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**TOPIC 4: ZONING DISTRICTS**

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**4.1 ZONING DISTRICTS****4.1.1 GENERAL PROVISIONS**

Zoning Districts are described in Table 4.2.1 and the criteria for defining public spaces are listed in Table 4.2.2.

**4.1.2 PHASES**

All phases or stages of a development will comply fully with these Regulations, regardless of the number of phases.

**4.1.3 LOTS AND LOT FRONTS**

1. Lots grouped by title holder within one Redevelopment district may be developed as one lot. Grouped lots having one title holder and covering several zones will be developed in accordance with the provisions applicable to each zone. Densities are not transferrable between zones.
2. The lot area will consist of the space contained within the lot's boundaries, excluding required easements and assignments.
3. A lot may be required to have more than one principal front or a combination of a principal and a secondary front.
4. For the purposes of these Regulations, lots are divided into Zones, to organize allowed activities and the structures that may be built on the private properties.

See Table 4.2.4, Illustrated Definitions.

**4.1.4 CALCULATING DENSITY**

1. Lot area will be used to calculate density.
2. Density is calculated based on the number of units as established in Tables 4.2.7 and 4.2.8. The inability to achieve maximum density or intensity due to the need to meet other provisions of these Regulations does not constitute damages and does not establish a justification for a variation.
3. Hotel rooms and vacation units equal one half (0.5) of a housing unit.

4. Table 4.2.7, Summary of Regulations, illustrates the densities for the different Roosevelt Roads Redevelopment sectors.

#### **4. 1. 5 CALCULATING HEIGHT**

1. Unless otherwise indicated, height is stated and measured by stories. The height of the first floor is measured from the street curb at the principal front of the building, midpoint along the property line. In the absence of a curb, it will be measured from the street level at the principal front of the building from midpoint the property line. When curb flood levels have been established by the Federal Emergency Management Agency (FEMA), the first floor is measured from the flood level.
2. A story is a habitable space with maximum height of fourteen (14) feet from finished floor to finished floor. Basements are not taken into consideration when calculating height. Commercial spaces on the first floor may exceed the maximum height, rising to a maximum of twenty-five (25) feet. Commercial spaces with height greater than twenty-five (25) feet will be considered two (2) stories. Mezzanines will be allowed in lot Zone 3, as long as they do not exceed thirty-three percent (33%) of total floor area. When they exceed thirty-three percent (33%) of total floor area, they will be considered an additional floor. In the case of parking buildings, each level will be deemed as one floor, regardless of its relationship to habitable spaces and levels.
3. Unless otherwise stated, height limits do not apply to elevator towers, stairs, ventilation fans, solar panels, or mechanical equipment as long as they do not exceed twenty percent (20%) of total roof area and have a maximum height of ten (10) feet; similarly church towers may request an exception to the established height; fireproof walls and parapets will not rise more than five (5) feet above the corresponding zoning district height.
4. No building may constitute a danger to airport operations. All developments will submit a letter from the FAA to the Permits Management Office (OGPe, Spanish acronym), the Municipal Permitting Office, or the Planning Board, as applicable, together with the construction permit application.

#### **4. 1. 6 NEW DEVELOPMENTS OR REDEVELOPMENT PROJECTS IN THE COASTAL SEPARATION ZONE**

New developments and redevelopments, reconstruction, remodeling or adaptive reuse projects of existing structures must comply with Chapter 32, Zoning for the Coastal

Zone and Access to Beaches and Coasts of Puerto Rico, of the Joint Permits Regulations for Construction Projects and Land Uses. (*Zonificación de la Zona Costanera y Accesos a las Playas y Costas de Puerto Rico del Reglamento Conjunto de Permisos de Obras de Construcción y Usos de Terrenos*).

A fixed term use permit may be obtained, as established in Section 2.1.3, Issuance of Permits, paragraphs 3 and 4 of this document.

## 4.2 ZONING DISTRICTS

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### 4.2.1 PROPERTY SIZE

DISTRICT	PROPERTY SIZE	
	MINIMUM	MAXIMUM
S1	400 m <sup>2</sup>	1,000 m <sup>2</sup>
M1, M2, and M3	400 m <sup>2</sup>	2,000 m <sup>2</sup>
DA, DE, and E4	1,000 m <sup>2</sup>	No limit
E5 and E6	4,000 m <sup>2</sup>	8,000 m <sup>2</sup>
E7	1,000 m <sup>2</sup>	2,000 m <sup>2</sup>
E1 and E2	.5 km <sup>2</sup>	1 km <sup>2</sup>

### 4.2.2 GENERAL DISTRICT CHARACTERISTICS

See Table 4.2.1, General Districts Characteristics.

### 4.2.3 DEDICATED PUBLIC SPACE CHARACTERISTICS AND REQUIREMENTS

Developments will set aside a minimum of fifteen square meters (15m<sup>2</sup>) per housing unit for public space, in keeping with the criteria in Table 4.2.2, Public spaces.

### 4.2.4 PARCEL OCCUPANCY

Developments will follow the criteria established in Table 4.2.3, Typology of Occupancy, when locating a building on a lot.

