

COMMONWEALTH OF PUERTO RICO  
OFFICE OF THE GOVERNOR  
PUERTO RICO PLANNING BOARD  
SANTURCE, PUERTO RICO

No. 3424

Date: March 3, 1987 4:15p. us.

Approved: Héctor Luis Acevedo  
Secretary of State

By: Luis La Pradisi  
Assistant Secretary of State

ZONING REGULATION FOR THE COASTAL ZONES  
AND THE ACCESS TO BEACHES AND  
COASTS OF PUERTO RICO

(PLANNING REGULATION NO. 17)



Estado Libre Asociado de Puerto Rico  
OFICINA DEL GOBERNADOR  
Junta de Planificación

(Translation from the Official Spanish Text)

Effective Date: March 31, 1983

COMMONWEALTH OF PUERTO RICO  
LA FORTALEZA  
SAN JUAN, PUERTO RICO

ADMINISTRATIVE BULLETIN NUMBER 4093-A  
EXECUTIVE ORDER OF THE GOVERNOR OF PUERTO RICO

TO APPROVE THE ZONING REGULATION FOR THE  
COASTAL ZONES AND THE ACCESS TO BEACHES AND  
COASTS OF PUERTO RICO (PLANNING REGULATION NUMBER 17)

WHEREAS, The Puerto Rico Planning Board, by virtue of the powers granted by the Act Number 75, June 24, 1975 as ammended, prepared the Zoning Regulation for the Coastal Zones and the Access to Beaches and Coasts of Puerto Rico (Planning Regulation Number 17) for the purpose of providing acces to the coasts and beaches of Puerto Rico and to protect and direct the development of coastal land according to its potential.

WHEREAS, The Zoning Regulation for the Coastal Zones and the Access to Beaches and Coasts of Puerto Rico was presented on public hearings held on May 23, 27, 28, 29 and 30, 1980 in the municipalities of San Juan, Ponce, Fajardo, Vega Baja, Arecibo, Aguadilla, Mayaguez, Guánica, Guayama and Humacao.

WHEREAS, The Planning Board, after complying with the requirements of the Act Number 75, June 24, 1975, as ammended, adopted the referenced regulation on November 24, 1982.

THEREFORE, I, Carlos Romero Barceló, Governor of Puerto Rico, by virtue of the provisions of Act Number 75, June 24, 1975, as amended, APPROVE the Zoning Regulation for the Coastal Zones and the Access to Beaches and Coasts of Puerto Rico (Planning Regulation Number 71), which shall take effect fifteen (15) days after this approval.

The Planning Board shall comply with the provisions of Article 28 of Act Number 75, June 24, 1975, as amended, regarding the publication of a summary or general description of this regulation in one or more newspapers of general publication in the Island of Puerto Rico.

In witness, thereof, I sign this executive order and affix thereto the Great Seal of the Commonwealth of Puerto Rico, in the City of San Juan, today March 16, 1983.

(Signed)  
Carlos Romero Barceló

Promulgated according to the Law, today March 16, 1983.

(Signed)  
Carlos S. Quirós  
Secretary of State

COMMONWEALTH OF PUERTO RICO  
OFFICE OF THE GOVERNOR  
PLANNING BOARD OF PUERTO RICO  
SANTURCE, PUERTO RICO

Resolution RP-17-0-82

ADOPTING THE ZONING REGULATION FOR THE COASTAL ZONES  
AND THE ACCESS TO BEACHES AND COASTS OF PUERTO RICO  
(PLANNING REGULATION NO. 17)

The Puerto Rico Planning Board Organic Act, Act No. 75, June 24, 1975, as amended, Article 16 (2), vested on the Board the Authority to Adopt a Regulation to Control the Uses of the Beaches, Public Beaches and other bodies of water.

The Puerto Rico Coastal Zone Management Program, approved by the Planning Board by Resolution No. PU-002 June 22, 1978 and First Extension to the Resolution No. PU-002 September 13, 1978, recommended adopting a regulation permitting the citizens to have access to the beaches and coasts of Puerto Rico.

The Planning Board, in harmony with such recommendation, and considering the ever growing need for recreational facilities in the country and, considering the existing trend to develop the coastal lands and, to limit the public access to beaches and coasts prepared the Zoning Regulation for the Coastal Zones and the Access to the Beaches and the Coasts of Puerto Rico. During the preparation of the Regulation, in order to support the legal aspect of the same, a legal study was conducted on the Public and Private Rights of the Beaches of Puerto Rico.

Public hearings on the regulation were held on May 23, 27, 28, 29 and 30, 1980 in the Municipalities of San Juan, Ponce, Fajardo, Vega Baja, Arecibo, Aguadilla, Mayaguez, Guánica, Guayama



Resolution RP-17-0-82

and Humacao. The Board, after considering the remarks, commentaries and recommendations from the general citizenry and organizations, reviewed the draft regulation adopting the pertinent changes.

Based on the above, the Planning Board ADOPTED the the Zoning Coasts of Puerto Rico (Planning Regulation No. 17).

CERTIFICATE: I certify that the preceding is a faithful and exact copy of the Resolution adopted by the Planning Board of Puerto Rico at the meeting held on November 24, 1982 and approved by the Governor on March 16, 1983, and for its notification and general use, I issue the present under my signature and the seal of the Planning Board, on San Juan, Puerto Rico today April 6, 1983.

Luis A. Benítez Esq.  
Secretary

CERTIFICO que esta es copia fiel y exacta del documento original y para que así conste, firma la presente en San Juan, Puerto Rico a MAR 03 1987

  
Secretaria



## INTRODUCTION

The Constitution of Puerto Rico statement of public policy "... the utmost efficient conservation of its resources, as well as the maximum development and utilization of the same, for the general benefit of the community," Constitution of Puerto Rico 1952, Article VI, Section 9, is the source of authority to regulate the uses and access to the coasts and beaches as well as protecting the coastal zones of Puerto Rico.

In 1975, the Legislature of Puerto Rico granted to the Planning Board, in its Planning Act, Article 16.2, Act No. 75, June 24, 1975, the power to adopt a Regulation to Control the Use of Beaches, Public Beaches and Other Bodies of Water. On June 22, 1977, the Governor of Puerto Rico approved a "Document on Policies and Objectives of the Land Use Plans of Puerto Rico", adopted by the Planning Board on June 8, 1977, that stated as public policy number 17.04, paragraph 4, the rights of the citizenry to free access and enjoyment of the beaches of Puerto Rico. The Planning Board in its Resolution No. PU-002 June 22, 1978, approved the "Coastal Zone of Puerto Rico Management Program" which was also approved by the Governor on July 12, 1978. The first extension to Resolution PU-002, approved by the Board on October 13, 1978, adopted and incorporated the "Access to the Beaches of Puerto Rico" as an element of the Coastal Zone of Puerto Rico Management Program. The Integral Development Plan of Puerto Rico, also makes reference to the development and integral conservation of the coastal resources. Act No. 14, February 7, 1979,



ammended the Regulations and Permits Act. No. 76, June 24, 1975, making mandatory, except in six (6) instances, providing public access to the beach to all projects, as a condition to its approval.

