

S. R. & O. No. 28 – 1963

THE LEMON GROVE ESTATE ZONING ORDER 1963

1. This Order may be cited as the Lemon Grove Estate, Hamilton Parish, Zoning Order, 1963.
2. In this Order:
 - (a) the expression “the Building Rules” means the Building and Land Development (Control) Rules, 1948;
 - (b) the expression “the Lemon Grove Estate” means the parcel of land at Shelly Bay in Hamilton Parish described in the schedule to this Order and delineated on the plan (drawing No. 1980/1/21 by Messrs. Marshall & Lawton and dated 13th February, 1962, amended 26th June, 1962 and 18th March, 1963) which accompanied the Governor’s message to the House of Assembly No. 7 of the present session (hereinafter called “the said plan”);
 - (c) the expression “building lot,” “building operation,” “dwelling-house,” “purpose involving human occupation,” “place of public resort” and “trade or business premises” have the meanings respectively assigned to those expressions in the Building Rules.
3. No building lot comprising any land forming part of the Lemon Grove Estate shall be used for any building operation unless that building lot consists of one or more complete original building lots.
4. No land forming part of the Lemon Grove Estate and no building presently thereon or hereafter erected thereon shall be used for trade or business premises or for any professional or commercial purposes or as a place of public resort.
5. No building other than a building intended to be used as a dwelling-house shall be constructed on any part of the Lemon Grove Estate:
6. Provided that nothing in this paragraph shall be construed so as to prevent the construction of buildings (including out-houses, green houses, boathouses and private garages) appurtenant to any building intended to be used as a dwelling-house where those buildings are not intended to be used for a purpose involving human occupation.
7. Not more than one building intended to be used as a dwelling-house shall be constructed on any original building lot: Provided that for the purpose of this paragraph no account shall be taken of the buildings erected on the lots numbered 5 and 6 on the said plan at the date of the coming into operation of this Order.
8. The roof of every building situate on any part of the Lemon Grove Estate shall be pitched and lapped slate roof of Bermuda stone or of a cement product equivalent in appearance thereto.

SCHEDULE ABOVE REFERRED TO

ALL THAT parcel of land at Shelly Bay in Hamilton Parish in the Islands of Bermuda delineated on the plan mentioned in paragraph 1 (b) of this Order and thereon outlined in pink containing a total of 6 acres 31 perches and 10 square yards (6,196 acres) and bounded NORTH-WESTERLY by a strip of land conveyed or intended to be conveyed to the Bermuda Government for widening the public road and there measuring on two lines as shown on the said plan 59 feet 6 inches and 203 feet NORTH-EASTERLY in part by certain roadways separating the land now being described from land of Oliver Rendell Arton and others and there measuring 574 feet or thereabouts in part by land now or lately of the heirs or devisees of William Foggo Davis deceased or their assigns and there measuring on three lines as shown on the said plan first South-Easterly 120 feet than in part by land of Ambrose Gosling Jr. and there measuring 397 feet or thereabouts SOUTH-EASTERLY and SOUTHERLY by the waters of Harrington Sound and SOUTH-WESTERLY by land of the heirs or devisees of Sturgess W.S. Davis deceased or their assigns and there measuring as shown on the said plan on five straight lines 208 feet, 178 feet, 182 feet, 112 feet and 382 feet OR HOWEVER OTHERWISE the said parcel of land ought to be described TOGETHER WITH THE APPURTENANCES THERETO BELONGING.

W. E. P. MOTYER
A/Building Control Officer.

Approved by His Excellency
the Governor-in-Council.

BY HIS EXCELLENCY'S COMMAND

J. I. ELLIOTT
A/Clerk to Executive Council.