See Table 4.2.3, Typology of Occupancy.

**4. 2. 5 PRIVATE FRONT BY DISTRICT**

Table 4.2.5, Private Front by District, of these Regulations establishes the criteria for articulating the private fronts of properties in the districts.

**4. 2. 6 HEIGHTS BY DISTRICT**

Table 4.2.6, Heights by District, of these Regulations establishes the height restrictions applicable to the developments in districts S1, M1, M2, M3, M4, and E4.

**4. 2. 7 REGULATIONS SUMMARY TABLE**

Table 4.2.7, Regulations Summary Table, of these Regulations provides a summary of the criteria applicable to districts E1, E2, S1, M1, M2, and M3.

**4. 2. 8 ALLOWABLE USES SUMMARY TABLE**

Table 4.2.8, Table of Uses, of these Regulations provides a summary of the uses allowed in districts S1, M1, M2, and M3.

## 4.3 SPECIAL CONSERVATION DISTRICT[E1]

### 4.3.1 PURPOSE OF E1 DISTRICT

This resources preservation district is established to classify and designate specific natural resource areas whose current condition is unique, fragile, and in danger of extinction, and which must be protected for contemplation or scientific study. It includes the different types of mangrove forests, salt flats, and mudflats associated with Puerto Rico's mangrove systems in order to protect them from irreparable damage resulting from misuse and the failure to address the adverse effect of other activities on these systems.

This district is also meant to identify the habitats of species having unique value, bodies of water, scenic coastal areas, and buffer strips adjacent to resources with special value.

This district is established to classify forest areas, lagoons, geological formations, sites of spectacular beauty, flora and fauna refuges, hydrographic basins, ecological niches of endangered species, and other special interest areas that merit protection for contemplation, scientific study, and limited or controlled recreational use and enjoyment.

This district is also established to identify archaeological sites.

The five (5) physiographic types of mangroves in Puerto Rico, defined in Topic 8, Definitions, are zoned under this District E1. These are:

1. Mangroves
2. Border Mangroves
3. Dwarf Mangroves
4. River Mangroves
5. Basin Mangroves

### 4. 3. 2 USES IN E1 DISTRICT

The land use policy will be to preserve the existing natural condition of these areas to the fullest extent possible. The land of this district will be used for:

1. Performing scientific studies overseen by “bona fide” educational institutions, individuals, organizations, scientific associations, or groups recognized and accredited by the corresponding bodies.
2. The contemplation of resources under the supervision of resource custodial officers. Visits by groups interested in making previously authorized walks will be allowed.

Given that each type of mangrove has special value and distinctive characteristics with different management needs, the uses to be allowed in keeping with the limitations imposed by nature will be as follows:

1. Mangrove– These mangroves may be used for activities related to their esthetic value, as species refuge and nurseries, and for coastal protection. Scientific research and limited passive recreation may also be allowed.
2. Border Mangroves – The following uses will be allowed:
  - a. Limited wood production with careful selective cutting authorized by the Department of Natural and Environmental Resources of Puerto Rico (DNER).
  - b. Passive recreation facilities, as long as they do not disturb the system’s ecological balance and natural operation of the system.
  - c. Scientific studies.
  - d. Fishing piers, as long as they are built on pilings and do not require cutting and filling within the mangrove.
3. Dwarf Mangroves – Because their regeneration is extremely slow (more than 50 years) only scientific studies will be allowed.
4. River Mangroves – The following uses may be allowed:
  - a. Wood, firewood, and bark production for tannin, taking care to preserve natural productivity and with the authorization of the Department of Natural and Environmental Resources of Puerto Rico (DNER).
  - b. Scientific studies.

5. Basin Mangroves – The following uses may be allowed:
  - a. Wood, firewood, and bark production for tannin, taking necessary measures to preserve natural productivity and with the authorization of the Department of Natural and Environmental Resources of Puerto Rico (DNER).
  - b. Limited passive recreation that does not require cutting, filling, and dredging of the mangroves and associated salt flats and mudflats.
  - c. Scientific activities and studies.

#### **4. 3. 3 SUBDIVISIONS AND SEGREGATIONS IN E1 DISTRICT**

The subdivision and segregation of properties will not be allowed in E1 Districts except to enable the uses allowed under this Topic and in Article 4.3.2 Uses, of these Regulations. The segregation of part of a property or lot in an E1 District, from the rest of the property or lot with a different classification will not be allowed, except when the portion in E1 will be earmarked for public use by a competent agency, through public deed.

#### **4. 3. 4 CONSTRUCTION IN E1 DISTRICT**

No construction will be allowed, except that related to the scientific studies mentioned in this Topic.

#### **4. 3. 5 ACCESSIBILITY IN E1 DISTRICT**

Accessibility may be controlled or banned, depending on the natural value and exclusivity of each particular resource.



#### 4. 4 SPECIAL RURAL DISTRICT[E2]

##### 4. 4. 1 PURPOSE OF E2 DISTRICT

This conservation district is established to identify portions of properties whose existing characteristics must be maintained and improved, such as dune areas, sections of roads where tree branches create a tunnel effect, parts of properties that are the habitat of species having unique value, lake fronts and other bodies of water, scenic coastal areas, buffer strips adjacent to resources with special value.

