

4407

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

REGULATION OF HISTORIC
SITES AND ZONES
(PLANNING REGULATION NO. 5)



Estado Libre Asociado de Puerto Rico
OFICINA DEL GOBERNADOR
JUNTA DE PLANIFICACION

EFFECTIVE DATE
SEPTEMBER 3, 1990
ENGLISH TRANSLATION

No. 4407
Date: December 19, 1991
Approved: 12:59 P.M.
Antonio J. Colorado
Secretary of State
By: [Signature]
Assistant Secretary of State

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

ERRATUM

To correct the errors and involuntary omissions that for clerical reasons are present in the Regulation of Historic Sites and Zones (Planning Regulation No. 5) adopted by the Board August 1, 1990. The corrections have immediate effect. Same are detailed as follow:

Table of Contents

- Section 20.61, Page 1X - Where it says: "Doors, Windows, Soffits and Floors"
- Section 20.83, Page X - It is added so as to read: "Types of Doors and Windows"
- 20.84, Page X - The subsection of Types of Signs is renumbered
- Section 20.61, Page 20.83 - Where it says: "Doors, Windows" it should say: "Doors, Windows, Soffits and Floors" and another following subtitle that reads: "Doors and Windows" and a second subtitle of Soffits and Floors.
- Section 20.61, Page 20.39 - In part 2a it says "The width of the doors..." it should say: "The width of the openings of the doors..."
 - In part 2b it says: "The height of the doors..." it should say: "The height of the openings of the doors..."



- In part 2d it should say: "The doors and windows should be joined according to the divisions, panels, lower or upper reliefs or decorative details following the main proportions of the doors and windows of the traditional architecture of Ponce (see graphic annex).
- Subtitle that should read: "Soffits and Floors" the following is here added:

"Soffits"

1. Type - The soffits or flat ceilings may be the interior surface of the roof leaving in full view the construction materials or may be an independent suspended surface creating a garret.
2. Materials
 - a. Soffit or flat ceilings on the inside the roof.
 - Wooden girders with tiles
 - Wooden girders with wooden plank
 - Concrete girders with Plastered surface and painted
 - Concrete slab plastered and painted
 - b. Soffit or flat ceiling suspended with a garret.
 - Hammered sheet metal and painted
 - Plaster of paris over wood or metal lattice

- Wood flooring board (tongued and grooved or nailed)
- Gypsum boards


3. Restrictions - The use of acoustic panels is limited to the service or support areas to the main use in eligible buildings. The recovering of the original soffits by means of suspended soffits shall not be allowed.

"Floors"

1. Types - Basically the different types of floors of the traditional architecture of Ponce vary according to construction methods and their respective finishing materials.
2. Materials
 - a. Floor over structural floor tiles of concrete or bricks.
 - Polished cement with or without pigmentation
 - Polished cement floor tiles with or without pigmentation
 - Terrazo
 - Marble
 - Mosaics
 - Glazed or vitrified ceramic
 - Clay or brick floor tile
 - Hydraulic floor tile
 - b. Floors over wooden structural base
 - Plank (tongued and grooved or nailed)
 - Wooden parquet

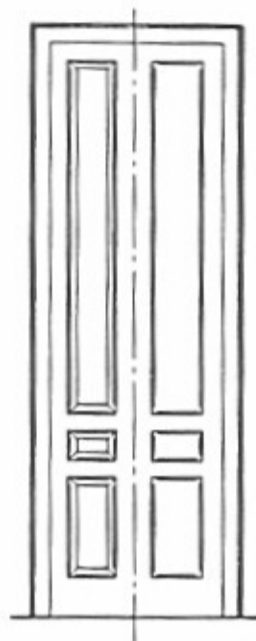
3. Restrictions - The original floors should be repaired and exposed, the total recovering of the surface with permanent materials shall not be allowed.

In the graphic annex, the corresponding annex concerning doors and window is added.

