. Parking requirements for office will comply with the standards set out in the Schedule of Vehicle Parking Requirements within Site Boundaries.

1.4.6 **Industry**

a) In selecting sites for industrial development the land chosen should be:

   i) Earmarked in development plans for industrial activity;

   ii) Reasonably level, floor free, well-drained and capable of bearing heavy loads;

   iii) Accessible to transportation facilities – main roads, airports and ports, (if required);

   iv) Served by, or capable of being provided with all utilities;

   v) Compatible with residential and other neighbours;

b) Light industries (those that do not generate, noise, traffic, fumes or smell) may be located in areas, including residential areas, other than those areas zoned in Development Plans. When permission is given for a light industrial establishment to
be located in residential areas, the following conditions will be imposed on granting of development:

(i) Restricting the type of machinery to be used or prohibiting operations after a certain hour in the evenings and at weekends.

(ii) Prohibiting the storage of materials on the site of the building;

(iii) Protecting the residential character of the area.

c) Heavy and noxious industries, those which generate noise, fumes, odors, dust, etc. will only be allowed to locate in areas demarcated for industrial development. Generally, they will not be located near residential areas.

d) Warehousing and storage will be located only in areas zones for industrial purposes;

e) The following should be the general requirements for the siting of facilities for industry:

   i) The minimum lot size should be 120’ x 200’. Plot coverage should be 50% generally with 35% for high technology industries. Car parking and loading bays as per Section 3 of this manual.

   ii) The building line should be a minimum of 40ft from the center line of the carriageway;

   iii) The minimum width of the carriageway should be 20ft.

   iv) A sidewalk should be constructed on at least one side of the road and should be a minimum of 5 ft. wide;

   v) There should be provision for a bus lay by;

   vi) The design of the grounds should include a well landscaped open space provided with seating;

   vii) There should be restaurant/canteen facilities provided;

   viii) Sanitary convenience are to be provided as per Annex C;
1.5 UTILITIES

1.5.1 General

a) Where it is feasible and desirable, service lines, cables and pipes should be laid underground to improve visual amenities and to reduce the vulnerable to natural hazards. They should be laid out in such a manner as not to obstruct the planting of trees.

b) In the laying of such service facilities, road verges, pedestrian ways and median strips should be utilized so as to minimize disturbance to vehicular traffic flows for repair and maintenance purposes.

c) The developer should discuss the proposals with the utility companies/authorities and with the Planning Authorities in the early stages of the conceptual design of the development.

1.5.2 Electricity (including Street Lighting) and Telephones

The applicant is required to satisfy the Planning Authorities that:

- Adequate provision has been made for the supply of electricity and telephones, where service is available;

- Poles are sited so as to allow easy means of road improvement and not obstruct pedestrian movement;

- Ancillary utility services are located in such a way that they do not obstruct sidewalks.

1.5.3 Service Stations

Service stations are of special interest as they are usually located on main roads. Service buildings or other structures should not be allowed too near to the road, hence special attention will be to:
- Access and egress from roads, and the relation of these to traffic intersection;

- The design, appearance and location on the site of building and structures, including signs and advertisements;

- The location of the proposed petrol filling station in relation to existing or proposed development.

- The planting or protection of grass, trees and shrubs;

- Safe storage of inflammable materials;

1.6 HILLSIDE DEVELOPMENT

1.6.1 General

Any development on a hillside is potentially a hazard to the stability of the land and to the ecology of the area. Such developments inevitable in almost all of the OECS, but it is necessary to effect some controls to limit the effects of the destruction of trees and construction of hard paving leading to increased run-off and soil erosion.

1.6.2 Planning Requirements

For large developments, the Planning Authorities will require an environmental assessment of the area. This assessment of the area should provide the following:

a) A detailed description of the project from inception to operational Phase.

b) A description of the physical, economic and cultural environment of the project area.

c) A contour plan of the area at a maximum vertical interval of 5 feet.

d) Cross-sections indicating the finished levels of all development including roads, parks, and the ground floor of all buildings.

e) Proposed design considerations to limit erosion and to ensure slope stability.

f) A geological plan showing the rock and soil types. The test must be carried out by experienced geological and soil engineers and a complete laboratory report of the soils must be provided.

g) Details of the drainage system proposed and means of disposing of storm waters.
PHYSICAL PLANNING AND DEVELOPMENT AUTHORITY

In addition the Planning Authorities may require the developer to provide further information on the impact of the development as follows:

- Measures that will be undertaken by the developer to mitigate the negative effect of the development.
- The availability of community services accessible to the development.
- The availability of adequate water and sewage treatment facilities.
- In the case of residential developments, access to employment opportunities within a reasonable distance from the development.

1.6.3 Minimum Acceptable Standards

a) The Planning authorities will require that a minimum of 50% of the vegetative cover and trees must be preserved.
b) The design of the lots must conform as much as possible to the natural contours of the land.
c) The area must be properly landscaped.
d) During the construction of phase, trees and vegetation must be removed in stages and soil cover must be carefully stored for eventual replacement.
e) All natural watercourses are to be preserved. Where it is proposed to divert a natural water course the developer must provide the Planning Authorities with all plans and calculations to show the proposed works will not adversely affect the lands through which the watercourse runs and which are presently drained by the watercourse.
f) Anti-erosion devices are to be installed where required. The devices are to be designed and constructed to the satisfaction of the Planning Authorities.

1.7 COASTAL DEVELOPMENT

1.7.1 General

Coastal zones are environmentally sensitive areas and development within these zones requires careful examination. The negative effects of development in the coastal zone include pollution of the inshore waters, destruction of protecting reefs, erosion of and accretion to beaches. The Planning Authorities will therefore, require an environmental impact statement, which would examine the development fully, and the effects of the development on the stability of the beaches and the inshore waters.
1.7.2 Minimum Standards

Development which includes reclamation of land from the sea, should conform to the requirements of Sub-section 7.2

No approval shall be given for construction within the coastal zone without the studies listed in 6.2.3

Setbacks from high water mark shall be as follows: -

- Slopes less than 1:20 100ft.
- Slopes 1:40 to 1:20 50ft
- Coastal cliffs 1:1 or steeper 25ft.

1.8 ADVERTISEMENTS

a) No sign will be permitted (except for purely directional signs needed to advertise a hidden business), if it is unrelated to the property on which it is to be sited.

b) Advertisements should not be sited within the road reserve and should be carefully located at road junctions to maintain road safety. They should ideally be 3 to four feet by 1 foot and be a maximum height of 5 feet above the concrete base if free-standing or a minimum of 7 ft. 6 in. if attached to a building.

c) Signs may be externally illuminated by spotlights but only in a commercial area. No illuminated signs will be allowed in a residential area.

d) The maximum size of projecting signs should be 3ft x 4ft. No lettering may be more than 2ft high and no sign affixed to a building shall be displayed, so that the highest part is greater than 14ft 6in above the ground. The base of freestanding signs should be firmly fixed in concrete and hanging signs, should be suspended by chains for strength. Such signs must be removed in the event of high winds.

e) Fascia signs should be designed so that they are flushed against the building. The lower edge of the sign should not be placed higher than 12ft above the ground. The design of the building will be taken into account when assessing such signs.

f) No signs shall be placed in such a manner as to obscure or hinder any road traffic sign or cause any distraction to drivers.