##### 4. 4. 2 USES IN E2 DISTRICT

The following uses will be allowed, as long as they are not in conflict with the conservation of the resources. All projects in this district must have the endorsement of the Joint Review Committee (Comité de Revisión Conjunta), and the Application for Recommendations of the Institute of Puerto Rican Culture (Solicitud de Recomendaciones del Instituto de Cultura Puertorriqueña (ICP)).

1. Agricultural
2. Agropecuary, agroindustrial
3. Golf Course –Must be endorsed by the Joint Review Committee and a Site Consultation must be submitted to the Puerto Rico Planning Board, as stipulated in paragraph 1.1.12 of these Regulations.
4. Equipment and facilities related to infrastructure
5. Equipment and facilities related to cultural installations
6. Installation of photovoltaic solar panels
7. Public facilities
8. Recreational facilities
9. Parks and areas for active recreation and sport.
10. Hotels and Resorts – Must be endorsed by the Joint Review Committee and a Site Consultation must be submitted to the Puerto Rico Planning Board, as stipulated in paragraph 1.1.12 of these Regulations.

#### **4. 4. 3 SUBDIVISIONS IN E2 DISTRICT**

The subdivision and segregation of properties will not be allowed in E2 Districts except to enable the uses allowed in this Topic of these Regulations. The segregation of part of a property or lot in an E2 District, from the rest of the property or lot with a different classification will not be allowed, except when the portion in E2 will be earmarked for public use by a competent agency, through public deed.

#### **4. 4. 4 CONSTRUCTION IN E2 DISTRICT**

The following types of construction, projects, and buildings will be allowed in E2 Districts:

1. Specific buildings or structures based on the nature of the activity to be performed.
2. Facilities for utilities required for the permitted uses.
3. Construction of accessory structures for permitted uses.
4. Construction of infrastructure.

The design and construction of all projects in this district must include the protection and maintenance of the resource to be preserved. To such ends, projects must affect the resource area minimally, protect the land and prevent imperviousness of the soil, protect, maintain, and restore the vegetation and topographical features of the site, prevent land deforestation that increases runoff and soil erosion, and in general, seek a balance where the natural environment prevails over development. The total occupancy area to be allowed shall not exceed two percent (2%) of the total area of the resource.

#### **4. 4. 5 BOUNDARY SETBACKS IN E2 DISTRICT**

All buildings and structures will be setback at least ten meters (10m) from the front yard to the easement of an existing or proposed road. Side and rear boundary setbacks will be six meters (6m).

## **4.5 SPECIAL BEACHFRONT DISTRICT [E3]**

### **4.5.1 PURPOSE OF E3 DISTRICT**

This district of areas reserved for swimmers is established to classify and designate coastal sectors in Puerto Rico appropriate for swimming and passive recreation. The boundaries of the E3 Districts will be defined by a line of installed buoys.

### **4.5.2 USES IN E3 DISTRICT**

Uses allowed in E3 Districts shall be compatible with defined purposes and with this Section, including:

1. Areas reserved for swimmers including, at minimum, the following installations:
  - a. Buoys to protect swimmers.
  - b. Vehicle parking in areas duly segregated from pedestrian areas.
  - c. Showers, dressing rooms, and rest rooms; first aid services.
  - d. Cleaning, trash pick-up, and maintenance systems.
  - e. Lifeguard, surveillance, and security stations.
  - f. Outing areas, including kiosks and BBQ facilities, when compatible with the principal use and in compliance with other regulatory provisions.
  - g. Camping areas with the authorization of the Puerto Rico Planning Board in accordance with Rule 19.32 of the Joint Permits Regulations for Construction Projects and Land Uses.
  - h. Restaurants and cafeterias as accessory uses to those indicated above.

### **4.5.3 CONCESSIONS, FRANCHISES, PERMITS, AND LEASING IN E3 DISTRICT**

All concessions, franchises, permits, and leases of public lands within an E3 District to private companies, arranged by the State through a government agency, must comply with the provisions in this Section.

### **4.5.4 SUBDIVISIONS IN E3 DISTRICT**

The subdivision and segregation of properties will not be allowed in E3 Districts except to enable the uses allowed under this Section and in Regulation 19.32 of the Joint Permits Regulations for Construction Projects and Land Uses. The segregation of part of a property or lot in an E3 District, from the rest of the property or lot with a different

classification will not be allowed, except when the portion in PP will be earmarked for public use by a competent agency, through public deed.

**4. 5.5      PARKING AREAS IN E3 DISTRICT**

Parking areas will be provided for the uses allowed for this District, as established in these Regulations.

**4. 5. 6      ACCESSIBILITY IN E3 DISTRICT**

Accesses in E3 Districts will comply with Chapter 32, Coastal Zone Zoning and Access to Puerto Rico Beaches and Coasts of the Joint Permits Regulations for Construction Projects and Land Uses.

