

JOLLY HARBOUR BUILDING REGULATIONS TO GOVERN HARBOUR ISLAND AND REEDS POINT

HARBOUR ISLAND

- a. Plot to building ratio is 40% of the total surface of the plot;
- b. Architecture should be in accordance with point No. 4 on page 5 in the Building Regulations;
- c. Only one private house per plot;
- d. Several plots may be combined for the construction of one house;
- e. No commercial buildings or activities allowed;
- f. Maximum two floor houses;
- g. Maximum building height is 8 meters;
- h. First floor may only occupy 60% of the surface of the ground floor;
- i. No apartment buildings allowed;
- j. Houses need to be built with a minimum distance of 3 meters from the road, 8 meters from the waterfront or front side of the plot and 3 meters from either lateral side;
- k. All building plans are subject to CDAL Planning Committee approval prior to submission to DCA for approval.

REEDS POINT

Plots 1 – 31C

- a. Plot to building ratio is 30% of the total surface of the plot;
- b. Architecture should be in local, colonial Caribbean style;
- c. Only one private house per plot;
- d. Several plots may be combined for the construction of one house;
- e. No commercial buildings or activities allowed;
- f. Maximum three floor houses (subject to Committee)
- g. Maximum building height is 11 meters of which only a maximum of 5 meters is allowed counting from street level;
- h. First floor may occupy 100% of the ground floor and the second floor may only occupy 60% of the surface of the first floor;
- i. No apartment buildings allowed;
- j. Houses need to be built with a minimum distance of 3 meters from the road, 8 meters from the waterfront or front side of the plot and 3 meters from either lateral side;
- k. All building plans are subject to CDAL Planning Committee approval prior to submission to DCA for approval.

Plots 1 – 3A

- a. Maximum building height is 22 feet.
- b. Beach setbacks is subject to DCA's approval.

Plots 1 – 7B

- a. Maximum building height is 32 feet.
- b. Beach setbacks is subject to DCA's approval.