

Zone	Key issues	Bermuda Plan 2018 key policies and objectives
Rural	<ul style="list-style-type: none"> <li>The scale of any HAQ installation should be commensurate with the size of the overall zoning. For example, large areas of consolidated Rural zoning can accommodate larger structures without compromising the Bermuda Plan objectives for this zone.</li> <li>Not every lot within a Rural zone may be able to accommodate a HAQ scheme. In all instances policy RUR.1 and whether the proposal would be consistent with the objectives for the zone will be key issues for consideration.</li> </ul>	<b>Policies</b> RUR.1, RUR.4, RUR.7, RUR.8  <b>Objectives</b> RUR(1), RUR(2)
Residential 1	<ul style="list-style-type: none"> <li>Given the varying nature and characteristics of this zone across the Island, anything from small to large scale installations are potentially acceptable.</li> <li>The established character and appearance of the surrounding area shall be the key issues in determining an appropriate scale of development.</li> <li>Applicants may be required to demonstrate that proposals will be in-keeping with the character of the area and will not compromise the residential amenity of nearby properties. Objective RSD (1) of the Bermuda Plan will be particularly relevant in this regard.</li> </ul>	<b>Policies</b> RSD.1, RSD.2  If for commercial purposes the following will be applicable: RES.37, RES.38, RES.39, RES.40 and RES.41.  <b>Objective</b> RSD (1)
Residential 2	<ul style="list-style-type: none"> <li>Small-scale operations only.</li> <li>No commercial operations will be acceptable within this zone.</li> </ul>	<b>Policy</b> RSD.2  <b>Objective</b> RSD (1)
Tourism	<ul style="list-style-type: none"> <li>The scale of all HAQ schemes should be kept to a practicable minimum, ensuring that they do not compromise the principal function of the area as a tourism resource or the ability of the area to successfully function as a tourism facility in the future.</li> <li>The scale of the development should not adversely impact upon the amenity of the existing tourism facility and should be compatible with the objective TOU (2) of the Bermuda Plan 2018.</li> </ul>	<b>Policies</b> TOU.3, TOU.4, TOU.5  <b>Objective</b> TOU (2)
Institutional	<ul style="list-style-type: none"> <li>The nature of HAQ developments is compatible with this zone, particularly where they can be used by education institutions to increase awareness and knowledge of these types of farming techniques.</li> <li>This will be determined by the established characteristics and uses taking place within the surrounding area. In all instances, it is important to ensure that the presence of an HAQ scheme does not inhibit the ability of the institutional use to function effectively.</li> </ul>	<b>Policies</b> ITN.1, ITN.3, ITN.4  <b>Objectives</b> ITN(1), ITN(3)
Commercial	<ul style="list-style-type: none"> <li>Small to large-scale operations acceptable.</li> <li>Commercial operations encouraged, especially on the ground floor where such uses would contribute to the vitality and the viability of these areas.</li> </ul>	<b>Policies</b> COM.3, COM.4, COM.5  <b>Objectives</b> COM(1), COM(2)
Mixed Use	<ul style="list-style-type: none"> <li>Small to large-scale operations acceptable.</li> <li>Commercial operations encouraged, especially on the ground floor where such uses would contribute to the vitality and the viability of these areas.</li> </ul>	<b>Policies</b> MXD.1 – MXD.8  <b>Objective</b> MXD (1)
Industrial	<ul style="list-style-type: none"> <li>Small to large-scale operations acceptable.</li> <li>Commercial operations associated with the HAQ function will generally be acceptable.</li> </ul>	<b>Policies</b> IND.1, IND.2, IND.4, IND.5, IND.6  <b>Objective</b> IND (3)
Airport	<p>Airport land should generally be reserved for airport-related functions. However, there may be scope to allow for limited HAQ operations where it would not adversely impact upon the safe and efficient operation of the airport.</p> <ul style="list-style-type: none"> <li>Small to large scale operations are potentially acceptable, particularly where the use could be accommodated within an existing, vacant building.</li> <li>Whilst the airport is supported by good road infrastructure, the key issue in determining whether a commercial component would be acceptable will be airport security. In all instances the views of the Bermuda Airport Authority should be sought.</li> </ul>	<b>Policies</b> APT.2, APT.3, APT.4
Open Space Reserve	<ul style="list-style-type: none"> <li>The scale of any HAQ installation should be commensurate with the size of the overall zoning. For example, large areas of consolidated Open Space Reserve zoning can accommodate larger structures without compromising the Bermuda Plan objectives for this zone.</li> <li>Not every lot within an Open Space Reserve zone may be able to accommodate a HAQ scheme. In all instances policy OSR.1 and whether the proposal would be consistent with the objectives for the zone will be key issues for consideration.</li> <li>Commercial uses will be acceptable if the commercial component is commensurate to the scale of the development and the goods to be sold are directly related to the HAQ operation.</li> </ul>	<b>Policies</b> OSR.1, OSR.6, OSR.10  <b>Objectives</b> OSR (1), OSR (2), OSR (3)