## 4. 6 SPECIAL AIRPORT AND PORT DISTRICTS [E4] <sup>1</sup>

### 4. 6. 1 PURPOSE OF E4 DISTRICT

This district is established to classify land to be used for air and maritime transportation, and related uses, and to ensure that these activities are located in harmony with public policies regarding land use, and that such uses are both compatible and feasible with the immediate surroundings.

### 4. 6. 2 USES IN E4 DISTRICT

Buildings and properties will be used for the purposes described below:

1. Airports
2. Warehouses
3. Commercial spaces
4. Vehicle or boat leasing facilities
5. Airport or port support facilities
6. Ports
7. Transshipment terminals
8. Related uses

### 4. 6. 3 PLOT HEIGHT, SIZE, POPULATION DENSITY, OCCUPANCY AREA, GROSS FLOOR AREA, SIZE OF YARDS, BUILDINGS AND ACCESSORY USES, PARKING, CAR PORCHES, LOADING AND UNLOADING AREAS, TOWERS, FENCES, AND PORTALS IN E4 DISTRICT

The height of the structures, the size of the lot, the occupancy area, the gross floor area, the size of the yards, the buildings and accessory uses, and the requirements regarding vehicle parking area, car porches, loading and unloading areas, towers, fences, and portals shall be exempt from applying for authorization, taking into consideration the public use to be established.

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<sup>1</sup>See Roosevelt Roads International Airport Master Plan (José Aponte De la Torre Regional Airport), 2007 (RRIAMP).

## 4.7 SPECIAL RESEARCH AND DEVELOPMENT DISTRICT [E5]

### 4.7.1 PURPOSE OF E5 DISTRICT

This district is established to classify areas to host research and technology, and service development activities, high-technology manufacturing, laboratories, and/or offices.

### 4.7.2 USES IN E5 DISTRICT

1. Commerce and storage of finished products for wholesale distribution, except explosive products and materials.
2. Storage of picture or movie studios – Must be endorsed by the Joint Review Committee. Requires the publication of legal notices.
3. Pharmaceutical industries that do not require the synthesis process.
4. Radio and TV studio
5. Repair workshops
6. Clinical, dental, or analytical laboratory
7. Vocational schools
8. Offices
9. Establishments for the processing of raw materials or the preparation of raw materials for subsequent processing.
10. Chemical processing plants – Must be endorsed by the Joint Review Committee. Requires the publication of legal notices.
11. Renewable energy projects
12. Windmills
13. Commercial, institutional, and service-related uses, whenever these are located in existing buildings in lots measuring less than two (2) *cuerdas* and the parking space requirement is strictly abided by.
14. Production of movies, documentaries, and other film work.

**The design, construction and operation of these industries will protect the safety and wellbeing of the users of the property used and bordering properties; will protect the energy and air supply to the building to be occupied or used or neighboring properties; will avoid increasing the danger of fire; and avoid reducing or depressing the value of the properties in neighboring areas. It will**

**also ensure due protection of the public interest.**  
**4. 7. 3 HEIGHTS IN E5 DISTRICT**

No building will be more than ten (10) meters in height or higher than twice (2 times) the width of the road in front. A greater height will be allowed as long as the gross floor area and the yard width comply with the stipulations for this district under these Regulations. When a lot has a front on two or more roads, the maximum height of the building will be determined based on the widest road up to a horizontal distance of thirty (30) meters measured perpendicularly back from the limit of said widest road.

Mezzanines will not be counted as a floor when their floor area is less than thirty-three percent (33%) of the total area of the floor below, as long as their use is related to the principal activity allowed on said floor.

**4. 7. 4 LOT SIZE IN E5 DISTRICT**

All lots created after these Regulations entered into effect shall have an area of no less than eight thousand (8,000) square meters and will be no less than forty (40) meters wide.

**4. 7. 5 OCCUPANCY AREA IN E5 DISTRICT**

The occupancy area shall not exceed fifty percent (50%) of the lot area.

**4. 7. 6 GROSS FLOOR AREA IN E5 DISTRICT**

The gross floor area shall not exceed fifty-six point five percent (56.5%) of the lot area. Under no circumstances will the gross floor area on any floor above the first floor exceed the maximum occupancy area percentage allowed in the district.

**4. 7. 7 FRONT YARD IN E5 DISTRICT**

Front yards will not be required in buildings, except under the following circumstances:

1. When the lot faces a sidewalk less than two (2) meters wide. In such cases a front yard with depth equal to the difference between the two (2) meters and the width of the existing sidewalk will be required.
2. When the lot is located on the same block and faces the same side of a road than the lots included in a residential district, a front yard with depth no less than that required for the residential district will be required.

3. For any authorized floor above the third floor, a front yard with a depth of no less than two (2) meters nor less than that required in paragraph two (2) of this Article, whichever is greater, will be required.

#### **4. 7. 8 SIDE YARD IN E5 DISTRICT**

Two (2) side yards, each with width of no less than two (2) meters or less than one fifth (1/5) the height of the building, whichever is greater, will be required. Any side yard or part thereof that borders on a road will be considered a front yard and will comply with the size requirements for front yards in this district.