To provide adequate access to the coasts and beaches of Puerto Rico and the optimum use of them by the general citizenry is the main purpose of this regulation. Because of it, the following statement of main objective is made: That all visitors and residents of Puerto Rico have equal opportunity, whenever practical, by right and in reality, to be able, be it by maritime or terrestrial means to enjoy the coasts and specially the beaches of Puerto Rico.

Additional main objectives are: To provide access to the coasts and beaches by making it a mandatory requirement to all new developments facing the maritime-terrestrial zone; to protect all natural reserve areas and the natural resources by not authorizing new subdivisions and/or development that could destroy or deteriorate them.

This regulation intent to integrate this objectives and mandates. The same is organized in four parts. The first part deals with the aims of the Regulations and Definitions. The second and third part deals with the powers of the Board, specifically the power to approve or deny projects of land use and zoning: Second part - Projects and Third part - Zoning of the Coastal Zone. The Fourth part - encompasses the different administrative procedures and requirements.

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ZONING REGULATION FOR THE COASTAL ZONES AND  
THE ACCESS TO BEACHES AND COASTS OF PUERTO RICO

FIRST PART

GENERAL PROVISION AND DEFINITIONS

Section 1.00 - GENERAL PROVISIONS

- 1.01 - Title - Planning Regulation Number 17; to control and guide the use and development of lands and bodies of water in the coastal zones of Puerto Rico, its beaches and coasts; to require, prohibit or encourage, based on the general welfare, the access to the beaches of Puerto Rico; will be known as the "Zoning Regulation for the Coastal Zones and the Access to Beaches and Coasts of Puerto Rico."
- 1.02 - Authority - This regulation is adopted in conformity with the provisions of Act No. 75, June 24, 1975, (Articles 11 (4), 16 (1), 16 (2) and 27, the Puerto Rico Planning Board Organic Act, as amended.
- 1.03 - Application - The provisions of this regulation will apply to and cover:
1. All construction, reconstruction, demolition or changes, subdivisions, developments and other projects proposed for the Coastal Zones of Puerto Rico and adjacent islands within its jurisdiction.
  2. All public land transactions, within the coastal zones of Puerto Rico, conducted by officials or body of the Government of Puerto



Rico.

3. All lands within the Coastal Zones of Puerto Rico including submerge lands, navigable submerge lands, contiguous to Puerto Rico and adjacent islands within its jurisdiction, when deem necessary to the implementation of this regulation.
  4. All persons, natural or legal, public or private and any combination of them.
- 1.04 - Exclusion of Beaches in Federal Military Reservations - The coasts and beaches reserved by the Government of the United States for national security uses, are excluded from the provisions of this regulation.
- 1.05 - Effective Date - This regulation and its ammendments will become effective fifteen (15) days after its approval by the Governor as established in Article 28 of Act. No. 75, June 24, 1975, (23 L.P.R.A., Section 63).
- 1.06 - Term Used - When justified by its use in this regulation, it will be understood that all words used in the singular also include the plural and vice versa, likewise, the masculine form will include the feminine and vice versa.



- 1.07 - Terms Defined - The terms defined in this regulation, provided that they are employed in their context and to all its effects, will have the meaning that is expressed for each term.
- 1.08 - Special Regulation in the Coastal Zones of Puerto Rico - The Board can adopt special regulations for the Special Planning and Natural Reserve Areas of the Coastal Zone Management Program and for other sectors that because of essentially different characteristics and other particulars, justify that some of the norms of this regulation be changed.

The special regulation, within the Coastal Zone of Puerto Rico, will be considered as part of this regulation and in those beaches and coasts under this special regulation and the disposition of this regulation, will be of a supplemental nature, provided there is no conflict with the special norms. The special regulation will be framed on this sections and in Sections 1.09 and from 9.01 to 9.07 of this regulation.

- 1.09 - Provisions of Other Regulations - In respect to the other planning regulations the following norms will apply.
1. The provision of this regulation will prevail over and will be complemented by

the provisions of any other regulation in force adopted by the Planning Board, its application will be concurrent as far as its compatibility with the purposes of this regulation.

2. The provisions of the Zoning Regulation (Planning Regularion Number 4) which applies within the Coastal Zone of Puerto Rico, and not specifically substituted by some provisions nor, in opposition to particular norms of this regulation, is considered to apply as part of this regulation.
3. The dispositions included in special regulation, dealing particularly and in depth on aspects and particular characteristics of a sector of land or special subject, will prevail over the norms of this regulation.

1.10 - Saving Clauses - If any provisions of this regulation its interpretation or application in respect to any person or circumstances is adjudged unconstitutional or voided, such judgement will not affect other provisions of the regulation that can remain in effect without recurring to the provision voided.

Section 2.00 - DEFINITIONS

The following terms and phrases shall have the meaning stated below, except where a different meaning clearly appears from the text:

- 2.01 - Accessibility - The quality of reaching the destination.
- 2.02 - Adequate Accessibility - When there are no legal or physical barrier preventing the public access to the coast, public beach, lake shore; either by water or land, and in the latter, the walking distance is, of approximately, one hundred and fifty (150) meters from a public highway.
- 2.03 - Limited Accessibility - When the presence of a line of houses, buildings, fences or other barriers, requires owners authorization to cross empty lots or dead end streets in order to reach the coast, beaches or lake shore.
- 2.04 - Control Accessibility - When, in order to reach the coast or the beach you must pass a guarded place, who determines who can use the access to the coast, beach or lake shore.
- 2.05 - Obstructed Accessibility - When the presence of physical and/or legal obstruction prevent from reaching the coast, beach or lake shore.

- 2.06 - Psychic-visual Access - When the mere sight and contemplation of the landscape from a terrace, observation point, parking area or any high point produces in the mind of the observer, various spiritual satisfaction.
- 2.07 - Maritime Access - Entrance or passage way, through which sail boats, row boats, motor boats, boats or a similar vehicle can reach, from the sea or ocean, the beach or coast.
- 2.08 - Pedestrian Access - Special public way for pedestrians, provided with side walks when required, to facilitate the access to pedestrians and handicapped, from an existing public way to the coast, beach or lake shore.
- 2.09 - Vehicular Access - Public way or highway permitting automobiles or other motor vehicles access to the coast, beach or lake shore.
- 2.10 - Parking Area - Area dedicated exclusively to the temporary parking of vehicles.
- 2.11 - Natural Reserve Areas - Those areas, that due to their physical, ecological, geographics characteristics and the social value of natural resources in them, justify its conservation; preservation or restoration to its natural condition in accordance with the objectives and public policies

or Land Use Plan, adopted by the Board on June 8, 1977 and approved by the Governor on June 22, 1977.

