

PLANNING GUIDELINE 01/ 2015

MINISTRY OF WATER, LAND,
ENVIRONMENT AND CLIMATE CHANGE
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TO: PERMANENT SECRETARY, MINISTRY OF LOCAL
GOVERNMENT AND COMMUNITY DEVELOPMENT,
SECRETARY/ MANAGERS, DIRECTORS OF PLANNING AND
SUPERINTENDENTS OF PARISH COUNCILS
TOWN CLERK, CITY ENGINEER AND DIRECTOR OF
PLANNING, KSAC
SECRETARY, TOWN AND COUNTRY PLANNING AUTHORITY
GOVERNMENT TOWN PLANNER
SECRETARY/ MANAGER, NEGRIL/ GREEN ISLAND AREA
LOCAL PLANNING AUTHORITY
CHIEF ADMINISTRATIVE MANAGER, DIRECTOR OF PLANNING
PORTMORE MUNICIPAL COUNCIL

RE: PLANNING GUIDELINE FOR STUDIO

There has been some uncertainty as to what constitutes a studio or the allowable size of a studio within a multi- family development.

The attached Planning Guideline for a Studio is therefore being issued to guide planning authorities as to how to treat with applications for the grant of planning permission for studios.

Please be guided accordingly.


Robert D. Pickersgill MP
Minister
October , 2015

PLANNING GUIDELINE 01/ 2015

ALLOWABLE SIZE OF A STUDIO WITHIN MULTIFAMILY DEVELOPMENTS

1.0 Introduction

- 1.1 The overall purpose of this Policy Guideline is to guide professionals, members of the public and the Planning Authorities by providing clarity on the size and other appropriate criteria/ requirements for the construction of a studio unit. Additionally, it aims to ensure consistency and fairness in the assessment and decisions taken on these developments.

2.0 Definitions

2.1 Studio

A studio or an efficiency apartment for the purposes of planning guidelines and standards shall be a self-contained dwelling unit of one room that has a kitchen and a bathroom and whose total area does not exceed thirty seven point one six (37.16) square metres or four hundred (400) square feet.

2.2 Habitable room

Habitable room relates to liveable space and is defined as "any room or space intended primarily for human occupancy, other, than kitchens and bathrooms, or a storeroom not exceeding 6.5 square metres in area¹".

3.0 Planning Guideline

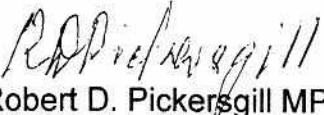
Given the aforementioned, I am issuing the following Guideline to take immediate effect.

- i) The standard area of a studio shall be no more than thirty seven point one six (37.16) sq. metres or four hundred (400) square feet in size, including bathroom, kitchen and all other areas within the studio.
- (ii) Where the standard area for a studio is exceeded, the planning application shall be duly assessed as a one (1), two (2), or three (3) bedroom unit, (as the case may be) for each additional 100 sq. feet (9.29 sq. metres), with the application of the

¹ Development and Investment Manual, Volume 1 Section 1 Appendix 1 Glossary of Terms, page iii.

relevant statutory requirement. This will ensure inter alia, the adequacy of the sewerage system, open space requirement and parking, etcetera.

This Guideline will not apply to resort/hotel developments, motels or guest houses registered with the Jamaica Hotel and Tourist Association. Neither does it apply to shared residential institutional uses (such as facilities for the aged and elderly, children homes, places of safety), and campuses of educational institutions. Instead, it is intended for multifamily residential developments only.


Robert D. Pickersgill MP
Minister
October , 2015