#### **4. 7. 9 REAR YARD IN E5 DISTRICT**

A rear yard with depth of no less than three (3) meters or less than one fifth (1/5) the height of the building, whichever is greater, will be required. Any rear yard or part thereof that borders on a road will be considered a front yard and will comply with the size requirements for front yards in this district.

#### **4. 7. 10 INTERIOR AND SEMI-INTERIOR YARDS IN E5 DISTRICT**

All interior or semi-interior yards to be provided will comply with these Regulations.

#### **4. 7. 11 BUILDINGS AND ACCESSORY USES IN E5 DISTRICT**

Buildings and accessory uses will meet the provisions of these Regulations.

#### **4. 7. 12 PARKING AREAS IN E5 DISTRICT**

Parking areas will be provided for the uses allowed in E5 Districts as established in these Regulations.

#### **4. 7. 13 LOADING AND UNLOADING AREAS IN E5 DISTRICT**

All buildings or parts thereof occupied or used for industrial or storage purposes, or for the exhibition of articles for trade will have a loading and unloading area of no less than eight (8) by three (3) meters for every two thousand (2,000) square meters or fraction thereof in excess of one thousand (1,000) square meters.



## 4.8 HEAVY INDUSTRIAL DISTRICT [E6]

### 4.8.1 PURPOSE OF E6 DISTRICT

This district is established to classify heavy industrial areas already developed or to be developed for specific projects, which given their nature and intensity require a special location, as stipulated by Rule 19.12 of the Joint Permits Regulations for Construction Projects and Land Uses.

The decision as to the land allowance for heavy industrial will be based on wind direction, the harmful effects of heavy industries on the [quality of] air, water or other, such as odor, noise, vibration, and reflected light; the repercussions of the traffic generated by these industries on the transportation system; and the best classification of land uses. The goal is for the land to be classified as heavy industrial to be dedicated to such ends, excluding in this district residential, commercial, and light industrial uses.

### 4.8.2 USES IN E6 DISTRICT

The uses to be allowed in this district will be compatible with district purposes and the provisions of this Section, and includes:

1. Wholesale storage of oil and oil products – Must be endorsed by the Joint Review Committee and must maintain a minimum setback of four hundred (400) meters from any residential use. It requires the publication of legal notices.
2. Storage of consumer goods or articles for everyday use.
3. Storage of finished products for wholesale distribution, except explosives.
4. Storage of movies or film studios.
5. Shipyards – Must be endorsed by the Joint Review Committee and must maintain a minimum setback of four hundred (400) meters from any residential use. It requires the publication of legal notices.
  - a. Temporary storage of fuel and other liquids removed from shipping vessels.
  - b. Storage of equipment, machines, cranes, and raw materials to be used inside structures.
  - c. Workshops inside structures such as carpentry, woodwork, mechanical, electrical, soldering, and paint workshops.
  - d. Ship assembly and soldering area.
  - e. Other complementary uses.
6. Electric or thermoelectric Plants – Must be endorsed by the Joint Review Committee and must maintain a minimum setback of four hundred (400) meters from any residential use. It requires the publication of legal notices.
7. Metal, paper, cardboard, and glass recovery centers, limited to receiving, weighing, and packaging materials.

8. Chemical process plant– Must be endorsed by the Joint Review Committee and must maintain a minimum setback of four hundred (400) meters from any residential use. It requires the publication of legal notices.
9. Repair workshop – Must be endorsed by the Joint Review Committee and must maintain a minimum setback of four hundred (400) meters from any residential use. It requires the publication of legal notices.
10. Gas station as established in Chapter 25, Gas Stations, of the Joint Permits Regulations for Construction Projects and Land Uses.
11. Vehicle parking areas in lots or structures constructed for such purposes, as long as the parameters for the design of parking areas of these Regulations are met.

#### **4. 8. 3 HEIGHTS IN E6 DISTRICT**

The height of the structures will be established based on the nature of the specific industry to operate on the premises. Mezzanines will not be counted as a floor if their floor area is less than thirty-three percent (33%) of the total area of the floor below, as long as their use is related to the principal activity allowed on said floor.

#### **4. 8. 4 LOT SIZE IN E6 DISTRICT**

All lots created after these Regulations entered into effect will have an area of no less than eight thousand (8,000) square meters and will be less than forty (40) meters wide.

#### **4. 8. 5 OCCUPANCY AREA IN E6 DISTRICT**

The occupancy area will not exceed fifty percent (50%) of the lot area.

#### **4. 8. 6 GROSS FLOOR AREA IN E6 DISTRICT**

The gross floor area will not exceed two hundred percent (200%) of the lot area. In no case will the gross floor area on any floor above the first floor exceed the maximum occupancy area percentage allowed in the district.

#### **4. 8. 7 FRONT YARD IN E6 DISTRICT**

A front yard with depth of no less than three (3) meters will be required. When the lot is located on the same block and faces the same side of a road than the lots included in a residential district, the depth of the front yard will be no less than three (3) meters nor less than that required for the residential district, whichever is greater.