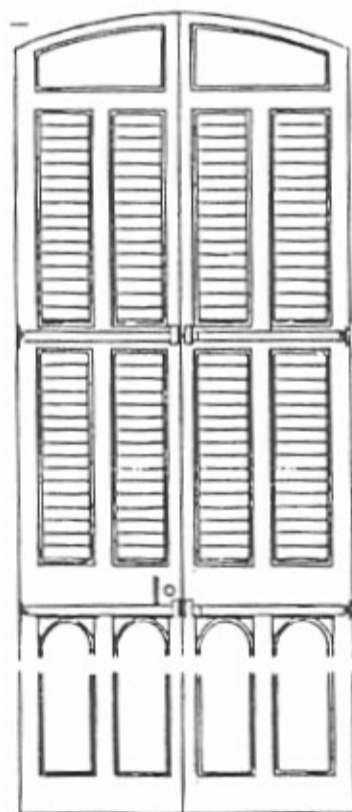

Grizzette Dávila
Secretary

TYPES OF DOORS

Single leaf wooden door

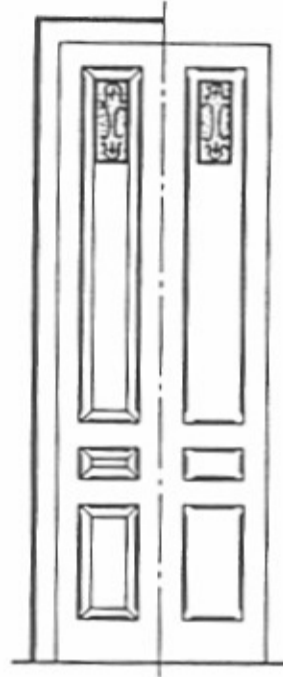


Double leaf wooden door

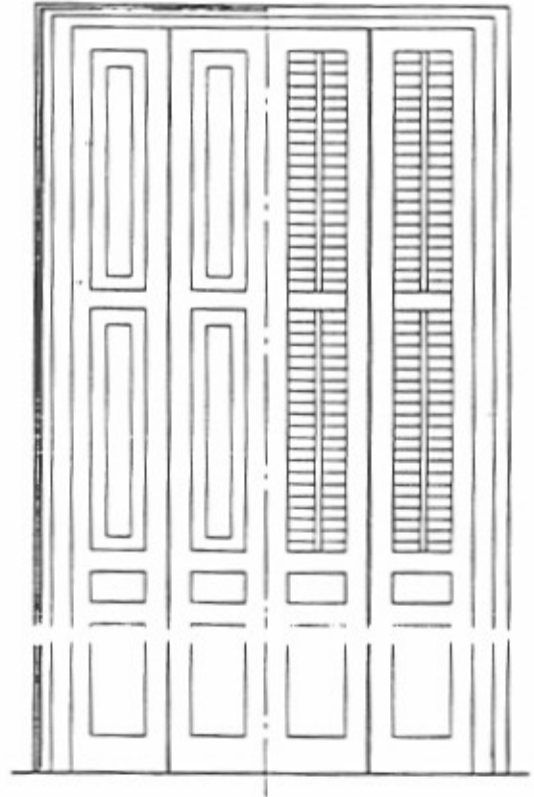


TYPES OF DOORS

Single leaf wooden door with
Fret-work

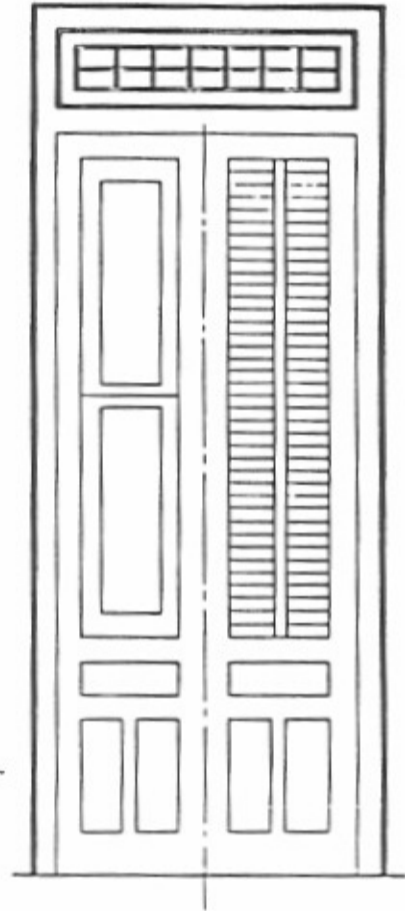


Pair of double leaf
wooden door



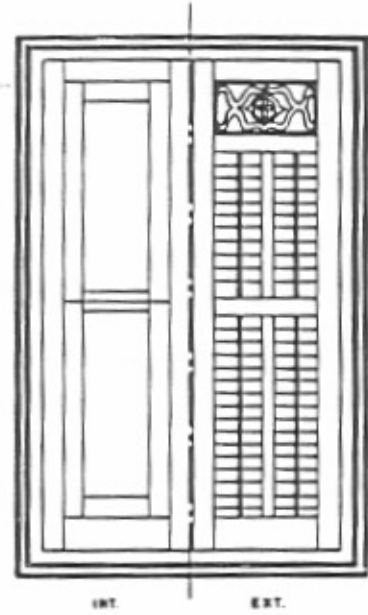
TYPES OF DOORS

Double leaf wooden door with
straight transom

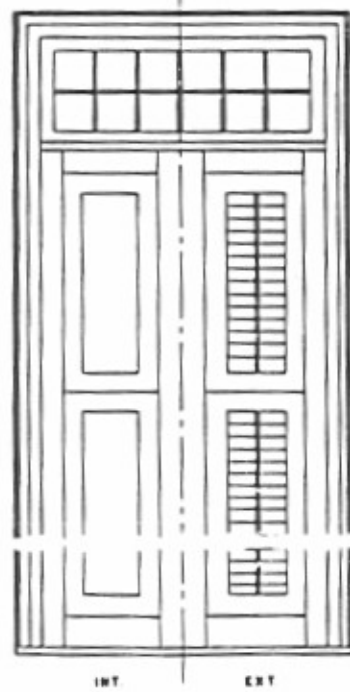


TYPES OF WINDOWS

Wooden double sash
window with Fret-work

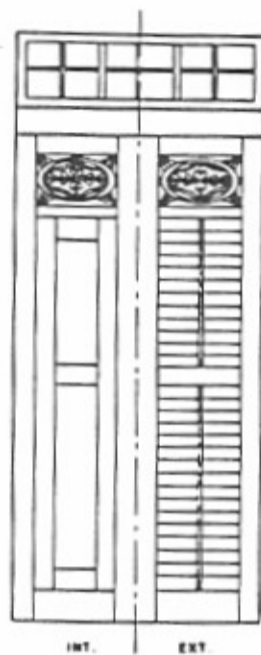


Double sash window with
transom

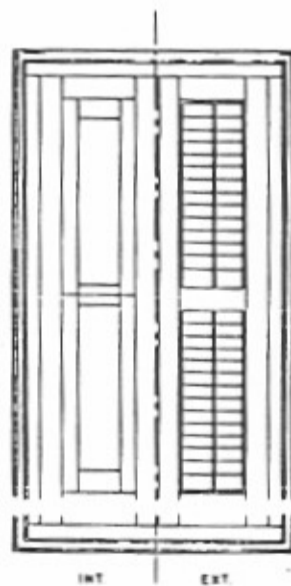


TYPES OF WINDOWS

Double sash wooden window
with Fret-work and transom

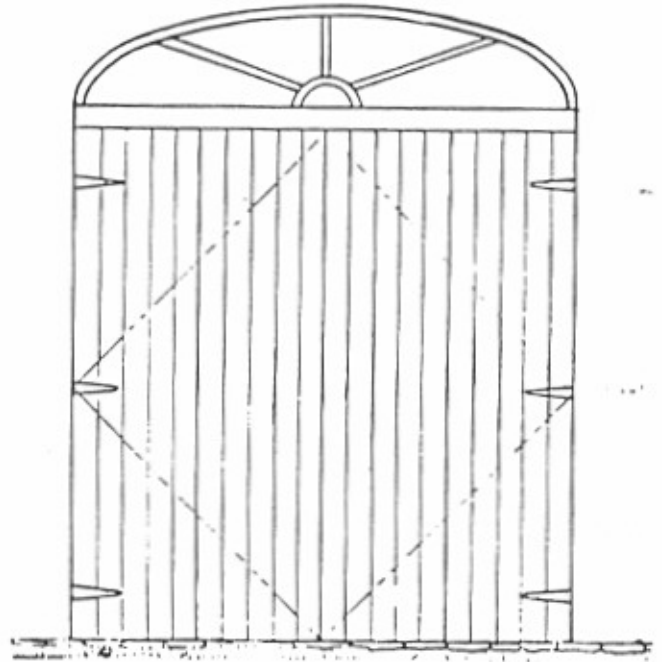


Simple double sash wooden window

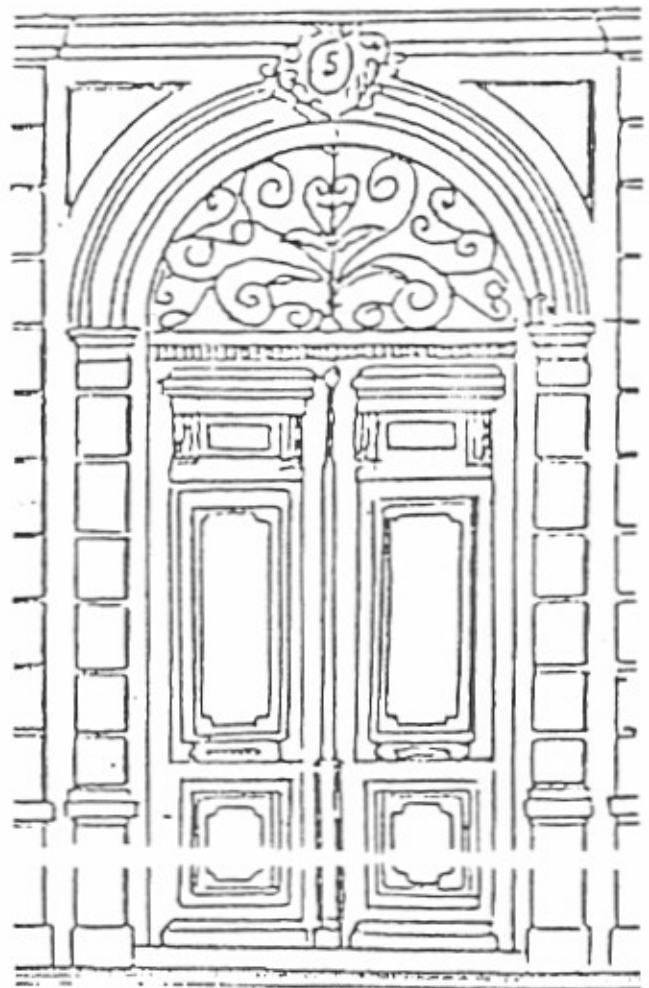


TYPES OF COACH-HOUSE DOORS AND DOORWAYS

Double leaf wooden garage door
with three point transom



Double leaf wooden main door
with semicircular transom



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

Resolution RP-5-2-90

ADOPTING THE REGULATION OF HISTORIC SITES
AND ZONES (PLANNING REGULATION NO. 5)

By virtue of the authority granted by Act No. 374 of May 14, 1949 and Act No. 75 of June 24, 1975, as amended, the Puerto Rico Planning Board prepared the Regulation of Historic Sites and Zones (Planning Regulation No. 5).

The Planning Board considered necessary to substitute the Regulation of Ancient and Historic Zones (Planning Regulation No. 5) in effect because it understood that said regulation contained ambiguous provisions and that these did not correspond to the prevalent needs that would facilitate the protection, use and development of the Historic Sites and Zones.

The present Regulation incorporates the recent preoccupations and procedures concerning regulation and protection of the historic sites and zones. The new standards, include provisions that generally apply to all Historic Sites and Zones, as particular chapters that only apply to specific sites or historic areas. The Regulation establishes special zoning standards for the Historic Zone of Ponce.

This Regulation was discussed in public hearing held June 12 and 13, 1990 in San Juan and Ponce respectively. After due consideration of the comments made in the public hearing, as well as the memoirs that were received to the effect, this Planning Board, ADOPTS, the Regulation of Historic Sites and Zones (Planning Regulation No. 5), that is

Page 2


made an integral part of the present Resolution and ANNULS the Regulation of Ancient and Historic Zones in effect since May 26, 1951.

Adopted in San Juan, Puerto Rico, today, August 1, 1990.

(SIGNED)
LINA M. DUEÑO
ASSOCIATE MEMBER

(SIGNED)
PATRIA G. CUSTODIO
CHAIRPERSON

I CERTIFY ADOPTED


Grizzette Dávila Torres
Secretary

COMMONWEALTH OF PUERTO RICO
LA FORTALEZA
SAN JUAN, PUERTO RICO

Administrative Bulletin
No. OE 1990-38

Executive Order of the Governor of the Commonwealth
of Puerto Rico Approving the Regulation of Historic
Sites and Zones (Planning Regulation No.5)

WHEREAS: The Regulation of Historic Sites and Zones (Planning Regulation No. 5) substitutes the Regulation of Ancient and Historic Zones prepared during the decade of the fifties. The same has the purpose of protecting, improving and perpetuate those sites or zones that represent our cultural, social, political or architectural past;

WHEREAS: The Regulation of Historic Sites and Zones establishes a series of special zoning provisions and standards for the Historic Zones of Ponce as part of the effort to take care of specific historic sites and zones that require immediate attention;

WHEREAS: The Regulation prepared gathers general provisions that shall cover fundamental aspects in the zoning aimed to conserve, preserve, restore and protect historic elements important in the physical development of our towns and cities. These general elements give furtherance to the standards of particular character that shall be used in the historic sites or zones, that are initiated with the inclusion in this Regulation of Standards for the Historic Zone of Ponce and the correspondent Zoning Map;

WHEREAS: The Puerto Rico Planning Board, in conformity with the provisions of Act No. 75 of June 24, 1975 and

Act No. 170 of August 12, 1988, as amended, adopted on August 1, 1990 the Regulation of Historic Sites and Zones and annulled the Regulation of Ancient and Historic Zones in effect since May 26, 1951;

THEREFORE: I, Rafael Hernández Colón, Governor of the Commonwealth of Puerto Rico, by virtue of Act No. 75 of June 24, 1975, as amended known as the Organic Act of the Planning Board, do **APPROVE** the Regulation of Historic Sites and Zones which shall become effective fifteen (15) days after its approval. The Planning Board shall comply with the provisions of Article 28 of Act No. 75 of 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 August 19, 1990.

(SIGNED)
RAFAEL HERNANDEZ COLON
GOVERNOR

Promulgated according to Law, today August 19, 1990

(SIGNED)
Antonio J. Colorado
Secretary of State

NARRATIVE

The purpose of this Regulation is to protect, improve and to perpetuate those historic sites or zones that represent or reflect the social, economic, cultural, political or architectural history of Puerto Rico; protect the Historic Sites or Zones for the cultural development and of tourism, the enjoyment and general welfare of the community and for the investigation and education; and insure that the land uses promote the conservation of the historic context.

This Regulation substitutes the Regulation for Ancient and Historic Zones (Planning Regulation No. 5) established by authorization of Acts Nos. 374 of May 14, 1949 and No. 213 of May 12, 1942, as amended.

The present Regulation incorporates recent preoccupations and procedures about regulation and protection of historical sites and zones. It nurtures itself from the various preservation works that have been developed in the last few years in Puerto Rico, specially from the studies of the Historical Zones of Ponce and San Juan, developed in conjunction with the Puerto Rico Institute of Culture, the Office of Ponce's Historic Center, the State Historic Preservation Office, the Spanish Agency of International Cooperation and the "Comision Nacional Quinto Centenario de Espana".

This Regulation of Historic Sites and Zones includes the regulatory provisions that shall apply to all Historic Sites and Zones as well as particular chapters that shall apply only to specific historic sites or zones. The last part of this Regulation incorporates chapters on Special Ordinance Standards for particular Historic Sites and Zones that serve

as complement and particularly to the general provisions of the Regulation. These particular standards, that include use plans and ordinance plans, originate from minute inventory studies and from ordinance recommendations. In the Historic Sites and Zones for which these Special Ordinance Standards exist, the zoning districts of the Zoning Regulation of Puerto Rico (Planning Regulation No. 4) are substituted by this specific standard suitable to the particular circumstances of the site or particular historic zone. These Special Standards are set to variegate, fix and adjust the general determinations of this Regulation with the specific characteristics of a site or a particular historic zone. Every area designated as a Historic Zone and those Historic Sites that so merit it because of its complexity, must be submitted to a particular study of its uses and construction characteristics that produce Special Ordinance Standards.