- 2.12 - Regulations and Permits Administration - Government Body created by Act No. 76, June 24, 1975, as ammended, known as the "Regulation and Permits Administration Organic Act."
- 2.13 - Recreational Beaches - Coastal recreational center with minimum roads, parking, sanitary services and shower facilities, among other, whose principal use is bathing and swimming.
- 2.14 - Row Houses - Series of two or more independent housing units, adjacent, joined laterally by party walls, forming a single unit.
- 2.15 - Conservation - The care and protection of a sector designated as a natural, cultural or ecological valuable resource to improve and maintain its natural condition and characteristics; permitting its limited and careful utilization of the resource.
- 2.16 - Site Consultation - The procedure by means of which the Planning Board evaluates, pass judgement and take the necessary action or proposed land uses not permitted in the applicable regulations in zoned areas. For non-zoned areas, this include proposed land uses, that due to its nature, complexity, magnitute, physical impact, economic, environmental and social characteristics could significantly



- affect the development of a sector.
- 2.17 - Coast - The shore line or border of a country facing the sea or ocean, formed by the line which is the mean low tide.
- 2.18 - Department of Natural Resources (DNR) Government Body created by Act No. 23, June 20, 1972, as ammended.
- 2.19 - Building - Any type of structure erected, constructed, fixed or situated by man's hand in or above the ground or water, to be occupied, either permanently or temporally by persons, animals or properties.
- 2.20 - Apartment Buildings - A building for three or more families living in independent dwelling units, excepting row houses.
- 2.21 - Official and Body - The Government of Puerto Rico, or any of its parts, offices bureaus, departments, commissions, dependencies, goverment instrumen- talities or corporations or municipalities, their agents, officers or employees.
- 2.22 - Board - The Puerto Rico Planning Board as a collegiate body, inclusively when, pursuant to the provisions of Act No. 75, June 24, 1975, it functions divided into parts.

- 2.23 - Marine League - A linear measure equivalent to 5,555.55 linear meters or to a marine mile of 1,851.83 linear meters.
- 2.24 - Lake shore - Shores of a lake or lagoon.
- 2.25 - Maritime Coast Line - Sea or ocean shores.
- 2.26 - Subdivision - The division or subdivision of a lot, tract or parcel of land into two (2) or more parts for sale, transfer, assignment, lease, donation, usufruct, use, census, trust, division of inheritance or community, or for any other transaction; the constitution of a community of property on a lot tract or parcel of land where specific lots are assigned to the joint owners; as well as for the construction of one or more building; and includes an urbanizations as well as a mere segregation.
- 2.27 - Simple Subdivision - That subdivision on which all development works are already constructed, or where said works are very simple and the subdivision does not exceed ten (10) lots, taking into consideration for the computation of the ten lots the subdivision of the tracts originally formed as well as the subdivision of the remainder of the original tract.
- 2.28 - Works - Building and structures, including the improvement and works carried out on the land to facilitate or complement the construction thereof

as well as the improvements and installations necessary for the use, segregations, subdivision or development of lands.

- 2.29 - Construction Permit - Written authorization, issued by the Regulations and Permits Authorization in accordance with the applicable laws and regulations for the construction of work.
- 2.30 - Person - Any natural or artificial, public or private person and any group thereof.
- 2.31 - Beach - Ocean or sea coast line formed of firm sand, gentle slope, occasionally fine gravel, including the adjoining portion of water contiguous to the shore. Beaches are non-stable geological formations which can inward, toward the sea, retreat from it or disappear.
- 2.32 - Swimmable Beach - A clean sand, clear and calm water, free of currents and under currents, free of stones and mud, sage for swimming and recreational activities.
- 2.33 - Preservation - Care and protection given to a sector designated as a unique natural, cultural or ecological resource, to preserve its primitive condition and unique characteristics so that it may be ultimately studied, contemplated and enjoyed, in a restricted limited and controlled form.



- 2.34 - Project - Includes land site consultation for terrain developments, preliminary plans, preliminary developments, construction plans, subdivisions, developments and buildings.
- 2.35 - Natural Resources - Things such as water, air, light, sea, beaches, land, forests, wildlife, minerals, all in their primitive stage; of singular importance to human beings to use as raw material, food, energy sources and for their physical and spiritual needs.
- 2.36 - Resolution - Document or report containing an agreement or decision adopted by the Planning Board or the Regulations and Permit Administration.
- 2.37 - Lot - Tract of land either registered or registable in the Property Registry as an independent farm or its subdivision has been approved by the Board or the Administration.
- 2.38 - Lands - Includes land as well as water, the space over the same or the land underneath.
- 2.39 - Submerge Land - Land or terrain which is permanently or periodically covered by water up to, but not over the high tide mean line, in beaches, bay, lakes, swamps and other bodies of water.
- 2.40 - Submerge Land Under Navigable Water - Includes the land submerged under navigable water in Puerto Rico

- and adjacent islands to a distance of three (3) marine leagues, equivalent to nine (9) nautical miles and to 10.35 terrestrial miles; measured from the coast line, as it has or could be modified by erosion, water set back or accretion.
- 2.41 - Agricultural Unit - Tract of land consisting of one or more or portions of farms, which operate as an operational unit, including the structures and accessory uses incidental to the same.
- 2.42 - Housing Unit - A building or part of which is used as a one family residence, except in the case of apartment buildings where it is equivalent to the term basic housing unit in accordance with Section 44.03, Zoning Regulation No. 4.
- 2.43 - Development - Any segregation, division or subdivision of a tract of land which, because of the work to be carried for the formation of lots, is not comprised within the term "simple subdivision, as defined and it shall include the development of any tract of land for the construction of any building or buildings of eleven (11) or more dwellings."
- 2.44 - Non-Conforming - Use or condition of a property that does not harmonize with the provisions of this regulation.



- 2.45 - Legal Non-Conformity - Condition or use of a premise which does not comply in location, size or operation with the provisions of this regulation or the zoning district in which located but, existed legally at the effective date of this Regulation, Zoning Map or an Official Map for the area, or amendments thereto.
- 2.46 - Public Ways - Those trails, paths, foot paths roads, drive, narrow lane, street, highways, viaduct, bridges, avenues, bouleyard, expressway and other access or part thereof, operated, conserved or maintain by the state or municipal government, for public use.
- 2.47 - Coastal Zone - Strip of coastal land and adjacent water to Puerto Rico and contiguous islands within its jurisdiction, outlined by the Department of Natural Resources and approved by the Planning Board and the Governor of Puerto Rico, extending in land one thousand (1,000) lineal meters from the coast line and an additional distance as far as necessary, to insure the inclusion of key natural systems of the coast as well as the water and ocean floors that extends in water, three (3) marine leagues (10.35 terrestrial miles.)
- 2.48 - Terrestrial Maritime Zone - Shore line of Puerto Rico affected by high and low tide, tidal action, tidal action under hurricane condition, including land rescued from the sea and river banks up to the point



in which they become navigable or sensible to tidal actions.

- 2.49 - Non-Urban Zones - The land within the jurisdiction of Puerto Rico, including the rural area zone, not designated as urban districts by the Planning Board, including land as well as interior bodies of water, the coastal zone excepting its urban districts, the terrestrial maritime zone and Puerto Rico's territorial sea.
- 2.50 - Urban Zones - Is synonymous with urban area and consist of the lands within the perimeter or circumference of the urban expansion fixed by the Planning Board in the Urban Expansion Maps for each municipality.
- 2.51 - Zoning - The designation of specific areas of land in districts; the application in each district of norms dealing with the structural and architectonic design of buildings and works and the land uses to be permitted in each designated district.