#### **4. 8. 8 SIDE YARDS IN E6 DISTRICT**

Two (2) side yards with width of no less than five (5) meters each will be required. Any side yard or part thereof that borders on a road will be considered a front yard and shall comply with the size requirements for front yards in this district.

**4. 8. 9 REAR YARD IN E6 DISTRICT**

A rear yard with width of no less than five (5) meters will be required. Any rear yard or part thereof that borders on a road will be considered a front yard and shall comply with the size requirements for front yards in this district.

**4. 8. 10 INTERIOR AND SEMI-INTERIOR YARDS IN E6 DISTRICT**

All interior or semi-interior yards to be provided will comply with Rule 22.4 of the Joint Permits Regulations for Construction Projects and Land Uses.

**4. 8. 11 BUILDINGS AND ACCESSORY USES IN E6 DISTRICT**

Buildings and accessory uses will meet the provisions of Chapter 23 of the Joint Permits Regulations for Construction Projects and Land Uses.

**4. 8. 12 PARKING AREA IN E6 DISTRICT**

Parking areas will be provided for the uses allowed in E6 Districts as established in Chapter 24 of the Joint Permits Regulations for Construction Projects and Land Uses.

**4. 8. 13 LOADING AND UNLOADING AREA IN E6 DISTRICT**

Loading and unloading areas will be as established in Chapter 24 of the Joint Permits Regulations for Construction Projects and Land Uses.

## 4.9 TOURIST DISTRICT [E7]

### 4.9.1 PURPOSE OF E7 DISTRICT

This tourist district is established to promote the orderly and esthetic development of, and to classify new properties in Zones of Tourist Interest, which given their location have been developed or may be developed at an intermediate density and intensity.

### 4.9.2 USES IN E7 DISTRICT

Allowable uses in this district will be compatible with district purposes and with the provisions of this Section, including:

1. Residential tourist
2. Cafeterias
3. Vacation centers
4. Buildings and accessory uses in accordance with these Regulations.
5. Light vehicle parking spaces in lots or structures constructed for such purposes, as long as they meet the parking area design requirements of Topic 6 (Parking areas) of these Regulations.
6. Specialized lodging.
7. Lodging endorsed by the Puerto Rico Tourism Company.
8. Hotel, Tourist Villas. Density will be calculated based on the density allowed for the district, and assuming that a hotel room is equal to one half (0.5) a basic housing unit.
9. Services
10. Other complementary uses endorsed by the Puerto Rico Tourism Company and the Joint Review Committee.

### 4.9.3 HEIGHTS IN E7 DISTRICT

See Table 4.9.11, Illustrations, E7 Districts.

### 4.9.4 LOT SIZE IN E7 DISTRICT

All lots created after these Regulations entered into effect will have an area of no less than three hundred (300) square meters and a width of no less than fifteen (15) meters.

**4. 9. 5      POPULATION DENSITY IN E7 DISTRICT**

See Tables 4.2.8, Table of Uses.

**4. 9. 6      OCCUPANCY AREA IN E7 DISTRICT**

The occupancy area of the building will not exceed fifty percent (50%) of the lot area.

**4. 9. 7      GROSS FLOOR AREA IN E7 DISTRICT**

The gross floor area will not exceed one hundred and fifty percent (150%) of the lot area. In no case will the gross floor area on any floor above the first floor exceed the maximum occupancy area percentage allowed in the district.

**4. 9. 8      FRONT YARD IN E7 DISTRICT**

See Table 4.14.11, Illustrations, E7 Districts.

**4. 9. 9      SIDE YARDS IN E7 DISTRICT**

See Table 4.14.11, Illustrations, E7 Districts.

**4. 9. 10     REAR YARD IN E7 DISTRICT**

See Table 4.14.11, Illustrations, E7 Districts.

## 4. 10 [S1] SUBURBAN

### 4. 10. 1 PURPOSE OF S1 DISTRICT

This district is established to promote the orderly and esthetic development of low density mixed use (residential and commercial) areas with predominantly residential use in detached structures with front and side yards. See Table 4.2.3, Types of Occupancy.

### 4. 10. 2 USES IN S1 DISTRICT

Buildings will be used for the purposes stipulated below and in Table 4.2.8, Table of Uses.

1. Housing
  - a. Single family housing
  - b. Multifamily housing – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.
  - c. Accessory structure
  - d. Duplex houses
  - e. Home Office
2. Lodging
  - a. Bed & Breakfast – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.
  - b. Inn – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.
  - c. Hotel – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.
  - d. Low density lodging – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.
3. Commercial
  - a. Sale of food – In spaces with a maximum of 1,000 square feet.
  - b. Retail sales – In spaces with a maximum of 500 square feet.
4. Tertiary/Dotational
  - a. As provided in Table 4.2.8, Table of Uses.

### 4. 10. 3 HEIGHTS IN S1 DISTRICT

See Table 4.2.6, Heights by District.

**4. 10. 4     LOT SIZE IN S1 DISTRICT**

All lots created after these Regulations entered into effect will have an area of no less than one thousand (1,000) square meters and will be no less than twenty (20) meters wide.

