

Land Development Control

LAND DEVELOPMENT REGULATION

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LAND DEVELOPMENT REGULATIONS

(Section 27)

[17th June, 1988] S.R.O

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PART I

PRELIMINARY

1. These Regulations may be cited as the Title
LAND DEVELOPMENT REGULATIONS.

2. In these Regulations—

“agriculture” includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock, the use of land as grazing land, market gardens and nursery grounds;

“an application” means an application made to the Land

Development Control Authority under section 6 of. the Land Development Control Act;

“area of any plot” means the total area of the plot but

does not include the area of any road reserve;

“building” includes all buildings, whether in the form of a single structure or a number of separate structures, within the same curtilage;

“building line” means imaginary line or lines at a specified distance from and parallel to, the centre line of a

... road within which no building, other such as fences,

walls, or gates as may be permitted, may be erected;

“chattel house” means a building that does not form part

of the land on which it stands; Planning permission is only required for chattel development

where— - (a) The gross floor area of the building exceeds

600 sq. ft. (56 sqm);

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(b) Any chattel is erected within 330 feet (100m)

from the coast line or 330 feet (100m) from any regional or district road so classified in Part III of these Regulations;

“gross floor area of the building” means the sum of the total floor areas of the building ascertained by measurement from the outside face of external walls and includes the area of any covered space;

“heavy and noxious industries” include all operations which emit fumes, smell, dust, loud noise and vibration;

“hotel, guest house, hotel apartment” means a building: or groups of buildings providing accommodation for paying guests and where public entertainment facilities are or can be provided;

“industrial building” includes a building—

(a) in which articles are manufactured, altered, cleaned, repaired, ornamented, furnished, adapted for sale, broken up or demolished, or

(b) in which materials are transformed including ship building and the generation, transformation and transmission of electricity...or motive power of any kind; -

“other development” includes a building used for public worship, school or other educational purposes, health centre, clinic or other medical purposes museum or public library, public hall, social Centre or Community Centre, theatre, cinema or disco;

“road” means the entire highway, road, street; or other way and includes the carriageway, kerb, footways, verges and other reservations; ...'

“road reserve” means any area of land reserved for road works the boundary of which is defined by a specified distance on either side of the centre line of a road;

“Site approval” means permission for the erection of a chattel house on land within 330 feet (100m) of the sea front or 330 feet (100m) from any regional or

district road so classified in Part IIs of these Regulations;

“standard condition” means the conditions numbered and set out in Part III of these Regulations;

“Urban Areas” are the areas described in Part V of these Regulations.

PART II

DEVELOPMENT REGULATIONS

1. Development for Housing Purposes

“(a) The minimum size of plot shall be as far as is convenient 3,000 square feet (280 sq.m.). Subdivision plot sizes are to be determined by the Authority after site analysis.

(b) The ground floor area of any building within the same plot shall not exceed 40 per cent of the total area of the plot on which the building is situated. No more than one dwelling house shall be erected on each plot, but a single new building used for the purposes of two dwelling houses shall be deemed to be one dwelling house:

All standard conditions apply.

Development for Commercial Purposes

(a) The ground floor area of the building shall not exceed 60 per cent of the total area of the plot on which the building is situated, or 80 per cent of the total area where the building is situated within an Urban Area.

(b) In the case of a building used both for commercial purposes and for the purpose of a dwelling house, for example — a dwelling house above a shop or office, the floor area of the building at any floor level which is being used either in whole or in part for the purposes of a dwelling house shall not exceed 40 per cent of the total area of a plot on which the building is situated, or 60 per cent of the total area where the building is situated within an Urban Area.

(c) No operations carried out shall materially affect the external appearance from the public road of the main elevation or elevations of the premises.

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(d) All standard conditions apply.

3. Development for Industrial Purposes -

(a) The ground floor area of the building shall not exceed 60 per cent of the total area of the plot on which the building is situated. - -

(b) No operations carried out shall materially affect the external appearance from the public road of the main elevation or the elevations of the premises.

(c) All standard conditions apply.

(d) Special conditions will be applied to heavy and noxious industries.

4. Development for other Purposes

(a) The ground floor area of the building shall not exceed 40 per cent of the total area on which the building is situated.

(b) No operations carried out shall materially affect the external appearance from the public road of the main elevation or elevations of the premises.

(c) All standard conditions apply.

5. Development of Hotels, Guest Houses and 'Hotel Apartments

(a) The ground floor area of the building shall not exceed 20 per cent of the total area of the plot on which the building is situated," or 40 per cent of the total area where the building is situated within an Urban Area. (b) The minimum size of plot for Hotels and Hotel Apartments shall be 22,000 sq.ft. (2,000 sq.m.). The minimum size of plot for Guest Houses shall be 11,000 sq.ft. (1,000 sq.m.)

(c) All standard conditions apply.

6. Development for Agricultural Purposes

(a) No structure, other than

(i) a structure designed for the purposes of agriculture,
and

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- (ii) a single dwelling house, where the Authority sees fit, shall be placed on any agricultural plot.
- (b) Standard conditions 1, 2, 3, 4, 5, 6, 9, 10, 11 and 12 apply.

7. Chattel Buildings

- (a) The Authority may limit the development of chattel buildings by notice upon the owner or occupier of any land, where the Authority is satisfied that—
 - (i) the erection of any further chattel buildings would injure the amenity of the area, or by reason of site conditions or lack of adequate space around the building, be detrimental to the interest of public health;
 - (ii) further development of the land by the erection of chattel buildings should not take place otherwise than in accordance with a satisfactory plan for the provision of roads and services.
- (b) Where no site approval has been granted the Authority may after due consideration of paragraph 7(a) above, request the removal of a chattel house by notice in writing served upon the owner and occupier of the land and chattel building.