SECOND PART  
PROJECTS

SECTION 3.00 - GENERAL DISPOSITIONS

- 3.01 - Public Access - All projects authorized, contiguous to the maritime coast line or lake shore, will be required to provide one or more public access way through or bordering the project, from the public way providing access to the project, reaching another public way parallel to the coast or the coast proper, the beach or lake shore. The ways will be dedicated to public use by means of a public deed on behalf of the municipality were the project is located or the Department of Transportation and Public Works, or by the approval of a Registration Plan and the public deed, whichever applies.

These access ways will be properly identified with the name of the beach, or the special interest sector any other pertinent information.

- 3.02 - Separation Between Public Access - When it is not possible to provide public access by means of a continuous public way which is contiguous and approximately parallel to the coast, beach or lake shore, the separation between the public access will comply with the following criterias:
- a. In Urban Districts Zoned Area, as established in the Zoning Regulation (Planning Regulation





No. 4) a maximum separation of eighthundred (800) meters between vehicular access and of four hundred (400) meters between a pedestrian access, will be observed. For projects in lots segretated prior to the effective date of this regulation, the separation can be increased to twelve hundred (1200) meters between vehicular access and up to six hundred (600) meters between a pedestrian access and any other access, if there are any problem complying with the previous maximum.

- b. In Non-Urban Districts Zoned Areas, the maximum separation observed will be of sixteen hundreds (1600) meters between vehicular access and of four hundred (400) meters between a pedestrian access and any other access.

3.03 - Exemption to Provide Public Access - Some projects can be exempted from the requirement of providing access to the coast, beach or lake shore, when one of the following conditions exits:

- a. When adequate public access to the coast, public beach or lake is available at a distance less than the maximum separation between access permitted by the regulation.
- b. The topography of the terrain makes the access insurmountable to the public.

- c. The proposed development is a relatively small project - The lot to be develop does not exceed two thousand (2000) square meters.
  - d. When the limitations of the coastal resources can not withstand the intensive use by the public, or providing additional access will result in a utilization greater than the estimated capacity of the coast, public beach or lake shore.
  - e. It is advisable for public security reasons or the sector is dangerous for sport or recreational activities.
  - f. The proposed access adversely affect the natural resources or the agricultural unit.
- 3.04 - Existing Public Access - Public access to beaches, coast and lake shore will be kept free of obstructions. The unauthorized construction of fences, barriers, maritime buoys with "No Tresspasing" signs or similar warmings, the excava-  
tion of the pavement or ditches accross the public access or the construction of structures within the right of way of the access will be considered as obstructing the access and a violation of this regulation.

- 3.05 - Separation Zone - All construction projects for buildings, subdivision or developments facing the coast or beaches of Puerto Rico, the Board requires that a strip of land of at least twenty (20) meter wide, parallel to and measure from the terrestrial maritime zone, be dedicated to public use. Additional, no permanent structures will be erected within a strip of land of thirty (30) meters wide, contiguous to the former.
- 3.06 - Natural Reserve Areas - New subdivisions, projects or development that could destroy or deteriorate Natural Reserve Areas, coast or beaches, or other important natural resources recognized or designated for preservation by the Department of Natural Resources, Environmental Quality Board or that the Planning Board has so determine based on its own analysis, are prohibited.
- 3.07 - Historic, Aesthetic, Recreational, Ecological and Cultural Sectors. - Projects near or contiguous to the coasts and beaches of Puerto Rico and adjacent islands within its jurisdiction that could deteriorate or destroy important historic, aesthetic, recreational, ecological or cultural areas recognized or recommended for preservation or conservation by the Department of Natural Resources, the Environmental Quality Board or the Planning Board, will be exhaustively analysed

- 3.08 - Natural Character - All authorized land development works contiguous to the coast and beaches will retain the vegetation natural character, topographical traits, coastal forms and a positive balance of the natural environment over the development, except when it is desirable to provide access and the vegetation is so dense that impedes it.
- 3.09 - Intensity of the Development - To protect the tremendous potential of the non-urban land in the coastal zone, specially the land contiguous to the terrestrial maritime zone, for recreation, contemplation and spiritual relaxation, the intense development parallel to the coast will be avoided to the maximum, stimulating and promoting that the land be maintain in its natural state and the uses authorize harmonize with the potential of the coastal sector.
- 3.10 - Disposition of Waters with Sanitary Discharges - The sanitary discharges to the beaches and contiguous bodies of water, are prohibited in the beach and lake shore sectors. Such discharges can be permitted along the rest of maritime coast line when positively deomnstrated that the waters along the coast have the capacity to absorp the liquid waste and there is no detrimental effect



on the ecological systems or human beings and is approved by the Environmental Quality Board.

- 3.11 - Control of Erosion and Contamination of Bodies of Water - All projects in a tract of land in excess of two thousand (2,000) square meters in which there will be earth movement or the use of contaminants, will prepare and submit plans for erosion and contamination of bodies of water control, with comments and endorsements by the Environmental Quality Board, Soil Conservation District Office and the Department of Natural Resources. The preventive measures recommended in the plan will be observed during the construction phase, additionally the permanent measures recommended will be provided as part of the project.

- 3.12 - Garbage in Beaches and Coasts of Puerto Rico - All projects contiguous to a beach will provide sufficient garbage cans and an efficient garbage collection system, to include the beach sector.

All persons dispersing garbage on the coast and beaches of Puerto Rico will do so in violation of Section 29.08 of this Regulation.



SECTION 4.00 - SUBDIVISIONS AND DEVELOPMENT

4.01 - Application - The dispositions of this section will apply to all subdivisions and land developments projects within the Coastal Zone. In the subdivisions within the scope of this regulation, the most restrictive controls will prevail when there is conflict with the Planning Regulation No. 3. For development projects the dispositions of the Planning Regulations No. 3 will apply as well as the existing supplementary norms.

Simple subdivisions (Planning Regulation No. 11) will not be authorized in land contiguous to the terrestrial maritime zone. In cases were the interested person in the simple subdivision understand that this disposition is an unreasonable restriction or prohibition of his right to use his property or belonging, the case should be presented by means of the site consultation process, to the consideration and action of the Planning Board.

4.02 - Design of Public Access Way

a. For the cases that do not require site consultation prior to approving the preliminary development to form lots contiguous to or facing the coasts, beaches or lake shores, the RPA will submit to the



Board a plan or plans, indicating the schematic alignment and the width of the public access way to the separation zone contiguous to the affected coast or lake shore. Within a period of thirty (30) days, the Board can oppose the location, alignment or width of the access way.

If no action is taken during the indicated period of time it will be understood that there are no objections to the proposal.

- b. In cases where the development is contiguous to the terrestrial maritime zone and requires land site consultation, the design of the public access way will be part of the land site and land use consultation, to be submitted in accordance with existing procedures.
- c. In cases where the land is within the coastal zone but not contiguous to the terrestrial maritime zone, the Board can require the design of the public access way, if appropriate or convenient. The projects that do not require land site consultation will follow procedures established in sub-section 4.02 (a) above.