**4. 10. 5     POPULATION DENSITY IN S1 DISTRICT**

See Table 4.2.8, Table of Uses.

**4. 10. 6     OCCUPANCY AREA IN S1 DISTRICT**

See Table 4.5.8, Illustrations, S1 Districts.

**4. 10. 7     YARDS IN S1 DISTRICT**

See Table 4.5.8, Illustrations, S1 Districts.

## 4. 11 [M1] URBAN GENERAL

### 4. 11. 1 PURPOSE OF M1 DISTRICT

This district is established to promote the orderly and esthetic development of mixed use (residential and commercial) areas with predominantly residential use in diverse types of structures.

### 4. 11. 2 USES IN M1 DISTRICT

The first floor of buildings and properties will be used for the purposes stipulated below:

1. Housing
  - a. Multifamily housing
  - b. Duplex Housing
  - c. Apartment Houses
  - d. University Dorms
  - e. Home office
  - f. Housing – Work
2. Lodging
  - a. Bed & Breakfast – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.
  - b. Inn – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.
  - c. Hotel – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.
3. Office
  - a. Office
4. Commercial
  - a. Sale of food – In spaces with a maximum of five thousand (5,000) square feet.
  - b. Retail sales – In spaces with a maximum of one thousand (1,000) square feet
  - c. Marina – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.
  - d. Outdoor market
  - e. Meeting places
  - f. Recreational Center – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.



- 5. Tertiary/Dotational
  - a. As provided in Table 4.2.8, Table of Uses.

**Upper floors will be dedicated exclusively to:**

- 1. Housing
  - a. Multifamily housing
  - b. Apartment housing
  - c. University dorms
  - d. Home office
- 5. Lodging
  - a. Bed & Breakfast – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.
  - b. Inn – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.
  - c. Hotel – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.

**4. 11. 3 HEIGHTS IN M1 DISTRICT**

See Table 4.2.6, Heights by District.

**4. 11. 4 LOT SIZE IN M1 DISTRICT**

All lots created after these Regulations entered into effect will have an area of no less than two thousand (2,000) square meters and will be no less than forty (40) meters wide.

**4. 11. 5 POPULATION DENSITY IN M1 DISTRICT**

See Table 4.2.8, Table of Uses.

**4. 11. 6 OCCUPANCY AREA IN M1 DISTRICT**

See Table 4.6.8, Illustrations, M1 Districts

**4. 11. 7 YARDS IN M1 DISTRICT**

See Table 4.6.8 Illustrations M1 Districts

## 4. 12 URBAN CENTRAL [M2]

### 4. 12. 1 PURPOSE OF M2 DISTRICT

This district is established to promote the orderly and esthetic development of mixed use (residential and commercial) and high density areas with predominantly residential use in multiple floor buildings.

### 4. 12. 2 USES IN M2 DISTRICT

The first two floors of buildings and properties will be used for the purposes stipulated below:

1. Housing
  - a. Multifamily housing
  - a. Apartment houses
  - b. University Dorm – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.
  - c. Home office
  - d. Housing - Work
2. Lodging
  - a. Bed & Breakfast – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.
  - b. Inn – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.
  - c. Hotel – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.
3. Office
  - a. Office
4. Commercial
  - a. Automobile-related – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.
  - b. General entertainment – five thousand (5,000) square feet maximum floor space.
  - c. Sale of food –five thousand (5,000) square feet maximum floor space.
  - d. Retail sales – five thousand (5,000) square feet maximum floor space.
  - e. Marine – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.
  - f. Outdoor market

- g. Meeting places
- h. Recreational Center – five thousand (5,000) square feet maximum floor space.
- 5. Dotational/Institutional
  - a. As provided in Table 4.2.8, Table of Uses.

**Upper floors will be dedicated exclusively to:**

- 2. Housing
  - a. Multifamily housing
  - b. Apartment housing
  - c. University dorms - Must be endorsed by the Joint Review Committee. It requires the publication of legal notices
  - d. Home office
- 6. Lodging
  - a. Bed & Breakfast – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.
  - b. Inn – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.
  - a. c. Hotel – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.

**4. 12. 3 HEIGHTS IN M2 DISTRICT**

See Table 4.2.6, Heights by District.

**4. 12. 4 LOT SIZE IN M2 DISTRICT**

All lots created after these Regulations entered into effect will have an area of no less than two thousand (2,000) square meters and will be no less than forty (40) meters wide.

**4. 12. 5 POPULATION DENSITY IN M2 DISTRICT**

See Table 4.2.8, Table of Uses.

**4. 12. 6 OCCUPANCY AREA IN M2 DISTRICT**

See Table 4.7.8, Illustrations, M2 Districts.

#### 4. 12. 7 YARDS IN M2 DISTRICT

See Table 4.7.8, Illustrations, M2 District.

## 4.13 WATERFRONT[M3]

### 4.13.1 PURPOSE OF M3 DISTRICT

This district is established to promote the orderly and esthetic development of mixed use areas (residential, tourism, commercial, and dotational/institutional and high intensity and density areas with predominantly residential use in multiple floor buildings.