TABLE OF CONTENTS

CHAPTER 1 - SCOPE OF THE REGULATION

1.01	Scope of Application and Title	1-1
1.02	Authority	1-1
1.03	Purpose	1-1
1.04	Applicability	1-1
1.05	Effective Date	1-2
1.06	Terms Used	1-2
1.07	Meaning of Terms Defined	1-2
1.08	Provisions Contained in Other Regulations and Other Planning Documents	1-2
1.09	Relation with of Puerto Rico's Zoning Regulation (Planning Regulation #4)	1-3
1.10	Interpretation of Regulations	1-3
1.11	Violations	1-3
1.12	Saving Clause	1-4
1.13	Annuling Clause	1-4

CHAPTER 2 - DEFINITIONS

2.01	General Provisions	2-1
2.02	General Definitions	2-1
2.03	Definitions of Use	2-29

CHAPTER 3 - REQUIREMENTS AND ISSUANCE OF PERMITS

3.01	Permits Requirements By the Regulations and Permits Administration	3-1
3.02	Requirement of Approval By the Planning Board	3-1
3.03	Works Exempt from Permits	3-2
3.04	Issuance of Permits	3-4
3.05	Issuance of Use Permits and Minimum Conformity with the Regulation	3-4
3.06	Bond Requirement	3-5
3.07	Special Provision	3-5
3.08	Permits for Demolitions of Non-elegible Properties	3-6
3.09	Permits for Demolitions of Eligible Properties	3-6
3.10	Permits Related to Public Streets	3-7
3.11	Non-Conforming Permits	3-9
3.12	Effective Date of the Decisions Regarding Permits	3-14
3.13	Reconsideration and Judicial Review	3-16

CHAPTER 4 - DESIGNATION OF HISTORIC SITES AND ZONES

A. Eligibility

4.01	Eligibility Criteria for Historic Sites	4-1
4.02	Eligibility Criteria for Historic Zones	4-1

B. Nomination

4.03	General Provisions	4-2
4.04	Nomination of Historic Sites	4-2
4.05	Nomination of Historic Zones	4-3

C. Designation

4.06	Evaluation	4-3
4.07	Advisory Committee for Historic Sites and Zones	4-4
4.08	Public Hearing, Designation, Adoption of Plans	4-5

4.09	Amendmentss to the Boundary Plans of Historic Zones	4-5
4.10	Amendments to the Identification Plans of Eligible Properties	4-5
4.11	Public Hearings	4-8
4.12	Legal Scope of the Plans	4-9
4.13	Register of Historic Sites and Zones	4-9
4.14	Identification in Zoning Maps	4-9
4.15	Development of Special Ordinance Standards of Particular Historic Sites and Zones	4-9

**CHAPTER 5 - SPECIAL ORDINANCE STANDARS OF PARTICULAR
HISTORIC SITES AND ZONES**

5.01	General Provisions	5-1
5.02	Special Ordinance Studies	5-1
5.03	Special Ordinance Standards	5-2
5.04	Adoption of Special Ordinance Standards	5-2
5.05	Amendments to the Special Ordinance Standards of a Historic Site or Zone	5-3
5.06	Amendments to the Ordinance Plans	5-3
5.07	Boundaries of the Ordinance Plans	5-6
5.08	Cases of Lots Having Two Classifications	5-6
5.09	Public Hearing	5-6
5.10	Legal Scope of the Ordinance Plans	5-7

**CHAPTER 6 - GENERAL INTERVENTION POLICIES IN PROPERTIES
DESIGNATED HISTORICAL SITES OR ZONES**

6.01	Purpose and Applicability	6-1
6.02	Intervention Policies for Historic Sites and Eligible Properties in Historic Zones	6-1
6.03	Intervention Policies for Historic Sites and Eligible Properties Negatively Transformed	6-3
6.04	Intervention policies for New Construction and Alterations of Non-Eligible Properties in Historic Zones	6-4
6.05	Value of Historic Sites and Eligible Properties in Historic Zones; Levels of Intervention	6-7

**CHAPTER 7 - GENERAL INTERVENTION POLICIES OF FACADES
OF HISTORIC SITES OR ZONES**

7.01	Purpose and Applicability	7-1
7.02	Facades of Historic Sites and Eligible and Non-Eligible Properties in Historic Zones	7-1
7.03	Facades of Historic Sites and Eligible Properties in Historic Zones	7-3

**CHAPTER 8 - PARAMETERS OF USE AND PROPULATION DENSITY
IN THE PARCELED SPACE OF HISTORIC SITES OR ZONES**

8.01	Purpose and Applicability	8-1
8.02	Uses and Population Densities Allowed in Historic Sites or Zones That Do Not Have Special Ordinance Standard	8-1
8.03	Uses and Population Densities Allowed in Historic Sites or Zones That Have Special Ordinance Standards	8-1
8.04	Non-Conforming Uses and Population Density	8-2
8.05	Interpretation of Non-Identified Uses in the Special Ordinance Standards	8-2
8.06	Special Provisions Concerning Accommodation of Uses	8-2
8.07	Table of Uses	8-3

**CHAPTER 9 - PARAMETERS OF CONSTRUCTION AND SUBDIVISION
IN THE PARCELED SPACE OF HISTORIC SITES OR ZONES**

9.01	Purpose and Applicability	9-1
9.02	Special Ordinance Standards and Parameters of Construction and Subdivision	9-1
9.03	Ordinance on Height: Criteria To Establish Datum Plane and the Height	9-2
9.04	Ordinance on Height: Construction Above the Allowed Height	9-4
9.05	Ordinance on Basements and Semi-Basements	9-4
9.06	Interior Yard	9-5
9.07	Semi-Interior Yards	9-5
9.08	Protection of Trees, Planting Provisions	9-6
9.09	Fences and Gates	9-6
9.10	Overhanging Structures	9-6

**CHAPTER 10 - PARAMETERS OF INTERVENTION IN THE PUBLIC
SPACE OF HISTORIC SITES OR ZONES**

10.1	Purpose and Applicability	10-1
10.2	Protection of Trees, Planting Provisions	10-1
10.3	Open Public Spaces and Urban Weave	10-1
10.4	Urban Fixtures	10-1
10.5	Installation of Utilities	10-2
10.6	Paving	10-2

CHAPTER 11 - PARKING

11.1	Purpose and Applicability	11-1
11.2	Requirements for Parking	11-1
11.3	Design	11-1

CHAPTER 12 - SIGNS AND ADVERTISEMENTS

12.01	Purpose and Applicability	12-1
12.02	Installation of Advertisements	12-2
12.03	Prohibited Signs	12-2
12.04	Design and Content	12-3
12.05	Situation	12-4
12.06	Size and Type of Sign to be Allowed	12-5
12.07	Other Signs	12-5
12.08	Maintenance of Signs	12-6
12.09	Non-Conforming and Legal Non-Conforming Signs	12-6

**CHAPTER 13 - BUILDINGS AND ACCESSORY USES IN HISTORIC
SITES OR ZONES**

13.01	Purpose and Applicability	13-1
13.02	General Provisions	13-1
13.03	Uses and Accessory Buildings Related to a Main Residential Use	13-2
13.04	Uses and Accessory Buildings Related to a Main Commercial Use	13-7
13.05	Uses and Accessory Buildings Related to a Main Light Industrial Use	13-10
13.06	Uses and Accessory Buildings Related to Institutional, Tourism and Other Uses Not Previously Covered and Established in Conformity with the District Where it is Located	13-12

CHAPTER 14 - EXCEPTIONS

14.01	Purpose and Applicability	14-1
-------	---------------------------	------

14.02	General Provisions	14-1
14.03	Initiative	14-1
14.04	Criteria	14-1
14.05	Uses to be Considered	14-2
14.06	Temporary Permits	14-5
14.07	Conditions	14-5
14.08	Effective Date of the Decisions	14-5

CHAPTER 15 - VARIANCES

15.01	General Provisions	15-1
15.02	Purpose	15-1
15.03	Initiative	15-1
15.04	Hearings	15-1
15.05	Variances in Use	15-1
15.06	Other Variances	15-2
15.07	Conditions	15-3
15.08	Effective Date of the Decisions	15-3

CHAPTER 16 RESERVED
 CHAPTER 17 RESERVED
 CHAPTER 18 RESERVED
 CHAPTER 19 RESERVED

**CHAPTER 20 - SPECIAL ORDINANCE STANDARDS FOR THE
 HISTORIC ZONE OF PONCE**

PURPOSE AND APPLICABILITY

20.01	Purpose	20-1
20.02	Scope of Applicability	20-1
20.03	Applicability	20-4

PROVISIONS ABOUT USE

20.04	Purpose	20-5
20.05	Types of Use Districts	20-5
20.06	General Provisions Concerning Residential Use	20-6
20.07	General Provisions Concerning Commercial or Services Uses	20-6
20.08	General Provisions Concerning Light Industrial Uses	20-7

DISTRICT RH-1

20.09	Purpose of District RH-1	20-8
20.10	Uses Allowed in District RH-1	20-8
20.11	Population Density in District RH-1	20-8
20.12	Parameters for Subdivision and Construction in Districts RH-1	20-8

DISTRICT RH-2

20.13	Purpose of District RH-2	20-9
20.14	Uses Allowed in District RH-2	20-9
20.15	Population Density in District RH-2	20-9
20.16	Parameters for Subdivision and Construction in Districts RH-2	20-10

DISTRICT RH-3

20.17	Purpose of District RH-3	20-10
20.18	Uses Allowed in District RH-3	20-10
20.19	Population Density in District RH-3	20-10

20.20	Parameters for Subdivision and Construction in Districts RH-3	20-11
DISTRICT GH-1		
20.21	Purpose of District GH-1	20-11
20.22	Uses Allowed in District GH-1	20-11
20.23	Population Density in District GH-1	20-12
20.24	Parameters for Subdivision and Construction in Districts GH-1	20-13
DISTRICT GH-2		
20.25	Purpose of District GH-2	20-13
20.26	Uses Allowed in District GH-2	20-13
20.27	Population Density in District GH-2	20-14
20.28	Parameters for Subdivision and Construction in Districts GH-2	20-15
DISTRICT GH-3		
20.29	Purpose of District GH-3	20-15
20.30	Uses Allowed in District GH-3	20-15
20.31	Population Density in District GH-3	20-16
20.32	Parameters for Subdivision and Construction Districts GH-3	20-16
DISTRICT GH-4		
20.33	Purpose of District GH-4	20-17
20.34	Uses Allowed in District GH-4	20-17
20.35	Population Density in District GH-4	20-18
20.36	Parameters for Subdivision and Construction Districts GH-4	20-18
DISTRICT PH		
20.37	Purpose of District PH	20-18
20.38	Uses Allowed in District PH	20-19
20.39	Population Density in District PH	20-19
20.40	Parameters for Subdivision and Construction in Districts PH	20-20
PARAMETERS FOR SUBDIVISION AND CONSTRUCTION		
20.41	Purpose	20-20
20.42	Applicability	20-20
20.43	General Provisions Concerning Ordinance for Height	20-21
20.44	General Provisions Concerning Parameters for Size and Fronts of Lots	20-22
20.45	General Provisions Concerning Parameters for Coverage of the Structure	20-22
20.46	General Provisions Concerning Parameters for Alignment and Yard Requirements	20-22
ORDINANCE PLAN FOR HEIGHTS OF THE STRUCTURE		
20.47	Purpose	20-23
20.48	Applicability	20-23
ORDINANCE PLAN FOR SIZES AND FRONTS OF LOTS		
20.49	Purpose	20-24

20.50	Applicability	20-24
ORDINANCE PLAN FOR COVERAGE		
20.51	Purpose	20-24
20.52	Applicability	20-24
ORDINANCE PLAN FOR ALIGNMENT AND YARD REQUIREMENTS		
20.53	Purpose	20-25
20.54	Applicability	20-25
PARAMETERS OF DESIGN		
20.55	Purpose and Applicability	20-28
20.56	Special Provisions Concerning Design of Construction, Decorative and Formal Elements	20-28
20.57	Walls	20-29
20.58	Base	20-30
20.59	Balconies	20-31
20.60	Roof	20-33
20.61	Doors and Windows	20-35
SIGNS AND ADVERTISEMENTS		
20.62	Purpose	20-36
20.63	General Provisions Concerning Design, Content, Size and Location of Signs	20-36
20.64	Design and Content	20-36
20.65	Size and Location	20-37
PARKING AREAS		
20.66	Purpose and Applicability	20-38
20.67	General Provisions	20-38
20.68	Requirements for Parking	20-39
SPECIAL INTERVENTION ZONES		
20.69	Purpose	20-41
20.70	Applicability	20-41
20.71	Provisions Concerning Building, Improvements and Changes in Use in Special Intervention Zones	20-42
20.72	Special Intervention Zones	20-43
20.73	Reclassification of Special Intervention Zones	20-45
EXCEPTIONS		
20.74	Purpose and Applicability	20-45
20.75	Criteria	20-46
20.76	Uses to be Considered	20-46
20.77	Construction to be Considered	20-49
20.78	Signs to be Considered	20-49
TABLE OF USES		
20.79	Tables of Uses	20-51
GRAPHIC ENCLOSURES		
20.80	Types and Proportions of Facades	20-58
20.81	Types of Balconies	20-73