- 4.03 - Line of Lots Facing the Coast - When the project consist of a line of individual lots parallel and contiguous to the terrestrial maritime zone or lake shore, the same will be separated from the separation zone of 20 meters minimum width, by a public street serving as the principal access to the same.
- 4.04 - Width of the Public Ways - The width of the public way serving as access to the separation zone contiguous to the coast, beach or lake shore, will be proportional to the project or magnitude of the population that can or will use the coast, beach or lake shore, for recreational purposes. It will correspond to the minimum establish in the Subdivision Regulation but never less than eleven (11) meters wide for vehicular access nor three (3) meter wide for pedestrian access.
- 4.05 - Neighborhood Facilities - When the projects require that portions of land be dedicated to recreational uses as part of the neighborhood facilities and the topography and other terrain conditions permits it, this will be located contiguous to the separation zone limits of twenty (20) meter in width, minimum, or to the lake shore and will be developed for activities harmonizing with the uses of the contiguous coast, beaches, lakes, or lagoons.





- 4.06 - Public Parking Facilities - Contiguous to the separation zone of twenty (20) meters a minimum of one (1) public parking space for each ten (10) housing units will be provided, but never less than three (3) spaces. The Board can require more or less parking spaces, in the proportion that justifies each specific project.
- 4.07 - Subdivisions - The minimum area of the lots to be segregated will be in accordance with the subdivision regulation and the existing zonification for the area subdivided.



SECTION 5.00 - OTHER LAND DEVELOPMENTS

- 5.01 - Application - The dispositions of this section will apply to other land development projects not necessarily developments and land segregation, located within the coastal zone. Such dispositions will apply when the Board authorizes a coastal development such as: public beaches, marinas, tourist or vacational centers, trailers or recreational camps, recreational, sports, portuaries or industrial complex, cementery and other related uses to the coastal zone.
- 5.02 - Design of Public Access Way - All land site and land use consultation presented to the Board, for the development of a complex or other special uses located contiguous to the terrestrial maritime zone or lake shore, will be accompanied by the proposed schematic alignment of the public access way to the separation zone contiguous to the affected coast, public beach or lake shore. In these cases priority will be given to provide a public access way between the, and parallel to, the separation zone, and the lot to be developed.

In cases were the land is within the coastal zone but not contiguous to the terrestrial maritime zone, the Board can require the design of public

access way when necessary or convenient based on public interest.

5.03 - Width of Public Ways - The width of the public ways providing access to separation zone contiguous to the coast, public beach or lake shore, will be determined based on the magnitudes of the project and the population sector that will or could use the coast, public beach or lake shore, for recreational purposes. Such section will correspond to the minimum established by the subdivision regulation, never less than eleven (11) meters in width for vehicular access, nor three (3) meter in width for pedestrian access.

5.04 - Public Parking Facilites - Contiguous to the separation zone of twenty (20) meters required for non-residential developments contiguous to terrestrial maritime zone, a minimum of one (1) parking space will be provided for public use, for each ten (10) spaces required depending on the type of development. The Board can require more or less parking spaces depending on the needs of the specific project.



5.05 - Subdivision - For land developments under the provisions of Section 5.00, the subdivision of land will not be authorized except for the following purposes:

- a. To make possible the financing of a project that meets all other regulatory requirements.
- b. To build and operate a factory that uses or produces raw material that originates or to be processed in the industrial complex, and is related to or depends on the sea or promoted by the Puerto Rico Industrial Development Company and the Board has decided it is exempt from complying with this section.
- c. Exemption to be use to construct a cemetery project .

The minimum lot area will be in accordance with the proposed use and area zonification.

5.06 - Public Beaches - Public beaches projects will comply with the Department of Sports and Recreation existing regulations and will provide the following services and minimum facilities:



- a. Efficient garbage collection system
- b. Buoys for the swimmers protection
- c. Sanitary and shower services with discharges approved by the Environmental Quality Board.
- d. Parking
- e. First aid medical services
- f. Maintenance and cleaning of structures services
- g. Lifeguards
- h. Security and vigilance services

5.07 - Trailer Camps - Land development for trailer camps within the coastal zone of Puerto Rico will be regulated by the dispositions of this regulation and the norms or criterias to be utilized when considering trailer camps projects or consultations, established by the Board in the Resolution JP-229, July 19, 1978.



SECTION 6.00 - APARTMENTS BUILDING AND ROW HOUSES  
IN CONDOMINIUM

6.01 - Application - The dispositions of this section will be applied to all construction projects of one or more apartments buildings or row houses condominium and not for the segregation of lots within the coastal zone of Puerto Rico. The construction of eleven (11) or more units in one or more apartment buildings or row houses, will be considered and processed as a development in accordance with Section 4.00 of this regulation.

6.02 - Design of Public Access - Cases requiring site consultation, the design of public access will be part of the consultation in accordance with existing procedures. In all cases and prior to submitting construction plans for all projects of apartments buildings or row houses in condominium, in land contiguous and facing the coast, beach or lake shore, plans will be submitted to the Board, indicating the schematic alignment of the public access way or the separation zone contiguous to the public beach or affected lake. For these cases preference will be given to providing a public access way between the lot to be developed and the separation

zone and parallel to it.

In the cases of construction projects for apartment buildings or row houses in lots segregated prior to the effective date of this regulation, subject to urban zonification and contiguous to the coasts, beaches and lake shores, an access will be provided in the property line of the lots combining the right of way and construction apportionment in proportion to the front of the two lots affected by the assessment. For these cases, a bonus will be given in the construction area and the concessions in width and separation indicated in this section.

For those cases where the land is not contiguous to the terrestrial maritime zone, but is within the coastal zone, the Board can require a design of the access ways when deemed appropriate or necessary in base of the public interest.

- 6.03 - Width of Public Way - The width of the public access way into the separation zone contiguous to the coast, public beach, or lake shore will be determined in proportion to the magnitude of the project and the public that uses or could use the coast, beaches or lake shores, for recreational purposes. It shall correspond to those established in the lot regulation, but never

less than eleven (11) meters wide for vehicular access nor less than three (3) meter for pedestrian access.

For projects in lots segregated prior to the effective date of this regulation, with an urban zonification, contiguous to the coast, public beaches or lake shores, a pedestrian public access of two (2) meters wide will be permitted, formed by combining one (1) meter from each adjacent lot. The apportionment will be made by a public deed on behalf of the corresponding municipality.

- 6.04 - Neighborhood Facilities - When the project requires that a portion of land be dedicated to recreational use, as part of the project neighborhood facilities and is permitted by the topography and terrain condition, it will be located contiguous to the limit of the separation zone or the lake shore and will be develop for activities harmonizing with the uses of the adjacent coasts, beaches, lakes or lagoons.
- 6.05 - Public Parking Facilites - Contiguous to the Separation Zone, a minimum of one (1) public use parking space will be provided for each ten (10) housing units, but never less than three (3).





The Board can require more or less parking spaces, as required, for each specific project.

