

CAYMAN ISLANDS



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**THE DEVELOPMENT AND PLANNING LAW
(1999 REVISION)**

**THE DEVELOPMENT AND PLANNING (AMENDMENT) (HEIGHTS OF
BUILDINGS) (NO. 2) REGULATIONS, 2002**

THE DEVELOPMENT AND PLANNING (AMENDMENT) (HEIGHTS OF BUILDINGS) (NO. 2) REGULATIONS, 2002

ARRANGEMENT OF REGULATIONS

1. Citation.
2. Amendment of regulation 2 of the Development and Planning Regulations (1998 Revision) – definitions.
3. Insertion of regulation 6A -Government-approved low cost housing programmes.
4. Amendment of regulation 7 -general requirements re parking, height, setbacks, waterfront property, etc
5. Amendment of regulation 8 - residential zone.
6. Repeal and substitution of Third Schedule - General Commercial zones GC1 and GC2

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THE DEVELOPMENT AND PLANNING (AMENDMENT) (HEIGHTS OF BUILDINGS) (NO. 2) REGULATIONS, 2002

In exercise of the powers conferred by section 45 of the Development and Planning Law (1999 Revision), the Governor makes the following regulations -

1. These regulations may be cited as the Development and Planning (Amendment) (Heights of Buildings) (No. 2) Regulations, 2002. Citation
2. The Development and Planning Regulations (1998 Revision), in these regulations referred to as “the principal Regulations”, are amended in regulation 2 - Amendment of regulation 2 of the Development and Planning Regulations (1998 Revision) - definitions
 - (a) by inserting the following definition in its appropriate alphabetical place -

“Government-approved low cost housing programme” means any development, or intended development, designated by the Governor under section 6A;” and
 - (b) by repealing the definition of the term “semi-detached house” and substituting the following definition --

" "semi-detached house" means a dwelling unit on its own exclusive lot, sharing a common wall and boundary with not more than one other dwelling unit;"
3. The principal Regulations are amended by inserting after regulation 6 the following regulation – Insertion of regulation 6A - Government-approved low cost housing programmes

“Government-approved low cost housing programmes 6A. For the purposes of these Regulations, the Governor may designate as a Government-approved low cost housing programme, any development (or intended development) of one or more low cost dwelling units.”

Amendment of regulation 7 - general requirements re parking, height, setbacks, waterfront property, etc

4. The principal Regulations are amended in regulation 7 as follows -

- (a) in subregulation (2)(a) and (e), by repealing the words "eighty feet or seven storeys" and substituting the words "ninety-one feet or seven storeys";
- (b) in subregulation (3), by repealing the words "eighty feet" and substituting the words "ninety-one feet";
- (c) in subregulation (5c)(a), by repealing the words "and maximum setbacks" and substituting the words "and minimum setbacks"; and
- (d) in subregulation (8), by repealing paragraphs (a) and (b) and substituting the following paragraphs -
 - "(a) that the development is or will be a Government-approved low cost housing programme; or
 - (b) (i) that an exceptional circumstance exists; and
 - (ii) that there is a sufficient reason why the permission should be granted."

Amendment of regulation 8 - residential zone

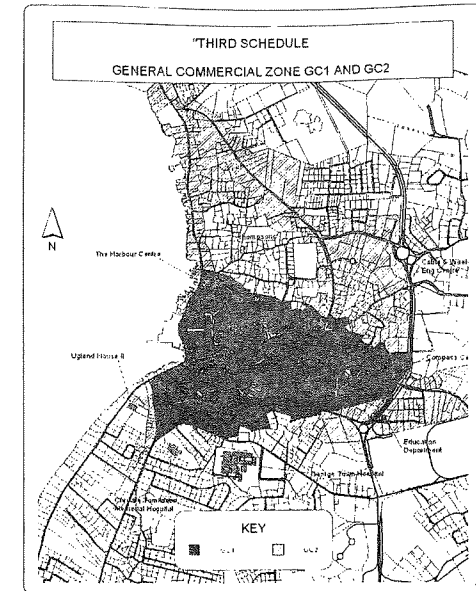
5. The principal Regulations are amended in regulation 8 by inserting after subregulation (9) the following subregulation -

" (10) Notwithstanding subregulations (6), (7) and (8), detached and semi-detached houses, duplexes and, if in suitable locations, apartments are permissible in Government-approved low cost housing programmes provided -

- (a) the minimum lot size for detached houses is 4,800 square feet, or 60 feet wide by 80 feet deep;
- (b) the minimum lot size for a duplex is 6,500 square feet with a minimum lot width of 80 feet;
- (c) the minimum lot size for a semi-detached house is 4,000 square feet with a minimum width of 50 feet;
- (d) the maximum density is 9 detached houses per acre;
- (e) the maximum density is 11 semi-detached houses per acre;
- (f) the maximum density is 4 two-bedroom or 6 one-bedroom duplexes per acre; and
- (g) in all other respects, the requirements of subregulation (6) apply."

Repeal and substitution of Third Schedule - General Commercial zones GC1 and GC2

6. The principal Regulations are amended by repealing the Third Schedule and substituting the following schedule -



Made in Executive Council the 23rd day of July, 2002.

Carmena Watler

Clerk of Executive Council.

Laid in the Legislative Assembly the 3rd day of July, 2002, in accordance with section 45 of the Development and Planning Law (1999 Revision).

(Price \$1.60)