20.82	Types of Roofs	20-76
20.83	Types of Signs	20-78

GENERAL ENCLOSURES

ENCLOSURE 1 - Requirements for Nomination of a Historical Site A-1

ENCLOSURE 2 - Requirements for Nomination of a Historical Zone A-3



CHAPTER 1 SCOPE OF THE REGULATION

- 1.01 - Scope of Applicability and Title - This Planning Regulation No. 5 will guide the use and development of the lands and structures in areas designated Historic Sites and Zones. It shall be known and cited as the "Regulation of Historic Sites and Zones."
- 1.02 - Authority - This Regulation is adopted pursuant to the provisions of Acts No. 374 of May 14, 1949, Number 75 of June 24, 1975 and Number 170 of August 12, 1988, as amended.
- 1.03 - Purpose - The purpose of this Regulation is:
- Protect, improve and perpetuate those Historic Sites and Zones that represent or reflect the social, economic, cultural, political or architectural history of Puerto Rico.
 - Protect the Historic Sites or Zones for the cultural development and of tourism, the enjoyment and general welfare of the community and for the investigation and education.
 - Assure that the land uses propitiate the conservation of the historic context.
 - Propitiate the identification and designation of historic or architectural places of value.
- 1.04 - Applicability - The provisions of this Regulation apply and cover all the properties designated as Historic Sites or Zones.
- The provisions contained in this Regulation shall apply and cover:
1. Every occupancy or use of any property, structure or lands; every subdivision into lots, or grouping of lots; every construction work including alterations, enlargements, consolidation, new construction, re-construction

of eligible and non-eligible properties, reforms, rehabilitation, remodeling, restoring and those works to better or condition lands with the purpose of building in these; every transfer of structure, every demolition, every installation of signs or advertisements, every erection of temporary structures, every intervention in the public space and any other project that is proposed within a designated Historic Site or Zone area.

2. Every natural or lawfull person, public or private and any group thereof.
3. Every transaction or public improvement to be carried out by any public official or government entity of Puerto Rico within a designated Historic Site or Zone area.

- 1.05 - Effective Date- This Regulation and any amendment to it shall be in force fifteen (15) days after its approval by the Governor in conformity to that set forth in Article 28 of Act number 75 of June 24, 1975, as amended.
- 1.06 - Terms Used- Any word used in the singular in this Regulation is understood to include also the plural when such use is justified, in the same way the masculine will include the feminine, or vice versa.
- 1.07 - Defined Terms- The words or phrases that are defined in this Regulation as long as they are used within the context of it, will have the meaning that is expressed for each term.
- 1.08 - Provisions of other Regulations and other Planning Documents- The provisions of this Regulation will prevail over and will be complemented by the provisions of any other regulation in force adopted

by the Planning Board that applies to a specific zone in which the property is located, to which these are not incompatible with the specific subject covered by this Regulation. Its provisions shall be interpreted in light of the purposes of this Regulation and the public policies and land use plans adopted by the Planning Board.

- 1.09 - Relation with Puerto Rico's Zoning Regulation, (Planning Regulation No.4)- When a property or group of properties has been designated a Historic Site or Zone and where no Special Ordinance Standards of a Historic Site or Zone have been adopted, the applicable zoning districts of Planning Regulation #4 shall be interpreted in accordance with the provisions of this Regulation. When a conflict arises between the provisions of Regulation #4 and this Regulation, there shall be applied the provisions that better protect the conservation and preservation of a Historic Site or Zone.
- 1.10 - Interpretation of Regulations- The Planning Board in coordination with the Puerto Rico Institute of Culture can, by means of a resolution to the effect, clarify and interpret the provisions of this Regulation in cases of doubts or conflicts, in harmony with the conditions and purposes of this Regulation and of Act 75 of June 24, 1975, as amended. Upon translating the Regulation into English and should a discrepancy arise between the Spanish version and the translated one, the Spanish version will prevail.
- 1.11 - Violations- Any violation to the provisions of this Regulation shall be penalized as stated in Acts number 374 of May 14, 1949, and number 76 of

June 24, 1975, as amended.

- 1.12 - Saving Clause - If any word, clause, sentences article, section, title or other part of this Regulation is, for any reason, questioned in any court, and is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remaining provisions and parts of this Regulation, but its effect shall be limited to the specific word, clause, sentence, article, section, title or specific parts so held unconstitutional or invalid; and the nullity or invalidity in any word, clause, sentence, section, title or part in any instance, shall not be understood to affect or prejudice in any way its applicability or validity in any other instance.
- 1.13 - Annuling Clause - This Regulation annuls and substitutes the Regulation of Ancient and Historic Zones (Planning Regulation No. 5) as amended, adopted by the Planning Board and in effect since May 26, 1951.

CHAPTER 2 DEFINITIONS

- 2.01 - General Provisions - The following terms, wherever they are used or are referred to in this Regulation, will have the meaning that hereinafter is expressed, except that from the text a different meaning is used.
- 2.02 - General Definitions:
1. Access - Public street to which a lot or property faces and which serves as entrance or exit to the lot or property.
 2. Sidewalk - Part of the street, next to the curb used as a pedestrian pathway.
 3. Regulations and Permits Administration - (RPA) Government agency created by Act No. 76 of June 24, 1975, as amended, known as the "Organic Act of the Regulations and Permits Administration".
 4. Administrator of Regulations and Permits Administration - Official that directs the Regulation and Permits Administration or the officials that substitute him/her or those on whom he/she has delegated those powers and duties as provided by Law.
 5. Government Body - Any board, body, examining board, public corporation, commission, independent office, division administration, bureau, department, authority, public official, person, entity or any instrumentality of the Commonwealth of Puerto Rico including the municipalities.
 6. Groups of Lots - Consolidation of various lots into one lot that can be registered at the Registry of the Property as such.
 7. Alignment - Aligning of structures the length of

a street based on a line that limits and fixes the construction of the front of the main bodies of the buildings from the side of the street. The particular alignment of a lot is known as line of facade or structure line.

8. Alteration - Any increase, change or modification, in the main shape of a structure; any change or modification to bearing walls, columns, girders, beams, roof slabs or other structural elements; or any change or modification to exitways. The interior changes that do not modify structural elements are not considered as alterations in this Regulation.
9. Structural Alteration - Every change in the structural elements of a building or existing structure, such as bearing walls, columns, girders, and roof slabs; or any addition, extensions, increases or variations in the size of the existing structural elements, or in the construction of new additional structural elements in the building, such as roof slabs, beams, columns or bearing walls.
10. Alteration of Facades - Every change in the architectural features of one or more facades of the building that does not imply variations in the structural elements of the existing building or the construction of new structural elements.
11. Minor Alteration - Any interior change that does not modify the main shape of a structure, the structural elements or the exitways.
12. Type Alteration - Every change in the spatial concept that defines the character, sample, type or model of a property.

13. Height - Vertical distance taken from the datum plane or grade line upwards.
14. Height of Crest - The height that is measured up to the top level of the parapet.
15. Height of the highest Roof - The height of the roof or the highest part of the building.
16. Height of the Main Roof - The height of the main roof of the structure.
17. Height of a Building - The vertical dimension of the part of a building that arises from the ground, measured according to that established in Section 9.4 of this Regulation.
18. Height of Story - The height between the finished floor of a story and the finished floor of the higher story.
19. Height in Meters - The number of meters over the datum plane or the grade line.
20. Height in number of stories - The number of stories over the datum plane or grade line.
21. Clearance of story - Clearance between the story and top of the ceiling or soffit.
22. Maximum height of a structure - The maximum height that a building can reach.
23. Minimum height of a structure - Minimum mandatory height that a building or structure should reach, in accordance to that established in this Regulation.
24. Enlargement - The extension or increase in the gross floor area or in the height of a structure.
25. Width of a street - The average distance between the lines of a street.
26. Width of the Street - The distance between street lines in front of a lot.

27. Width of lot - The mean distance between the lateral lines of a lot measured in the general direction of the street line and the rear line of a lot.
28. Advertisement - Any sign, writing, print, paint, emblem, plate, drawing, or any other means of graphic arts, intended to attract the attention to make commercial propaganda, non-commercial or call the attention towards a product, article, business, recreational service or intended to call the attention towards a campaign, activity, ideas or government messages, political, religious, charitable, artistic, sport or any other that is offered, sold or carried out in a place different from that where the advertisement appears. In those cases where the installation of an advertisement requires the erection of a wooden, plastic or metal frame, electrical additions and other accessories, it will be understood that these form an integral part of it and for all legal purposes shall be considered as a unit.
29. Gross Floor Area - The sum of the floor space occupied or used in any building and accessory building including hallways, galleries, porches, covered terraces, stairways, elevator shafts, basements and thickness of walls; excluding cornices, eaves, roofs, open overhanging balconies, other architectural features and exterior stairways at first floor level which do not rise more than one (1) meter above ground level.
30. Parking Area - Space dedicated exclusively for the temporary parking of motor vehicles.

36. Railing - A low enclosing element located in a stairway, balcony or gallery that serves as protection and support.

37. Block - A group of lots and alleys joined by a group of continuous streets. It is also known as a city block.



31. Coverage - The area included in the horizontal projection of the main building and accessory buildings including all their parts and projecting structures, excluding cornices, eaves, roofs, open overhanging balconies; other architectural features and the stairways at first floor level which do not rise more than one (1) meter above ground.
32. Maximum Coverage - Surface area of the parcel of land that can be occupied by the structure.
33. Minimum Coverage - Surface area of the parcel that need be occupied by a structure.
34. Harmonious - Refers to the manner and aspect of how basic elements are integrated of the type of eligible buildings of a sector to non-eligible properties that are not object to re-construction.
35. Open Overhanging Balconies - Balcony at the second floor level or above, extending over a street or yard and having no walls, grills, glass, window blinds, or other additions between the floor and the ceiling, with the exception of railings or roof supports.
36. Railing - A low enclosing element located in a stairway, balcony or a gallery that serves as protection and support.
37. Block - An aggregate of lots and alleys joined by a group of continuous streets. It is also known as a square, city block or city square.
38. Apartment House - A building housing three or more families, in independent dwelling units.
39. One Family House - A house for one family, having no wall in common with any other house.