- 6.06 - Ocean Views - The structures will be oriented with the longest side of the horizontal projection perpendicular to the coast or at an angle as close as possible to this orientation to minimize obstructing the visibility to the ocean; and complying with Section 8 of this regulation, to prevent undesirable shadows over the beaches.
- 6.07 - Bonus for Public Access - Construction projects for apartment buildings and row houses in condominiums, in lots segregated prior to the effective date of this regulation, subject to urban zoning and contiguous to coasts, beaches or lake shores, who have to provide required public access are subject to the following bonuses:
- a. When computing the occupation area, the gross floor area and required patios, in accordance with the Zoning Regulation, will consider the total lot as registered, without deducting the area of the lot use for the access to the coasts, beaches or lake shores.
  - b. An increase (bonus) will be permitted, in gross floor area equivalent to the construction area whose cost is twice (2) the cost of the access to be constructed.

SECTION 7.00 - GOVERNMENT CONSTRUCTION PROJECT

7.01 - General Disposition - Government projects within the Coastal Zone of Puerto Rico to provide essential public services and infrastructure such as roads, sanitary and rain water systems, aqueduct lines, telephone and electric lines and other similar services, consideration will be given to prevent erosion along the coast, prevent the contamination of the bodies of water and a special consideration will be given to the impact such works will have over the land use.

7.02 - New Roads - All new roads within the coastal zone will be design and constructed, if possible, so that:

- a. The land of the right of way between the terrestrial maritime zone and the proposed road, are reserved, dedicated or acquired for public use.
- b. Vehicular access is provided to the sectors contiguous to the beaches, coasts and lake shores.
- c. It does not encourage the irreversible process of the intensive development of the coasts, beaches and lake shores sectors, important because of its natural characteristics.

d. It does not affect the natural flow or drainage of the waters in such a way that adjacent ecosystems such as swamps, mangroves and others, are adversely affected.

7.03 - Rain Water Sewerage System - All projects for the installation of a rain water collector for existing systems or new ones discharging in bodies of water within the coastal zone, including the coast, beaches and lakes, will be considered as a possible source of water contamination and will proceed in accordance with the Management Plan for Water Quality in Puerto Rico (208-ISLAND).

Such projects will also be considered necessary to the best urban development and the most advanced technological procedures will be use to minimize the contamination of the bodies of water.

7.04 - Sanitary Sewerage System - All construction projects for treatment plants and installation of colectors and discharges of waste water in the coastal zones, will be considered as a possible source of water contaminant and will proceed in accordance with the Management Plan for Water Quality in Puerto Rico (208-ISLAND).

7.05 - Design of Infrastructure Works - The location of essential public services and infrastructure works routes will be decided analyzing their impact, not to stimulate and encourage the intensive development of coastal and beach sectors.

SECTION 8.00 - SET-BACK OF BUILDINGS OR STRUCTURES FROM THE  
TERRESTRIAL MARITIME LIMITS AND SHADOWS STUDIES

- 8.01 - General Dispositions - To prevent that the shadows produced by some buildings on the coast and beaches of Puerto Rico hinders their optimum use, all structures to be erected, constructed, transfered or enlarged within a distance of four hundred (400) meters from the Terrestrial Maritime Limit determined by the Department of Natural Resources, will observed a minimum set back, measured horizontally, from its base or nearest wall to the Maritime Terrestrial Zone, to said limit, of two and half (2.5) times its height and such measurement is from terrain level at the base or the wall. This set back will not be less than the fifty (50) meters set back established by Section 3.05 of this regulation.
- 8.02 - Exemption - In the urban zones, as an alternative to total compliance for the following cases:
- 1 - In case of a lot, whose formation and urban zonification has been approved by the Board prior to the effective date of this regulation and, for which the required set back does not allow to be utilized according to the zonification of the sector. In this case, the

Board and the Administration will insure that the proposed structure complies, as much as possible with the set back requirement; maximum possible separation from the maritime terrestrial zone should be achieved as long as the required, minimum, back yard is provided.

- 2 - When there are structures on both sides of the proposed construction, within one hundred (100) meters of both side of the lot, measured parallel to the coast line, and the set back is less than the required in this section, in relation fo the height of the existing structures. The height of the proposed building will not exceed the determined mean height obtained by extending an imaginary line between the highest point of the structures on both side of the lot, and the set back can then be the mean of the existing structures.
- 3 - When a structure is located on one side of the proposed construction, within a distance of one hundred (100) meters measured parallel to the coast shore line, and its set back is less than the required in this section in relation to the height of the existing building.



For these cases the proposed structures can have a maximum height equal to the mathematical mean between the real height obtained by dividing the set back of the proposed structure by two and a half (2.5). The minimum permitted set back will be equal to that of the existing structure.

8.03 - Concessions - The Board or the Administration can grant concessions in terms of reducing the required set back from the Terrestrial Maritime Zone (Subsection 8.01) when the following conditions exist and have comply with Subsection 8.04:

1. In case of proposed construction for portuary, fishing, marinas or similar facilities or installations, and its proposed use requires a closer proximity to the terrestrial maritime zone due to its direct relationship to the sea. This will be the only instance when an exemption will be granted from compliance with the set back from the Terrestrial Marine Zone.
2. When the proposed structure is to be constructed in lots contiguous to the Terrestrial Marine Zone, in any urban

zoning district and open spaces, free of visual obstruction, are provided on both side of the proposed construction, and the sum of this lineal distance, measured parallel to the coast, is equal to fifty per cent (50%) or greater than, the lineal distance of the side of the lot contiguous to the terrestrial maritime zone. For this purpose, open spaces are considered to be the locations in the first floor of the building or any other portion of the same whose elevation does not exceed one (1) meter above the terrain, provided the view to the coast is not obstructed. The portion of the lot used for parking in which an automobile produces an elevation of one (1) meter or more measured from curb level, will not be accepted as open spaces.

3. For structures proposed in any urban zoning districts, where at least five per cent (5%) of the construction cost of the upper level of the building that exceeds the required height, is going to be invested in physical improvements dedicated to public use, and not required in any other form or by this or any other regulation. The physical



improvements will harmonize with the best urban development for the particular sector, will relate exclusively with the recreational use of the maritime coast, be of use of and dedicated to be enjoyment of the general public. Its design will be integrated to the topography and natural elements of the area, the existing and permitted uses of the nearby properties and existing or proposed public facilities.

- 8.04 - Buildings Shadows Studies - All request for concessions will include shadows studies indicating that the area within the maritime zone will not receive shadows for more than one (1) hours, between the hours of ten in the morning and four in the afternoon on any particular day of the year.



THIRD PART

ZONIFICATION OF THE COASTAL ZONE

SECTION 9:00 - Maps and Types of Zoning Districts in the Coastal Zone

9.01 - General Dispositions:

The Board will establish for the zoning districts, by means of this regulation and zoning maps of the coastal zone; the use, control and development of the land, bodies of waters, buildings and structures in the coastal zone of Puerto Rico. The waters and the maritime or ocean floor, the reefs, islets adjacent islands within a distance of three (3) marine leagues (nine nautical mile) in water, as the terrain up to one (1) kilometer in land and the required additional, necessary distance to include the important natural systems of the coast.

9.02 - Legal Aspects of the Zoning Maps:

The zoning maps of the coastal zones approved and adopted by the Board, will be part off and apply in conjunction with this regulation. The sector of the urban zoning maps which are included in the coastal zones, will be considered part of the coastal zone zoning maps and will apply jointly with this regulation and other Zoning Regulations.

