



GOVERNMENT OF BERMUDA  
Department of Planning

## **A Guide for Accessory Buildings**

The Bermuda Plan 2008 sets out guidelines for where, what and how you can develop in Bermuda. This policy statement provides guidance for accessory building development.

### **What are accessory buildings?**

Accessory buildings are facilities constructed to complement the main building on a lot. They usually assist in a home occupation and the use of the property. Examples of accessory buildings include: garages, storage sheds, workshops, pool houses and slat houses. These buildings and the uses to which they are put, are secondary in importance when compared to the main house on the property.

### **Can you use an accessory building for anything?**

No, any material change in the use of an accessory building requires planning permission from the Development Applications Board. For example, permission is required if a garage was to be used for a commercial business as opposed to parking a vehicle. Also, converting an accessory building into an apartment requires planning permission.

### **What are the development guidelines?**

Accessory buildings in residential zones are governed by Section 7: Chapter 26 Residential Policy RSD.27.

1. Other uses, buildings and structures which are accessory to the principal residential use of the site are permitted within Residential 1 and Residential 2 zones and all development regulations shall be at the discretion of the Board provided that:
  - (a) the maximum building height is one storey;
  - (b) the maximum building height does not exceed 12 feet from the ground to the line of the eaves;
  - (c) the proposal does not exceed a site coverage of 250 ft<sup>2</sup> or the maximum site coverage for the principal use; and
  - (d) the proposal is not located within the minimum lot line setback for the principal use.
2. Notwithstanding sub-paragraph (1), the Board shall have the discretion to permit accessory buildings or structures with site coverage greater than 250 ft<sup>2</sup> provided the combined site coverage of all separate accessory buildings does not exceed 10% of the relevant maximum site coverage or the maximum site coverage for the principal use.