40. Two Family House - A house for two families, arranged in separate dwelling units, either side by side or one above the other and having no wall in common with any other house.
41. Row House - A series of two (2) or more independent dwelling units, adjacent and joined laterally by a party wall, forming a single building.
42. Patio Home - Building that contains one (1) or two (2) dwelling units, having no wall in common with any other building and which has one of the lateral walls coinciding with one of the side lot lines.
43. Advisory Committee of Historic Sites and Zones - Advisory group designated by the Planning Board and the Institute of Puerto Rican Culture that evaluates nominations and determines its designation as a Historic Site or Zone.
44. Puerto Rico Tourism Company - Governmental agency created by Act No. 10 of June 18, 1970, amended, known as "Act of Puerto Rico Tourism Company".
45. Conservation - Those works necessary for the maintaining of a structure in good condition, avoiding the deterioration produced by the constant action of atmospheric agents, by use or by abandonment. Typical cases of conservation are those periodic repairs of structural elements as well as decorative, finishes, installations, paints and others.
46. Consolidation - The works necessary to avoid the ruin or collapse of a structure or part thereof. In general, it refers to the reinforcement of damaged structures which may require the

substitution of some of the structural elements without altering the spatial and organizational scheme of the structure.

47. Construction - The action and effect of constructing, shall include the enlargement, alteration, reconstruction, restoration or transfer of buildings, its paint or architectural changes and the works to improve and condition lands with the purpose of building on these.
48. Land Site Consultation - Is the procedure before the Planning Board to evaluate, pass judgment and make the determinations that it deems pertinent about proposed land uses that are not ministerially allowed by the applicable regulations to zoned areas. In non-zoned areas it includes proposed land uses that by its very nature, complexity, magnitude, physical impact, economic, environmental and social aspects could significantly affect the development of a sector. The consultation shall be identified as either public or private depending on its originator.
49. Datum Plane - A level established on the ground that serves as a point of origin for the to measure the height of a structure.
50. Banner - Temporary sign that is sustained suspended in the air by means of guide lines, made of cloth or other non-rigid material that is not framed.
51. Bodies and Projecting Elements of the Facade - Projecting bodies is understood to be that which extends beyond the plane of the facade and that can be occupied, including open overhanging balconies, bay windows or platforms. Projecting

element is understood to be all that extends beyond the plane of the facade and that cannot be occupied, including cornices, eaves, sheds, awnings, marquees, sculptures, pilasters and columns.

52. Demolition - Action and effect of demolishing a structure totally or partially.
53. Population Density - Is the quotient obtained from the number of families living in a lot, and the area of that lot, expressed in terms of family per unit area.
54. Designation - Established procedure by which a site is nominated as historical or as a historic zone.
55. Attic - The story located between the higher part of the ceiling of the last story and the lower part of the inclined roof if any.
56. District - Each one of the spatial demarcations on which a territory is subdivided to distribute and arrange the uses or buildings allowed.
57. Building - A structure with walls and ceiling to be occupied, either permanently or temporarily by persons, animals or properties such as houses, temples, offices, theaters, warehouses, factories, schools, hospitals, shops or any other structure of a similar nature.
58. Accessory Building - A building separated from the main building in the same lot, containing one or more accessory uses and complimentary to the main use.
59. Historic building - A structure designated as such by means of a nominating and designating procedure, worthy of conservation for its

historic or architectural merits, created to shelter a form of human activity.

60. Surroundings - The aggregate of streets, structures, tree lanes, squares, parks, urban fixtures and others, that surround a building, structure or a determined urban area.
61. Mezzanine - An intermediate floor located in any story or part thereof, which use is related to any activity permitted in such story. The construction of a mezzanine is permitted provided that its surface does not exceed twenty five percent (25%) of the story with which it is related and is recessed a minimum of three (3) meters from the main facade.
62. Structure - That which is erected, constructed, fixed or made by man including buildings and other structures not fit to shelter human activity such as bridges, dams, windmills and chimneys.
63. Historic Structure - A structure worthy of conservation designated as such by means of a nominating and designating procedure. The term is used to identify structures created to meet a different function other than that made to shelter human activity.
64. Exception - Authorization to utilize a property for a use that this Regulation allows and tolerates in a zone or district, provided the requirements or conditions established in the Regulation are met for the authorization of the use in question.
65. Facade - All exterior walls of a structure.
66. Minimum Facade - The length of the facade that,

as minimum, should have the plot.

67. Main Facade - Front and main part of a building or structure. The wall of a building that corresponds to a street line; a building may have more than one main facade.
68. Family - Common household formed by one or more persons occupying or using a building or part thereof, with cooking and sanitary facilities and other facilities common to a dwelling unit.
69. Nomination Document - Document that is prepared for the nominating of a Historic Site or a Historic Zone whence the property(ies) is described and its historic value is justified.
70. Depth of Building - The distance from the street line to the rear facade of the building measured in the general direction of the lateral lines of the building.
71. Depth of Lot - The mean distance from the street line to the rear line of the lot, measured in the general direction of the lateral lines of the lot.
72. Front of Building - The exterior part of the main building, the length and general character of which faces a street.
73. Official and Government Agency - The Government of Puerto Rico or any of its parts, offices, bureaus, departments, commissions, dependencies, instrumentalities or public corporations or municipalities, its agents, officials or employees.
74. Institute of Puerto Rican Culture - Government agency created by Act No. 89 of June 21, 1955, as amended.

75. Integrity - Characteristic of a structure of historical or architectural value of maintaining its entirety and probity related to its location, design, construction materials, confection and general characteristics.
76. Substantial Intervention - Any construction work on an existing structure whose cost is equal or exceeds fifty percent (50%) of the actual market value of the property to be improved excluding the cost of the land.
77. Major Intervention - Any construction work on an existing structure that is greater or equal to twenty per cent (20%) and less than fifty per cent (50%) of the actual market value of the property to be improved excluding the cost of the land.
78. Minor Intervention - Any construction work on an existing structure that is less than twenty per cent (20%) of the actual market value of the property to be improved excluding the cost of the land.
79. Board, Planning Board - The Puerto Rico Planning Board as a collegiate body, inclusively when in conformity to the provisions of Act No. 75 of June 24, 1975, as amended, functions divided into parts as provided in Article 8 of the Act.
80. Line of Facade or Construction Line - Line that defines and determines the construction of the main body of a building from the side of the street and relates it with the general alignment of the street. May coincide with the street line.
81. Property Line - Any dividing line between a lot and another or between a lot and a street or

public property.

82. Street line, front lot line or frontal border - The dividing line between the street and the adjacent lot or parcel.
83. Lateral lot line or side border - Any dividing lot line which is neither the street line nor the rear lot line.
84. Rear lot line or rear border - The lot line opposite the street line.
85. Lake Coast - Edge of a lake or lagoon.
86. Sea Coast - Edge of the sea or ocean.
87. Subdivision - Is the division or subdivision of a lot, tract or plot 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. Is the construction of a community, of a community of properties on a lot, tract or plot of land where specific lots are assigned to the joint owners; as well as for the construction of one or more buildings. It also includes a development, as heretofore used in the legislation of Puerto Rico as well as a mere segregation.
88. Historic site - Site worthy of conservation, designated as such by means of a nominating and designating procedure, where a significant event was located or is located, a prehistoric or historic activity or occupation or a garden, where the site in itself possesses historical, cultural or archaeological value (example: battle fields, Indian settlement, cemeteries, gardens, natural formations).

89. Maintenance of Signs - Clean, paint or repair a sign or replace its defective parts without altering its design, structure or original message.
90. Intermediate or Party Wall - Wall in or adjacent to the lateral lot line that is erected from the foundations to the highest ceiling. When it is new construction, its center could coincide with the side lot lines of both lots when the structures in both lots are designed as a building. It may be separated from a side lot line that distance that is required in order to obtain a structural design resistant to earthquakes when the new construction is located in just one of the two lots that abut in this side lot line.
91. Improvement to the Land - All construction which takes place on the land to condition it and prepare it for the erection of a building or structure or to enable the use of these or to enable the use, segregation, subdivision or development of a plot of land.
92. Curb Level - The established grade of the curb or where there is no curb, of the street, opposite the midpoint of the lot.
93. Level of Intervention - Work or alteration allowed in a historical site or in an eligible property according to its value.
94. Non-Conforming - Condition or use of a property which does not conform with the provisions of this Regulation.
95. Legal-Non-Conforming - Condition or use of a property use which does not conform with the

provisions of this Regulation, but which legally existed in that condition at the effective date of same, and which the regulation tolerates and allows to remain under certain conditions.

96. Provisionally Legal Non-Conforming - Condition or use of a property which does not conform with the provisions of this Regulation, which legally existed in that condition at the effective date of same, but which requires it adjust to the new regulatory provisions.
97. Nomination - Procedure by which a property is proposed as a Historic Site or a group of these as a Historical Zone.
98. Special Ordinance Standards - Special Ordinance Standards of particular Historic Sites and Zones that serve as a complement and particularly to the general provisions. These Standards include special provisions and use and ordinance plans that originate from inventory studies and from recommendations for particular Historic Sites or Zones. In the Historic Sites and Zones for which other Special Ordinance Standards exist, the use districts of the Zoning Regulation of Puerto Rico (Planning Regulation No. 4), are substituted by this specific standard suitable to the particular circumstances of specify historic sites or zones. These standards are arranged in Chapters at the end of this Regulation.
99. Historic Object - Artifact worthy of conservation, designated as such by means of a nominating and designating procedure that differs from historical structures since its primarily of an artistic nature or smaller in size and of

simple construction. Although it could be movable, the historic object usually is associated with a place or specific environment (example: fountain, monument, sculpture).

100. Work - Buildings or structures, including the improvement and works that are made to the land to enable or complement the construction on these, as well as the improvement and installations necessary for the use, segregation, subdivision or land development.
101. Conservation Work - Those works necessary for the maintaining of the structure in good condition, avoiding the deterioration produced by the constant action of atmospheric agents, by use or abandonment. Construction works are those common repairs, such as decorative elements, finishes, installations, paint and others, without this resulting in the substitution of structural or decorative elements.
102. Domiciliary Occupation - Activity carried out by members of a family residing in the same premises and for which electrical and mechanical appliances of daily use in the home are used, with the purpose of contributing to the comfort, convenience or to provide a family need.
103. Authorized Officials - Government personnel in their official duties.
104. Governmental Body - Any department, bureau, office, instrument, public corporation or political subdivision of the Government of the Commonwealth of Puerto Rico.
105. Facing - Wall, balcony or railing, over or on the roof of a building or structure that is placed to

avoid falls.

106. Plot of Land - Lot.
107. Plotting - Dividing of lots.
108. Yard - Open space not constructed of a structure.
109. Enclosed Yard - Open space and unoccupied, defined totally by walls or walls and buildable border.
110. Light Court yard - (closed or semi-closed) A light court yard is that which does not form part of the network of public flow of a structure, but that it offers ventilation and light to residential spaces such as living and dining rooms, bedrooms or other space that could function as a bedroom.
111. Ventilation Court yard - (closed or semi-closed) A ventilation court yard is that area that serves as ventilation and light to residential spaces which are not the living or dining room or bedroom or any other space that could function as a bedroom.
112. Front yard or front recess - An open space situate between the street line and the parallel projection to this of the nearest part of the building and extending to the end side lot lines.
113. Side Yard or Lateral Recess - An open space situated between the side lot line and the parallel projection to this of the nearest part of the building and extending from the line of facade to the rear yard.
114. Rear Yard or Rear Recess - An open space situated between the rear lot line and the parallel projection to this of the nearest part of the main building, extending to the side lot lines.