9.03 - Projects in Zoned Sector:

The dispositions of this Third Part will apply in the zoned areas and complemented by the dispositions of



the Second Part dealing with projects. In the event of conflicts between them, the dispositions that best serve the objectives and purposes of this regulation, will prevail.

- 9.04 - Purposes of the Districts in Zoning Maps of the Coastal Zone Zoning districts are establish in the coastal zone to control new construction; establish new activities in existing buildings and authorizations for subdivisions; to prevent the loss of options to use in the future land of agricultural productivity and other coastal natural resources and to promote the judicious management and utilization of these resources.

Additionally, they are establish to protect the history scenic, recreational, cultural and economical resources from destruction, deterioration and damaged beyond repairs, due to improper use or lack of foresight in preventing the adverse impact that other activities will have over them.

- 9.05 - Other Zoning District:  
When justified by planning studies or optimun use and control of the land; the urban districts and the R-0, (Low density residential) as established in the zoning regulation (Planning Regulation No. 4), can be use to classify terrain in developed or to be developed areas, or to be used for public purposes.



When any of the previous conditions are present, a public hearing will be held to consider the proposal.

Other uses of control zones, such as: airport zones, flood prone zones, zones of tourist interests and others, can be added on to the districts designated for the zoning of the coastal zone, in which cases the special regulations for the zones, will also apply.

9.06 - Special Regulation in the Coastal Zone of Puerto Rico:

In the Natural Reserves Areas and Special Planning of the Coastal Zone Management Program of Puerto Rico as well as other sectors in which The Land Use Plans of Puerto Rico or other planning studies, demonstrate, reflect and justify that due to determined particulars and/or different essential characteristics, the application of dispositions different to those in this regulation is justified; those adopted by the board as a special regulation covering these particulars will apply.

Variations in the zoning districts will be identified with a suffix or similar identification, indicating its application in the particular sector.

9.07 - Types of Zoning District in the Coastal Zones:

The following types of zoning districts for the coastal zone are established by this regulation:



1. District A-1 - Agricultural One:  
Consists of non urban, undeveloped, mechanizable terrain with slopes between 0 to 12 per cent and a production capacity between I and IV according to the classifications of U. S. Soil Conservation Services.
2. District A-2 - Agricultural Two:  
Consists of non urban, undeveloped terrain, slopes in excess of twelve (12%) percent and a production capacity between I and IV, as classified by the U. S. Soil Conservation Services.
3. District A-3 - Agricultural Three:  
Consists of non-urban, developed, terrains with a production capability between V and VII as classified by the U. S. Soil Conservation Services.
4. District AD - Developed Areas:  
Non-urban, developed area, bounded by district with permitted uses substantially different from those of the developed areas.



5. District B-1 Interior Forests:  
Consists of land where humid tropical forests are located or a reforestation program is planned.
6. District B-2 - Mangrove Forests:  
Make up of low, humid terrain subject to tide action, generally populated with mangroves.
7. District B-3 - Dry Forest: Coastal Dry Forests:  
Consisting of spacious land, planted or due for a reforestation program.
8. District CR - Conservation of Resources  
Were the natural order or the existing artificial condition should be sustained, improved and used in a moderate, judicious manner.
9. District CRR- Conservation and Restoration of Resources:  
Consisting of properties or portions thereof, forming part of the cultural or historic patrimony of Puerto Rico.
10. District DM - Mineral Development:  
Consist of land where geological and mineralogical studies reflects evidence of or indicates the presence of minerals under the subsoil, in economic, scientific and physical quantities to



establish a viable mineral industry or were mineral activities are presently conducted to include the extraction of materials from the earth crust.

11. District PM - Fishing and Agriculture:

Includes the sectors of land and water whose principal use is or could be the commercial production of sea food.

12. District PP - Public Beaches:

Consist of all beach land, as defined, within the coastal zone up to the limits establish by law or the zoning maps.

13. District PR - Resources Preservation:

Consist of properties or parts thereof whose existing natural order must be mantain to the maximum.

14. District RE - Scenic Route:

Consist of properties or parts thereof located along the margin of the panoramic route whose natural order should be conserved or improved by special control, for the protection of the landscape and the view along the way.



SECTION 10.00 - District A-1: Agricultural One

10.01 - Purposes of the District A-1 - This District is established to classify areas of high productibility or high agricultural potential, whose continued agricultural use is of great importance to the Island. These areas are generally located along coastal and inner valleys, consisting of large size farms with none or scarce population in them. They consist of non-urban, undeveloped, mechanizable terrain, with slopes between 0 and 12% and a production capacity between I and IV as classified by the U. S. Soil Conservation Services.

10.02 - Rezoning Policy in District A-1:

The reclassification of a District A-1 to another zoning district will be primarily govern by the agricultural development plans and other plans adopted and revised by the board, based on the continous economic development of the Island.

10.03 - Uses in District A-1:

In the District A-1, farms, agricultural units and buildings, will be occupied and used for the following:

1. Principal Uses:

- a. Plant crops, forages and forests
- b. Raise livestocks, aviculture, domestic and game animals, bee keeping and fisheries.

2. Accessory Uses:

- a. Processing and packing of products produced in the farm
- b. Sale of farm products, limited to a building





whose area does not exceed seventy five (75) square meters.

- c. Mill to process grains produced in the farm.
- d. One family residential units

3. Other uses in accordance with the Direct Authorization Section of this Regulation

10.04 - Heights in District A-1

Buildings or structures heights will be determined by the nature of the activity to be conducted in them. No residential building will be over two stories high nor exceed nine (9) meters in height.

10.05 - Farm sizes in District A-1

Farms to be subdivided or segregated after the effective date of this regulation will be, at least, of fifty (50) cuerdas.

10.06 - Property line separation in District A-1

All buildings or structures will observe a separation of, at least, six (6) meters from existing or proposed ways.

Separation in respect to other boundary lines will be determined as establish in the Building Regulation (Planning Regulation Number 7) for the use and construction classification of the building or structure.

10.07 - Building and accessory uses in Districts A-1

Works, installations, buildings and accessory uses will be permitted if closely related or complimentary to the activities conducted in the farm.



10.08 - Parking areas in District A-1

For the uses permitted in this district, parking areas will be provided according to the following ratios:

1. One space per vehicle for each fifteen (15) square meters or part of the gross floor area used for sale of farm products produced in it.
2. One space per vehicle for each fifty (50) square meters of gross floor area used for processing agricultural products. The design of the parking areas will comply with Topic 8, Section 31.00 of the Zoning Regulation (Planning Regulation No. 4).

10.09 - Loading and unloading spaces in District A-1

All buildings or structures used for the processing, parking or sale of farm products produced in the farm, will be provided with a loading and unloading space of at least eight (8) meters long and three (3) meters wide.

10.10 - Signs in District A-1

The signs will conform with Section 47.00, 51.00 and 52.00, Topic 15, of the Zoning Regulation (Planning Regulation No. 4).



SECTION 11.00 - District A-2 Agricultural Two

11.01 - Purposes of the District A-2

This district is established to classify areas of high productivity or high agricultural potential whose continued agricultural use is of great importance to the Island. These areas tend to be low density, partially inhabited. They consists of non-urban, undeveloped terrain, slopes in excess of 12% and a production capacity between I and IV according to the classification of U. S. Soil Conservation Services.