8. Development by Government Departments, statutory Boards and Statutory Undertakers

- (a) Where permission is not specifically granted elsewhere in these Regulations in respect of any class of development, no erection, construction or extension of any building nor any formation, laying out or alteration of a means of access to any road used by vehicular traffic shall be carried out without the approval of the Authority.
- (b) Standard conditions 2, 3, 4, 8, 9, 10 and 11 apply.

PART III STANDARD CONDITIONS

- I. The Authority shall not authorize any development on any plot which abuts onto a road classified as 1a, 1, 2, 3 and 4 in the table in paragraph 3.

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2. No part of any building, erected, enlarged, improved or altered shall project beyond the appropriate building line prescribed in the table in paragraph 3, subject to the provisions of paragraph 4.
3. The distance for the road reserve and building line shall be measured from the centre of the road.

MINIMUM DIMENSIONS

CLASSIFICATION OF ROAD	ROAD RESERVE	BUILDING LINE
1A Regional Road	43ft. (13.0m)	65ft (20.0m)
1 Regional Road	20ft (6.0m)	30ft (9.0m)
2 District Road	16ft (5.0m)	26ft (8.0m)
3 Local Road	13ft (4.0m)	23ft (7.0m)
4 Access Road	10ft (3.0m)	20ft (6.0m)

The classifications of roads are described in Part IV of these Regulations.

4. Notwithstanding the standards prescribed in the above table for different classes of roads, the Authority may; on application being made to the Authority warrant a departure from these standards. Before giving any such permission of imposing any such conditions involving the relaxation of the minimum standards, the Authority shall obtain the prior approval \ of the Minister.

5. All fences, walls and other obstructions within the prescribed road reserve shall be removed to such extent as the authority may determine.

6. The Authority shall not authorize any development which involves the erection of a new building on any plot other than works for the enlargement, improvement or other alteration of an existing building, unless the plot forms part of an approved subdivision plan.

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7. The Authority shall not authorize any development closer than 165 feet (50m) from the high water mark or on lands less than 10 feet (3m) above mean sea level, whichever is applicable.

8. No part of a building used as a dwelling house shall be erected within 6 feet (1.8m), and for all other types of development within 10 feet (3.0m), from any side or rear boundary of the plot on which it is situated. The Authority may, on application being made to the Authority, permit buildings to be erected up to the boundary or within distances so specified, providing that any building or any part of any building is not constructed with wood or other combustible materials. Any application made to the Authority should include a statement signed by the owner of any adjacent plot affected by the proposed encroachment on the boundary, signifying the agreement or objection to the proposal.

9. No part of a building of any type of development shall be erected within 12 feet (3.6m) of any other building situated - on the same plot, unless the external walls and roof coverings are constructed of noncombustible materials.

10. The height of all buildings shall not exceed two storeys or the height of the original building. The Authority may, on application being made to the Authority permit buildings in excess of two storeys.

11. The Authority shall be notified in writing of the date on which it is proposed to commence any building or engineering operations to which this permission relates.

12. Car parking shall be provided on each plot in accordance with the car parking standards authorized by the Authority.

PART IV

Road CLASSIFICATIONS

1. All roads in Grenada are classified in accordance with the roads shown on the 1:50,000 scale map of Grenada, DOS442 (Series E703) 1985 as follows:

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Class 1A Regional Road is the road between Point Salines International Airport and the Sugar Mill roundabout and is

coloured red on the 1:50,000 scale map, and is classified as a road sealed and surfaced.

Class 1 Regional Road are the roads coloured red on the

1:50,000 scale map and classified as a road sealed and surface and described as follows:

(a) Western/Eastern Main Road — from the junction with Melville Street and River Road, north of St. George's

running in a northerly direction via Gouyave and Victoria, then at Duquesne Bay in an easterly direction via Chantimelle to Sauteurs, then along the Eastern Main Road in a southerly direction via La Fortuné, Mount Rose, Tivoli and Pearls to Grenville, then in a southerly direction via Soubise, St. David's, Corinth until Red Gate (Bacolet Estate), then westerly direction via St. Paul's to the roundabout at Government House, St. George's.

(b) Westerhall Main Road — from the junction with Westerhall Main Road and Belmont Main Road south of St. George's in a south easterly direction via the Cliff, and Calivigny to Red Gate (Bacolet Estate).

(c) Grand Anse Main Road – from the Sugar Mill roundabout in a northerly direction via Grand Anse Belmont and along the Lagoon Road to the Regal Roundabout

(d) Woodlands Road — from the Sugar Mill roundabout in a north easterly direction via the Sugar Factory to the junction with the Westerhall Main Road

(e). Grand Etang Road — from the junction with Melville.

Street and River Road north of St. George's in a north easterly direction via Mount Gay, Constantine, - St. Margaret, Lower Capital and Grand Bras to

Class 2 District Road are the roads, coloured red on the 1:50,000 scale map and classified as a road sealed and surfaced. : and are not described as a Class 1a or Class 1 Regional Road.

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Class 3 Local Road are the roads coloured orange on the 1:50,000 scale map and classified as a road unsealed and unsurfaced.

Class 4 Access Road are the roads coloured orange on the t 1:50,000 scale map and classified as a track and 4 wheel drive trail.

2. The Authority may at any time make amendments or redesignate the above classification of roads.

PART V

Urban AREAS – referred to in PART 1

St. GEORGE'S URBAN AREA

Boundary is defined by the dash line. Plan not to scale.