115. Main Yard (closed or semi-closed) - That space that joins directly with the entrance of a residence or another main use and forms part of the network of public flow of the building.
116. Semi-enclosed Yard - An open unoccupied space similar to an enclosed yard, except that one side abuts and opens towards a side or front recess, rear yard, street or another public space.
117. Construction Permit - Written authorization, issued by the Regulations and Permits Administration as per applicable laws and regulations, for the construction of projects.
118. Use Permit - Written authorization, issued by the Regulations and Permits Administration, as per applicable laws and regulations, to occupy or use a property.
119. Temporary Use Permit - Written authorization, issued by the Regulations and Permits Administration, as per applicable laws and regulations to occupy a property for a limited time.
120. Person - Any natural or legal person, groups organized for a social purpose, societies, public or private corporations, including municipalities, agencies, instrumentalities of the Commonwealth of Puerto Rico and the United States of America.
121. Property - Lot, structure, building or a combination thereof.
122. Ordinance Plans - Those specific plans of a Historic Site or Zone that set forth the particular Special Ordinance Standards and that

define the boundaries of the various ordinance zones. These could include, among others, uses, size of lot, height or allowable levels, coverage, gross floor area and yards.

123. Official Plan or Map - Plats indicating the exact position of the drafts of the streets as provided in Act No. 75 of June 24, 1975, as amended.
124. Story or floor - That part of the building included between the surface of any floor and the surface of the floor above or between the surface of a floor and the ceiling or roof. Is every horizontal surface usable and covered prepared to develop in it an activity.
125. Lower story or first floor - Is that one immediately above the ground level or basement or semi-basement.
126. Basement or semi-basement - Is that story located below the first story and under the grade-line. If a basement is not completely under the grade-line and has windows for direct illumination and ventilation, it shall be considered as a semi-basement. Any basement or semi-basement that is located more than one hundred forty (140) centimeters above the grade-line shall be considered as a lower story (first floor).
127. Square - Open public space, with or without gardens that serves as a community meeting place and that is defined by public streets and city blocks.
128. Gate - Architectural detail that decorates the entrance of the main facade of a building.
129. Portal - First part of a house, where the main

- door is located that connects with the public street.
130. Portico - Covered space with columns which is built in front of the main entrance of a building.
 131. Preserve - Avoid or protect beforehand any damage or danger to a Historic Site or Zone in order to guarantee the perpetuity of the historical property for the enjoyment of future generations.
 132. Depth of Construction - Is the distance between the line of facade and the rear part of the structure.
 133. Property or Possession - Lot or structure, or a combination thereof.
 134. Eligible Property - A property of historic value that could meet the eligible criteria as a Historic Site but that has not been designated individually as such. A Historic Zone includes a relatively high number of eligible properties.
 135. Non-Eligible Properties - A property that does not meet the eligible criteria to be designated as a Historical Site.
 136. Proponent - Any person or its authorized representative that initiates an adjudicative procedure.
 137. Project - Comprises all proposals concerning land use or building of structures including subdivisions, urbanizations and construction of buildings.
 138. Architectural Features - All characteristics proper of a structure, including materials, elements and architectural details.
 139. Reconstruction - Authentic reproduction of a

structure or part thereof, that is no longer existing or in ruins or deteriorated, based on verified documentation or substantiated by scientific evidence by means of type studies.

140. Recuperate - Series of actions tending to recuperate the original or new use of a structure.
141. Restructuring of eligible properties - Those works that modify the eligible properties in which it has been intervened in a discordant manner with its features and original character. The modifications may include the interior space, facades or volume, including the partial or total substitution of the structural elements. These modifications recuperate the original forms of the structure. The restructuring could involve reconstruction.
142. Restructuring of non-eligible properties - Those works that modify the structures of non-eligible properties, that do not comply with the norms and criteria established by the Planning Board and by the Institute of Puerto Rican Culture after its construction and that could be restructured totally or partially to bring them into compliance with these criteria.
143. Restructuring of facades - Those works that modify the eligible property for type reconstruction of the facade or that modify the non-eligible property in order to comply with all the standards related to facades or fronts of structures.
144. Integral Restructuring - Those works that modify the eligible property for its total

re-construction or type reconstruction or that modify the non-eligible property in order to comply with all the norms related to facades and general volume.

145. Reform - Combination of actions tending to give a new shape to a building, structure or architectural space. In those properties of historical and architectural value it could imply that distinctive elements and significant traits to these values be maintained.
146. Regulation of Historic Sites and Zones - Title of Planning Regulation No.5.
147. Applicable Regulations - All those regulations promulgated and adopted or approved by the various government agencies, published according to the law and that apply to the specific case.
148. Rehabilitation - Process to return a property in disuse to a usable state by means of repairs or alterartions making possible an efficient contemporary use.
149. Remodeling - Combination of actions carried out to preserve elements and distinctive traits of a property that are significant to its historical, architectural and cultural value, but that introduces alterations that deviate from the original form of a building, structure or historic site.
150. Repair - The substitution of minor existing repairs in a structure not including additional work that constitutes a structural alteration or of facade.
151. Resolution - Report or document containing an agreement or decision adopted by the Planning

Board or by the Regulations and Permits Administration.

152. Restoration - Combination of actions carried out to recuperate the primitive form of a building, structure or site of historic or architectural value based on documentation or proven evidence. The process does not allow for inclusion of new design. The repairs or alterations reproduce the original conditions of the repaired elements.
153. Positioning or partial recess of the facade - Total or partial recess of a facade.
154. Reversible - Quality of an alteration or enlargement to an eligible property, when such alteration or enlargement can be removed, dismantled or totally demolished without affecting the integrity of the eligible property.
155. Sign - Any inscription, writing, printing, paint, emblem, drawing, engraving or other means of commercial advertisement whose purpose is to call the attention to a product, business, institution, service, entertainment, professional services offered, sold or carried on elsewhere than upon the lot where it is displayed. In the event that the installation of a sign requires the erection of a wooden, plastic or metal frame, electrical additions and other accessories, it shall be understood that these form an integral part and for all legal purposes shall be considered as a unit.
156. Animated Sign - Any sign that uses changes in the illumination or movements in order to project an action or create a scenery or special effects.
157. Construction Sign - Temporary sign that

identifies the type and details of the project to be realized, its financing and the real-estate brokers, builders, engineers or architects involved in the project. This sign may not contain advertisements or commercial propaganda of any kind.

158. Pole Sign - Sign on the ground sustained by means of columns, poles or other means of support not affixed to the building.
159. Intermittent Sign - Sign that contains an intermittent source of light or consecutive flashes with the aim of calling the attention. Does not include electronic billboards, animated signs or signs that by means of reflectors or other means, create the illusion of intermittent light.
160. Temporary Sign - Sign whose installation is not permanent and is limited for a period of time, depending on the nature of its contents, that in no case shall exceed sixty (60) days.
161. Ruin - Those remains of a structure that last after suffering partial or total destruction caused by time, natural acts or by man and that its recuperation would not be technically possible without its re-construction with new material.
162. Historic site - Property worthy of conservation, designated as such by means of a nominating and designating procedure. Could include lands, structures, historical objects and general surroundings.
163. Lot or parcel of land - Parcel of land registered or that may be registered.

164. Corner Lot - Lot fronting on the junction or intersection of two streets.
165. Interior Lot - Any lot other than a corner lot.
166. Minimum Lot - Is the minimum surface that a lot may have so that its segregation may be authorized and construction allowed on it.
167. Basement or Semi-Basement - Is that story located below the first story and under the grade-line. If a basement is not completely under the grade-line and has windows for direct illumination and ventilation, it shall be considered as a semi-basement. Any basement or semi-basement that is located more than one hundred fifty (150) centimeters above the grade-line shall be considered a lower story (first floor).
168. Shed - Sloped roof affixed to a building.
169. Lands - Includes both land and bodies of water, and the space above or below these.
170. Type - Characteristics of eligible properties related to shape, proportions and dimensions of its spaces, surfaces and volume and of the elements that are defined; its functional and structural interrelation and its physical and spatial relation with its parcel of land or the surroundings.
171. Transfer of Structures - Relocation of a structure to another lot.
172. Dwelling Unit - Building or that part of, which is used as residence by a family. In apartment houses, the concept of a basic dwelling unit shall be used to calculate the permitted population density in a lot.

173. Basic Dwelling - Concept used in apartment houses to obtain a new computation for the population density permitted in a lot, based in the number of rooms of each dwelling unit. A basic dwelling unit shall have three (3) bedrooms.
174. Use - Purpose for which the structure or the building was designed, is used or is to be used.
175. Accessory Use - Any use narrowly related or complimentary to the main use that is given to the property or premise.
176. Artisan Use - Use related with the manufacture and sale of artifacts created with hand tools or electrical machinery installed on a bench and that does not produce odors or noises that can be perceptible from the sidewalk or nearby lot.
177. Commercial Use or Office Use - Use related to the sale of merchandise or the sale or the offering of services.
178. Light Industrial Use - Use related to the repair, assembling or manufacturing of artifacts and that does not produce atmospheric contamination nor harmful odors or noises beyond the limits of the lot.
179. Main Use - Predominate use which is given to the land, lot and main building.
180. Residential Use - Use related to the permanent or temporary lodging of persons.
181. Assessment - Judgment of the type of historic or architectural value of a Historic Site or Zone or an Eligible Property in a Historic Zone that is made based on the criteria established by the Planning Board and the Institute of Puerto Rican Culture.

182. Environmental value - Value of buildings or other structures that is associated to the facade or elements visible from the street by its singularity, traditional character or by its notable morphological distinction with the surroundings and that contributes to conform a particular urban or rustic environment, of special beauty or environmental sense, its presence being of public interest in the urban scenario or in the landscape in order to preserve those environmental characteristics.
183. Architectural value - Value associated to buildings and other structures when related to architectural or artistic merits that make them worthy of maintaining for the importance that is attributed.
184. Cultural Value - All that expresses the cultivating of traditions, human knowledge and the existence of its identity, practices and collective or social behavior that has persisted through generations.
185. Historic Value - Value associated with sites, buildings and other structures when they relate to an event or personality of relevance of the past that make them worthy of maintaining for the importance that is attributed.
186. Monument Value - Those institutional, religious, civic buildings of great architectural or historic value that form the most significant landmarks of the city or its surroundings which collaborate to give it its own identity.
187. Variance - Authorization to utilize a property for a prohibited use by the restrictions imposed

to a zone or district and that is only granted to avoid injury to a property that, because of the extraordinary circumstances the strict application of the regulations can result in a confiscation of the property.