11.02 - Reasoning policy in District A-2

The reclassification of a District A-2 to another zoning district, will be govern, primarily, by the agricultural development plans and other plans adopted and revised by the Board, in terms of the continuous economic development of Puerto Rico.

11.03 - Uses in District A-2

Farms, agricultural units and buildings located in District A-2, will be occupied and use for the following purposes:

1. Principal Uses:

- a. Plant crops, forages and forests
- b. Raise livestock, aviculture, domestic and game animals, bee keeping and fisheries.

2. Accesory Uses:

- a. Processing and packing of farm products
- b. Sale of farm products, limiting the sale space to a building whose area is not greater than seventy five (75) square meters.

c. Mill to process grains produced in the farm.

d. One family housing units

3. Other uses in accordance with the direct authorization section of this regulation.

11.04 - Heights in District A-2

Buildings or structures heights will be determined by the nature of the activity to be conducted in them. No residential building will exceed two stories high nor nine (9) meters in height.

11.05 - Farm sizes in District A-2

Farms to be subdivided or segregated after the effective date of this regulation, will be at least of twenty five (25) meters.

11.06 - Property line separation in District A-2

All buildings or structures will observe a separation of at least six (6) meters from the right of way of all existing or proposed ways.

Separation in respect to other boundary lines will be determined as established in the building regulation (Planning Regulation No. 7) for the use and construction classification of the building or structure.

11.07 - Building and accessory uses in District A-2

Works, installation, building and accessory uses will be permitted if closely related or complimentary to the activities conducted in the farm.

11.08 - Parking Areas in District A-2

For the uses permitted in this district, parking areas will be provided according to the following ratios:

1. One (1) space for one (1) vehicle, for each fifteen (15) square meters or part thereof, of gross floor area dedicated to sales of farm products.
2. One (1) space for one (1) vehicle, for each fifty (50) square meters of gross floor area used for processing agricultural products. The design of the parking areas will comply with Topic 8, Section 31.00 of the Zoning Regulation (Planning Regulation No. 4).

11.09 - Loading and unloading spaces in District A-2

All buildings or structures used for processing, packing or sales of farm products, produced in the farm, will be provided with a loading and unloading space of at least eight (8) meters long and three (3) meters wide.

11.10 - Signs in District A-2

The signs will conform with Section 47.00, 51.00 and 52.00, Topic 15, of the Zoning Regulation (Planning Regulation No. 4.)



SECTION 12.00 District A-3 Agricultural Three

12.01 - Purposes of the District A-3

This district is establish to classify non-urban, undeveloped areas, generally located in undulated mountainous terrain, but can also be found in the plains. This area general development pattern and agricultural nature is adversely affected by the introduction of disperse, urban uses without adequate control and generating an excessive demand of public services. It consists of non urban undeveloped terrain with a production capacity between V to VII as classified by the U. S. Soil Conservation Services.

12.02 - Rezonin Policy in Distrito A-3

Rezoning will be in accordance with the agricultural development plans and other plans adopted and revised by the Board in terms of the economic development of Puerto Rico.

12.03 - Uses in District A-3

Farms, agricultural and buildings or structures will be occupied and used for the following purposes:

1. Principal Uses:

- a. Plant crops, forages and forests
- b. Raise livestock, aviculture, domestic and game animals, bee keeping and fisheries

2. Accessory Uses:

- a. Processing and packing of farm products



- b. Sale of farm products, limiting the sale space to a building whose area will not exceed seventy five (75) square meters.
- c. Mill to process grains produced in the farm
- d. One or two families housing units

12.04 - Heights in District A-3

The heights of the building or structures will be determined in function of the nature of the activity to be conducted in them. No residential building will be over two (2) stories high nor exceed nine (9) meters in height.

12.05 - Farm sizes in District A-3

Farms to be subdivided or segregated after the effective date of this regulation, will be at least of twenty five (25) cuerdas. A smaller area can be permitted for those cases authorized by the Board in accordance with the direct authorization section of this regulation.

12.06 - Property line separation in District A-3

All buildings or structures will observe a separation of, at least, six (6) meters from the right of way of all existing or proposed ways. The separation in respect to other boundary lines will be determined as establish in the Building Regulation (Planning Regulation No. 7) for the use and construction classification of the building structure.

12.07 - Buildings and accessory uses in District A-3

Installations, buildings and accessory uses will be permitted if closely related or complimentary to the activities conducted in the farm.

12.08 - Parking areas in District A-3

For the uses permitted in this District, parking areas will be provided according to the following ratio:

1. One (1) space for one (1) vehicle for each fifteen (15) square meters or part thereof, of gross floor area dedicated to sales of farm products.
2. One (1) space for one (1) vehicle for each fifty (50) square meters of floor area used for processing agricultural products.

The designs of the parking areas will comply with Topic 8, Section 31.00, of the Zoning Regulation (Planning Regulation No. 4.)

12.09 - Loading and unloading spaces in District A-3

All buildings or structures used for processing, packing or sale of farm products, produced in the farm, will be provided with a loading and unloading space of at least eight (8) meters long and three (3) meters wide.

12.10 - Signs in District A-3

The signs will conform with Section 47.00, 51.00 and 52.00, Topic 15, of the Zoning Regulation (Planning Regulation No. 4.)



SECTION 13.00 - District AD - Developed Area

13.01 - Purposes of the District AD

This District is establish to identify non urban areas that have been developed into rural communities, townships, self, sufficient townships, isolated urbanizations, industrial development and other similar uses; to differentiate them from the zoning districts established by this regulation that due to its purposes and particular characteristics, do not apply.

The controls listed hereafter are established to protect and encourage the optimum use of the land, prevent health problems and the contamination of the bodies of water with disposed waste, until studies of the areas are completed and the land use plans are adopted or zoning by districts is accomplished.

13.02 - Uses in Distrit AD

The uses permitted will be in accordance with the uses designated in the land site consultation for the subdivision approved by the Board and the preliminary development approved by the Administration for rural communities, isolated urbanizations or industrial developments.

Townships developed without an approved preliminary development designating the land uses, changes in uses or land subdivisions will not be permitted except when they are in accordance with the character of the neighborhood, were located.

Existing uses and the formation of new lots will be permitted provided they are in compliance with Section 3.03. The proposed uses for the new lots can be residential, institutional or commercial of a local nature, as long as the uses harmonize with the predominant characteristics existing in the immediate neighborhood. New industrial uses will be of the light type and will be permitted only in lots contiguous, lateraly, at least on one side, with similar uses, provided they comply with the environmental public policy Act No. 9, June 18, 1970, as amended.

13.03 - Subdivisions in District AD

Lots for residential uses, with minimum areas of four hundred (400) square meters will be permitted. As an exception, smaller lots will be permitted when the proposed subdivision is in a populated area or other areas with urban characteristics including facilities and public installations, allowing for an increase in its population density.

In all cases, the minimum size permitted will be subject to the topographic conditions of the lot, its access and the facilities or form of disposing of the waste waters.