SCHEDULE 2
Table 1

Table of Standards*						
Type	**Parking**	**Density**		**Minimum Lot Size**	**Site Coverage (%)**	**Maximum Building Height**
Residential						
Single Family	2 spaces per dwelling unit	Low	2 units per arce	21780 ft^2	40	Up to 35ft
		Med	7 units per acre	6200 ft^2		
Multi-family/Apartments/ Condominiums	1.25 For each individual unit; (whether of one, two or three bedrooms) and 1 one for studio units.	Low	N/A	21780 ft^2	50 (where utilities are already provided 40 (all other cases)	Up to 50ft.
		Med	10 units per 0.5 acre	5500 ft^2		
Resort Residential	2 for each individual unit.	3 units per acre		14500ft^2	25	Up to 35ft.
Hotel Zone	1 for each 3 bed-rooms plus 1 for each 50 ft^2 of public dining area.	20 bed rooms per acre		-	-	Up to 100ft.
Commercial						
Offices	1 for each 500 sq. ft. gross floor area inclusive of corridor, toilets, circulation spaces etc.	-		-	40-50 outside of Town Centre 75-100 in Town Centre	Up to 35ft in Town Centre Up to 50ft. in areas outside of Town Centre
Retail shops	1 for each 250 sq. ft. of gross floor area	-		-	40-50 Outside of Town Centre 75-100 in Town Centre	Up to 35ft in Town Centre Up to 50ft. in areas outside of Town Centre
Marina	1 space per 5 slips				-	-
Restaurant, Bar, Deli, Fast Food, Club	1 for each 50 sq. ft. of public dining area.	-		-	40-50 Outside of Town Centre	Up to 25ft.
Cinema, place of assembly, theatre	1 for each 5 seats	-		-	75-100 in Town Centre	Up to 35ft.
Mixed-use building, Malls	1 for each 250 sq. ft. gross floor space.	-		-	40-50 Outside of Town Centre 75-100 in Town Centre	Up to 40ft.
Civic and Institutional						

Library, Gallery Museum	1 space for each 700 sq. ft. of gross floor area	-	-	40-50 75-100 in Town Centre	Up to 35ft.
Public Service Buildings (Fire, Police Station)	1 space per employee	-	-	40-50 75-100 in Town Centre	
Schools (Primary, secondary	1 space per employee	-	-	40-50 75-100 in Town Centre	
Day Care/Pre school	1 space per employee	-	-	40-50 75-100 in Town Centre	
College/University	1 per employee + 1 per every 5 students	-	-	40-50 75-100 in Town Centre	Up to 40ft.
Clinic(Medical/dental/Veterinary)/Doctors Office	4/practitioner	-	-	40- 50 75-100 in Town Centre	Up to 35ft.
Church	1 space per 5 persons	-	-		Up to 35ft.
Funeral Home	1 space per 500 sq. ft. of gross floor area	-	-	40-50 75-100 in Town Centre	Up to 30ft.
Hospitals, Nursing Homes	1.5 spaces per bed	-	-	40-50 75-100 in Town Centre	Up to 40ft.
Industrial					
Industrial (Light)	3 spaces per building up to 2000 sq. ft.	-	-	40-50	Up to 35 ft.
Industrial (heavy)	5 spaces per building up to 5000 sq. ft.	-	-	40-50	Up to 40ft.
Warehouse/Storage	1 for each 1000 sq. ft. of gross floor area	-	-		Up to 40ft.

NOTE

1. ***Reference Table 3-3 (Areas and Heights) – St. Christopher (St. Kitts) and Nevis, Building Regulations, 2000.***
2. ***Buildings above 35ft should be equipped with fire extinguishing and sprinkler systems.***
3. ***Building height should follow with existing building height in surrounding area.***
4. ***Building height does not include pedestals for churches or parapet walls.***

Table 2

Setback Requirements			
Land Use	**Setback (ft)**		
Residential	Front	Rear	Side
Single family dwelling	20	16	6 (one storey)
Multi-family/ condominium/apartments	20	20	12 (two storey)
Hotel/Resort Residential	20	20	12
Commercial (except Cat. A area)	Front	Rear	Side
Marina	-	16	16
Restaurant, Bar, Deli, Fast Food, Club	15	16	10
Cinema, other places of assembly	15	16	12
Civic and Institutional	Front	Rear	Side
Schools (all types)	15	16	12
Public Service Buildings (Fire, Police Station)	15	16	12
Clinic(Medical/Dental/Veterinary)/ Doctors Office, Funeral homes	15	16	12
Hospitals, Nursing Homes	Subject to evaluation	Subject to evaluation	10
Industrial (except Cat. A area)	Front	Rear	Side
Industrial (Light)	15	16	15
Industrial (heavy)	30	30	25

NOTE:

5. ***All coastal setbacks should be taken from a permanent vegetation line.***
6. ***The Director of Physical Planning may give consideration for setback variation in Charlestown.***
7. ***Because of the nature of the coastline and the local conditions of the Island of Nevis, over-the-water structures are not encouraged. If, however, such developments were to be proposed, then appropriate coastal dynamic and risk analysis by an approved engineer should be undertaken.***
8. ***Layout of buildings MUST make provision for parking onsite plan.***