188. Street - Paths, alleys, walks, lands, streets, roads, viaducts, bridges, avenues, boulevards, highways or any other public access or part thereof.
189. Public Street - Those trails, paths, alleys, lanes, walks, streets, viaducts, bridges, avenues, boulevards, highways, or any other access or part thereof, that is operated and maintained for public use by the state or municipal governments.
190. Vestibule - Covered area of a structure next to the entrance door from the public street and that joins with semi-public spaces or vertical movement to the interior of the property.
191. Coastal zone - Strip of coastal land and the waters adjacent to Puerto Rico and neighboring islands within its jurisdiction defined by the Department of Natural Resources and approved by the Planning Board and the Governor of Puerto Rico, that extends one thousand (1,000) linear meters inland from the coast-line and, besides additional distances to wherever necessary to insure that the key natural coastal systems are included, as well as the waters and the ocean or maritime floor that extends three (3) marine leagues (10.35 land miles) towards the water.
192. Tourist Interest Zone - Any area of Puerto Rico that has, as an integral part of its geological

location or within its immediate location, a series of natural or artificial attractions that are presently developed or that have tourism potential such as beaches, lakes, bays, historical architectural sites, areas of natural beauty and whose buildings are of vital importance for the development of tourism in Puerto Rico, and which has been designated by means of a resolution by the Planning Board according to Act No. 374 of May 14, 1949, as amended. In a Tourist Interest Zone one or more zoning districts may be found.

193. Ordinance Zone - Each one of the spatial boundaries in which a territory is subdivided in order to outline the application of the Special Ordinance Standards of a Historic Sites or Zones. Could include use zones or building parameters.
194. Historic Zone - A group of more than one historic site worthy of being conserved and designated as such by the Puerto Rico Planning Board with the endorsement of the Institute of Puerto Rico Culture according to Act No. 374 of May 14, 1949, as amended.
195. Maritime Zone - Means the areas of the coast of Puerto Rico which the sea laps in its tide and ebb-tide; where the tides and bigger swells are usually during hurricanes. Includes the lands obtained from the sea and the edges of the rivers to the point whence they are navigable or are susceptible to the tides. The term, without conditioning it, means the maritime zone of Puerto Rico.
196. Rural Zone - Embraces all lands within the

jurisdiction of Puerto Rico that have not been designated by the Planning Board as urban zone. Includes the maritime zone and territorial sea of Puerto Rico.

197. Urban Zone - Its synonymous of urban area and comprises the lands within the perimeter or scope of urban expansion as defined by the Planning Board in the urban expansion maps of each municipality.
198. Zoning - Procedure to classify and designate lands in zones or districts, requiring the application in each district or zone of norms concerning the use of the lands and on the characteristics of the works and structures to be allowed in each zone or district.

2.03 - Definitions of Use:

1. Bar or Lounge - Enclosed establishment used daily during a specific period of time, for the sale and consumption of alcoholic beverages within the premises and as its sole or main activity.
2. Cafeteria - An enclosed establishment used for the sale of coffee, sodas, sandwiches and other food and alcoholic beverages.
3. Cafe - An enclosed establishment used for the sale of coffee, alcoholic beverages, sodas and fast foods that are usually eaten on the counter.
4. Night Club - An enclosed establishment that engages primarily to the sale of alcoholic beverages and provides a live artistic show to its customers. The night club usually operates until late hours; on occasions it offers meals for consumption within the premises.
5. Grocery Store - An establishment that sells an

extensive variety of fresh and processed groceries, including the sale of sealed alcoholic beverages for consumption outside the premises and surroundings.

6. Eat as You Go - An establishment opened on the customer's side, usually located in temporary structures, which engages in the sale of beverages and meals, usually over the counter, for its consumption on the counter or tables which serve as complement to the counter.
7. Fast Foods - A individual or franchise establishment, enclosed with air conditioning, that engages primarily to the sale of sodas and fast foods prepared on the premises and served over the counter for consumption within the premises.
8. Condo/Hotel - Building or group of buildings built expressly to be governed or that has been converted into a system as a horizontal property by virtue of the provisions of Act No. 104 of June 25, 1958, as amended, and which also complies with the requirements of a tourist hotel or commercial hotel as established by Act No. 6 of June 8, 1972, and by any regulation adopted to the effect by the Puerto Rico Tourism Company.
9. Discotheque - An establishment that provides an area for dancing with recorded music or videotapes, whose activity can be augmented to include the sale of alcoholic beverages for consumption within the establishment.
10. Medical Dispensary - An establishment that offers medical and pharmaceutical assistance to ambulatory patients.

11. Boarding House - A facility for the transitory lodging of persons, for stays usually of several months, sharing cooking and bathing facilities.
12. Inn - Facility for lodging for relatively short periods.
13. Hotel - Building or group of buildings for the lodging for a fee to transients, with not less than fifteen (15) rooms equipped for the accommodation of guests and with one or more dining facilities where meals are served to the general public.
14. Tourist hotel - Any hotel whose main purpose is the development of the tourism industry and which shall contain as part therein, and in proportion to the maximum lodging facilities, two or more of the following typical tourist attractions for its guests: beach or lake with bathing facilities or other aquatic sports, swimming pools with bathing facilities or other aquatic sports, adequate facilities for the use of saddle horses and excursions, courts for playing games or facilities for other open air sports.
15. Motel - Lodging facility for travelers for short periods of time.
16. Restaurant - An enclosed establishment for the sale of meals for consumption inside or outside the premises, whose main activity could include the sale of alcoholic beverages as a secondary related activity.
17. Restaurant or outdoor cafe - Establishment that engages in the sale of beverages and meals prepared for consumption within the premises and for which all or part of the customer's area is

outdoors or with a ceiling but without walls. It could include the sale of alcoholic beverages as a secondary related activity.

18. Auto/Service - System offering services by means of windows, machines, microphones or a similar mechanism, that allows to buy or perform transactions directly from the automobile.
19. Liquor Store - Establishment that mainly sells sealed alcoholic beverages for consumption outside the premises nor consumed in the surrounding areas.
20. General Merchandise Store - Establishment that engages in the sale of varied merchandise, in which one may find clothing and accessories, household effects, hardware, groceries, books, magazines and newspapers.
21. Variety Store - Establishment that engages in the retail sale of, at low prices, a variety of merchandise. Usually these stores do not sell a complete line of merchandise nor are they organized by departments.
22. Department Store - Establishment that engages in the retail sale of varied merchandise, organized by different departments. Its main lines usually include furniture, household goods, appliances, radios and televisions and a general line of clothing for the family and linen.

CHAPTER 3 REQUIREMENT AND ISSUANCE OF PERMITS

3.01 - Permits Requirements by the Regulations and Permits Administration - Starting from the effective date of this Regulation there shall be required by the Administration, in properties designated Historic Sites or Zones, the issuance of the following permits:

1. Use permit to occupy or use any structure or lands.
2. Permit to subdivide or group lots.
3. Construction permit to alter (including structural, facades, type or minor alterations) enlargement, consolidation, new construction, utilities, reconstruction, re-structuring of eligible and non-eligible properties (entire or facade), reform, re-modeling, repair, restoration and those construction works to improve or condition lands with the purpose of building on these.
4. Permit for the transfer of any structure.
5. Demolition permit.
6. Permit for the installation of signs.
7. Temporary Permit for the construction and use of temporary structures (such as grandstands, pavilions and tents) for a limited time; said structures shall be completely removed when the effective date of the permit has expired.
8. Permit for the installation of any utility, traffic signals or urban fixtures on the public space.

All these permits will require the endorsement of the Institute of Puerto Rican Culture.

3.02 - Requirement of Approval by the Planning Board - Starting from the effective date of this Regulation

there shall be required the authorization by the Board regarding any intervention in the public space, including signs, underground or aerial utilities or changes in traffic by particular persons or government agencies, including municipalities.

All these authorizations will require the endorsement of the Institute of Puerto Rican Culture.

3.03 - Works Exempt from Permits - The repairs and miscellaneous construction of minor concern that are described hereinafter, may be realized without the need to request a permit from the Regulations and Permits Administration, provided distinctive elements are not altered, identified as such in the designating documents of a property, nor designated material or historical objects are removed:

1. Replacement of old material by new one of the same kind or similar, such as wood for wood, zinc for zinc, wood for pasteboard, etc., in partitions, ceilings and floors. This provision does not cover the replacement of exterior walls by bearing walls and elements of support of concrete or masonry.
2. Change of wooden floor for concrete over land-fill, or over concrete foundations, provided that the height of the floor, measured from its highest level to the ground, not exceed one (1) meter.
3. Change of wooden foundations for concrete provided the height of same above the ground level not exceed one (1) meter.
4. Change of pasteboard ceiling coverings for zinc or other material that is not concrete.
5. Fences which are built in conformity to the

provisions of the Zoning Regulation and this Regulation.

6. Repairs to concrete buildings, including:
 - a. Plastering of existing concrete buildings.
 - b. Filling-in of cracks, leaks and drips in a building or structure.
7. Simple replacement in signs - Only those construction works that consist of the replacement of removable parts of a sign that has been designed so that these replacements can be carried out, or the paint of a installed sign that is in conformity and will continue to be to the effective regulation, shall be exempted from requesting a permit.
8. Simple replacements in plumbing systems - Only those construction works consisting of the replacement of fixtures, pipes or new fixtures shall be exempt from requesting a permit. To carry out any alteration in the plumbing system that includes the addition of main discharge or ventilation pipes, of new sanitary fixtures or a change in position of existing ones, it shall be necessary to request and obtain a permit from the Administration.
9. Simple replacements in the electrical distribution systems - Only those construction works that consist of changes of lines or deteriorated accessories for new lines or accessories shall be exempted from requesting a permit. In order to carry out any alterations in the electrical distribution system that includes the addition of new circuits it shall be necessary to request and obtain a permit from the Administration.

10. Interior Paint - Provided it does not affect elements or construction works of value such as murals, stencils, etc.; exterior paint that conforms to the color chart established by the Institute of Puerto Rican Culture for each Historic Site or Zone.
 11. Construction of minor alterations or repairs in non-eligible properties or in eligible properties of environmental value.
- 3.04 - Issuance of Permits - Permits or authorizations shall be issued only when the activity for which the permit or authorization is requested, complies and conforms completely with this Regulation, other regulations or other applicable planning documents. The Board or the Regulations and Permits Administration will forward to the Institute of Puerto Rican Culture copy of all permits or consultation that is approved in conformity with this Regulation, including the forms submitted by the proponent and the notification of the permit or consultation approval clearly indicating the case reference number. This notification shall be sent no later than two (2) working days after sending the notification of approval. Furthermore, it shall notify of any request for construction or preliminary design that is denied for non-conformity to any regulatory or legal provision, clearly indicating the case reference number and including written evidence of said denial.
- 3.05 - Issuance of Use Permits and Minimum Conformity with the Regulation - Every new use permit of a property shall conform to that established in Chapter 7 concerning "General Intervention Policies of Facades of Historic Sites or Zones", of this Regulation. Should a use permit be requested for only a part of

the structure conformity shall be required for the whole structure, according to the provisions of Chapter 7 of this Regulation.

3.06 - Bond Requirement - A bond may be required as a condition for the issuance of a permit when justified by the nature of the use, pursuant to Act No. 76 of June 24, 1975, as amended.