### 4.13.2 USES IN M3 DISTRICT

The first two floors of buildings and properties will be used for the purposes stipulated below:

1. Housing
  - a. Multifamily housing
  - b. Apartment houses
  - c. Home office
  - d. Housing - Work
2. Lodging
  - a. Bed & Breakfast – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.
  - b. Inn – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.
  - a. Hotel – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.
3. Commercial
  - a. Automobile-related – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.
  - b. General entertainment – five thousand (5,000) square feet maximum floor space.
  - c. Sale of food –five thousand (5,000) square feet maximum floor space.
  - d. Retail sales – five thousand (5,000) square feet maximum floor space.
  - e. Marina – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.
  - f. Outdoor market
  - g. Meeting places
  - h. Recreational Center – five thousand (5,000) square feet maximum floor space.
4. Dotational/Institutional

- a. As provided in Table 4.2.8, Table of Uses.

Upper floors will be dedicated exclusively to:

3. Housing

- a. Multifamily housing
- b. Apartment housing
- c. Home office

7. Lodging

- a. Bed & Breakfast – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.
- b. Inn – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.
- c. Hotel – Must be endorsed by the Joint Review Committee. It requires the publication of legal notices.

**4. 13. 3 HEIGHTS IN M3 DISTRICT**

See Table 4.2.6, Heights by Districts.

**4. 13. 4 LOT SIZE IN M3 DISTRICT**

All lots created after these Regulations entered into effect will have an area of no less than two thousand (2,000) square meters and will be no less than forty (40) meters wide.

**4. 13. 5 POPULATION DENSITY IN M3 DISTRICT**

See Table 4.2.8, Table of Uses.

**4. 13. 6 OCCUPANCY AREA IN M3 DISTRICT**

See Table 4.8.8, Illustrations, M3 Districts.

**4. 13. 7 YARDS IN M3 DISTRICT**

See Table 4.8.8, Illustrations, M3 Districts.

#### 4. 14 DOTATIONAL INSTITUTIONAL[DA]

##### 4. 14. 1 PURPOSE OF DA DISTRICT

This district is established to classify land to be used for dotational institutional purposes, to ensure that they are located in harmony with land use public policies that are compatible and feasible with the immediate surroundings.

##### 4. 14. 2 USES IN DA DISTRICT

Buildings and properties will be used for the purposes below:

1. Support centers
2. Transportation centers
3. Police stations
4. Public parking
5. Hospitals
6. Churches and temples
7. Infrastructure
8. Community facilities
9. Recreational installations associated with dotational institutional uses
  10. Religious facilities
  11. Emergency Management
  12. Fire stations
  13. Security services
  14. Social services

##### 4. 14. 3 PLOT HEIGHT, SIZE, POPULATION DENSITY, OCCUPANCY AREA, GROSS FLOOR AREA, SIZE OF YARDS, BUILDINGS AND ACCESSORY USES, PARKING, CAR PORCHES, LOADING AND UNLOADING AREAS, TOWERS, FENCES, AND PORTALS IN DA DISTRICT

The height of the structures, the size of the lot, the occupancy area, the gross floor area, the size of the yards, the buildings and accessory uses, and the requirements regarding vehicle parking area, car porches, loading and unloading areas, towers, fences, and portals shall be determined by the Joint Review Committee taking into consideration the public use to be established and its relationship with neighboring districts.

1. This district will try to ensure vehicle access remains from avenues, boulevards, or main streets thus minimizing negative impact on residential streets.
2. The integration of the institution and the community where it is located will be sought, by maintaining the rhythm, scale, and proportion of the buildings.



## 4. 15 DOTATIONAL– EDUCATIONAL [DE]

### 4. 15. 1 PURPOSE OF DE DISTRICT

This district is established to classify land to be used for educational purposes, to ensure they are located in harmony with land use public policies that are compatible and feasible with the immediate surroundings

### 4. 15. 2 USES OF DE DISTRICT

Buildings and properties will be used for the purposes indicated below:

1. Public education institutions
2. Private education institutions
3. Library
4. Other related uses as established in Table 4.2.8, Table of Uses

### 4. 15. 3 PLOT HEIGHT, SIZE, POPULATION DENSITY, OCCUPANCY AREA, GROSS FLOOR AREA, SIZE OF YARDS, BUILDINGS AND ACCESSORY USES, PARKING, CAR PORCHES, LOADING AND UNLOADING AREAS, TOWERS, FENCES, AND PORTALS IN DE DISTRICT

The height of the structures, the size of the lot, the occupancy area, the gross floor area, the size of the yards, the buildings and accessory uses, and the requirements regarding vehicle parking area, car porches, loading and unloading areas, towers, fences, and portals shall be determined by the Joint Review Committee taking into consideration the public use to be established and its relationship with neighboring districts.

This district will try to ensure vehicular access remains in primary or secondary roads, thus minimizing negative impact on tertiary roads.

The integration of the institution and the community where it is located will be sought, locating athletic facilities, meeting places, and meeting facilities in places where they may be used during extended hours and giving preferential treatment to pedestrian access.