3.07 - Special Provision - Any permit or authorization requested that although complying with the provisions of this Regulation, presents characteristics that makes it impracticable the approval of its provisions or undesirable the issuance of said permit or authorization due to factors such as health, safety, order, defense, economy, traffic, tranquillity of the residents, accumulation of population, absence of facilities or public improvements, better adequate use of the lands, or environmental conditions, aesthetics or of exceptional beauty, may be denied by the Regulations and Permits Administration or the Planning Board, each one within its jurisdictional scope. The Administration or the Board will take the necessary measures so that this special provision is not used with the purpose or effect of non compliance with the regulatory provisions in those cases where there does not mediate truly special circumstances. In these cases a public hearing will be held pursuant to the procedures established in Acts No. 75 and No. 76 of June 24, 1975, as amended. The application shall be denied while the unfavorable conditions exists to the permit or authorization even though the construction, demolition, transfer, sign or use in question are included within those allowed for the area by the Planning Regulations in effect. The Administration or

the Board will indicate in writing the reasons for the denial of a permit or authorization, copy of which shall be included in the notification to the petitioner of the determination that is made.

3.08 - Permits for Demolitions of Non-Eligible Properties -

No simple demolition permit shall be issued for Non-Eligible Properties, unless it is guaranteed that the structure to be demolished will be substituted by another structure or by a public space in harmony with the urban web and in conformity with the provisions of this Regulation. No owner may demolish a structure unless he has an approved construction permit for the same lot. The construction of the structure should start within a period of six (6) months from the date of issuance of the demolition permit.

In cases that a Non-Eligible Property, or part thereof, presents a risk of collapsing due to structural defects, and when documentation is presented that convincingly proves without a doubt, to the satisfaction of the concerned agency of said risk, a total or partial demolition permit may be issued, without the need of having a construction permit for the lot for new construction or public space.

3.09 - Permits for Demolitions of Eligible Properties -

No demolition permit shall be issued for Eligible Properties unless it is demonstrated that the property is in an irreversible state of ruin or that it presents a risk of total collapse due to structural defects. In both cases there shall be required documentation presented by competent technicians in the field, that convincingly prove without a doubt, to the satisfaction of the concerned agency, of said condition. In these cases it shall be required graphic

documentation of the property prior to its demolition, according to the requirements established by the Institute of Puerto Rican Culture.

Aside from these two conditions (irreversible ruin or a risk of total collapse), there shall only be issued a construction permit in Eligible Properties that contemplate in a unitary manner and as a whole the partial demolition operations and the construction, as allowed by this Regulation. The documents of the construction works shall be detailed with regards to the demolition work, the type of construction work to be carried out, the technical and construction procedures that shall be utilized and the sequence to be followed in these procedures. These documents shall be evaluated according to the available information in the files of the Board and the Institute, the condition of the structure, its value and levels of intervention indicated.

- 3.10 - Permits Related to Public Streets - Starting from the effective date of this Regulation, no permit shall be issued for subdivision, construction or transfer of building in any lot, unless there exists proper access to it. In the case of new urbanizations, construction permits may be issued when it is determined that the lots involved shall have the required access once the authorized construction works are concluded. When the proposed streets in the Official Street Maps are included in the Five Year Highway Construction Plan of the Department of Transportation and Public Works, or have been programmed for construction by the Municipal Authorities, there shall prevail, without modification, the recommendations of the land use plans nor the construction of any building shall be

approved within its proposed right of way (Article 21, Act No. 76 of June 24, 1975, amended), unless the owner of the property or possession commits himself at his own risk to remove the structures and construction works that are built and need be destroyed the moment the government acquires the property by any legal means; and by not doing so, the government will deduct the cost of its removal from the price to pay for the property. There shall be allowed the occupancy or use of buildings or structures legally existing, for any allowable purpose permitted in the district or zone in which these are located.

When the construction of the streets proposed in the Official Street Maps approved by the Governor have not been programmed, as mentioned above, the issuance of construction and use permits shall be allowed for buildings or structures, considering that these occupy lands identified for said streets, according to the following:

1. Allowing the construction or use of buildings or structures for any purpose permitted in the district or zone in which these are located in conformity with Resolution JP-235 of October 28, 1981, as amended.-"Establishing Parameters for the Issuance of Permits in Properties Affected by Official Street Plans."
2. The parameters that are established do not bear the effect of permitting the construction and use of buildings or structures nor the subdivision of lands in districts where safety measures for the protection of life, property and safety is prohibited.

In cases of lots affected by public streets that

have been programmed, as aforementioned, but that have not been built, the provisions contained in this Regulation shall be applicable to the remnant of the lot, as if said streets were already built. In construction projects for ten (10) or more basic dwellings units, in lots for which a bonus in population density or gross floor area is authorized based on the donation of lands for the widening of the street, there shall be required the construction of those improvement works in front of, or within the lot, that the Department of Transportation and Public Works or the Municipal Authorities require, as the case might be, and that corresponds to the direct vehicular access street to this.

In projects for apartment houses, when calculating the permitted population density, there may be credited to the project one (1) dwelling unit for every one hundred fifty (150) square meters of the portion of the lot affected by a land use plan or Official Street Map, and a bonus in gross floor area of one hundred thirty (130) square meters for every basic dwelling unit that said bonus in population density represents, when said portion of land is donated free of cost for public use, by means of the corresponding legal document and the project conforms to the provisions of this Regulation, except for the bonus allowed. An endorsement from the Institute of Puerto Rican Culture will be required in order to grant the bonus.

3.11 - Non-Conforming Permits - The Administration shall issue legal non-conforming use permits for those uses

and structures that were established before the effective date of this Regulation and that do not comply with the provisions of same according to the following:

1. Nonconformity in Use - The Administration shall, with acknowledgment of receipt, notify the owner or tenant and the concerned agencies that the use results in non-conformity to the provisions of this Regulation. Said notification shall clearly express the nature and extent of the non-conformity.

The Administration shall determine if the non-conformity is of a conflictive nature to the area or of a related nature. The conflicting nature shall be determined by means of a field study and its condition ratified by means of a public hearing or by means of an administrative hearing.

Should it be of a related nature, the Regulations and Permits Administration may issue a legal non-conforming use permit and the use may be operated indefinitely subject to the following conditions:

- a. The use cannot be changed nor intensified.
- b. Cannot be transferred from owner.
- c. The structure cannot be enlarged.

Should it be of a conflictive nature, the Regulations and Permits Administration shall issue a temporary legal non-conforming use permit that will allow the use to be operated for a period of three (3) years from the date of notification, subject to the established conditions for non-conforming use of a related nature. When an

interested party believes that this period of time is not sufficient, he may request from the Planning Board, during the year following notification, an extension of time to eliminate the temporary legal non-conforming use. When making the request, he shall submit, among others, the following information:

- a. A graphic and written description of the structures used.
- b. Nature of the use of that structure, such as operating hours, clientele, volume of customers at diverse hours.
- c. Location of the property and existing uses nearby.
- d. Documentation concerning the type of permit that the use in question has.
- e. The separate value of the land, structure and improvements made.
- f. Estimated values of nearby uses.
- g. Identification of the nearest site where the use could be permitted.
- h. Cost of re-locating.
- i. Conformity of the structure to the provisions of this Regulation.
- j. Cost of conforming the use to the new regulation on the site where it is located.
- k. Benefit or detriment to the interested party of re-locating the operation.
- l. Time that the business has operated.
- m. Pertinent information of other agencies such as the Police, Fire and the Department of Health.
- n. Any other pertinent information such as income

tax return forms and others.

If the three (3) years after the notification of the non-conformity have elapsed, the owner has not conformed the temporary legal non-conforming use, is not in real and in an effective manner in the process of conforming it, has not obtained a variance or an extension of time from the Planning Board, those applicable judicial penalties and actions may be applied.

2. Non-conformity in Buildings - The Administration shall, with acknowledgment of receipt, notify the owner or tenant and the concerned agencies that a structure results non-conforming to the provisions of this Regulation. Said notification shall clearly express the nature and extent of the non-conformity. The non-conformity could be of a legal or temporary legal nature. It shall be understood by temporary legal nature that structure whose cost for adjusting to the provisions of this Regulation represents a greater cost of twenty per cent (20%) of the investment in the structure. If the cost to adjust the structure to the provisions of this Regulation represents twenty 20% or less of the investment in the structure, the non-conformity shall be understood to be a legal non-conforming one.

The Regulations and Permits Administration shall issue a legal non-conforming structure permit to said structures and these may be operated as such subject to the structure not be enlarged nor it be intervened in a major or substantial manner. When a construction permit is requested for a major or substantial intervention to structures of this

nature, the proponent will explain how the construction will conform, within reasonable parameters, with the provisions of this Regulation. The evaluation of the construction work will consider the proposed action and the Administration will issue or deny the construction permit with the endorsement of the Institute of Puerto Rican Culture.

Should the non-conformity be of a temporary nature the Regulations and Permits Administration shall issue a temporary legal non-conforming, structure permit that will allow for the use to be operated for a period of not greater than five (5) years from the date of notification. When an interested party believes that this period of time is not sufficient, he may request from the Planning Board, during the year following notification, an extension of time to eliminate the temporary legal non-conforming structure. When making the request, he shall submit, among others, the following information:

- a. Graphic and written description of the structures used.
- b. Location of the property and types of existing structures nearby.
- c. Documentation concerning the type of permit that the use in question has.
- d. Separate value of the land, structure and improvements made.
- e. Estimated value of nearby uses.
- f. Conformity of the structure to the provisions of this Regulation.
- g. Cost of adjusting the structure to the new

provisions.

- h. Benefit or detriment to the interested party of adjusting the property to the new Regulation.
- i. Time that the structure has existed.
- j. Pertinent information of other agencies such as the Police, Fire and the Department of Health.
- k. Any other pertinent information such as income tax forms and others.

If the five (5) years after the notification of the non-conformity have elapsed, the owner has not conformed the temporary legal non-conforming use, is not in real and in effective manner in the process of conforming it, has not obtained a variance or an extension of time from the Planning Board, those applicable judicial penalties and actions may be applied. There will not be allowed to intervene in any way, nor obtain a new use permit of a temporary legal non-conforming structure, unless the characteristics that result as non-conforming are corrected.

3.12 - Effective Date of the Decisions Regarding Permits-

- 1. Every decision authorizing any use permit shall remain without effect if, within one (1) year of having rendered same the corresponding use permit were not obtained or if after having obtained the corresponding use permit, the authorized works were not commenced within one (1) year from the permits date of issuance.
- 2. Every decision authorizing any permit for

subdivision or grouping of lots shall remain without effect if, within one (1) year of having rendered same, the subdivision or grouping of lots is not established.

3. Every favorable decision or authorization regarding any consultation about conformity of a project, preliminary or final project related to a construction project, shall remain without effect if, within one (1) year of having rendered same, the corresponding construction permit were not obtained; or if after having obtained the corresponding construction permit, the authorized works, were not commenced within one (1) year from the permits date of issuance; or if such works once begun, according to the aforesaid, were not finished within the term prescribed in the permit issued.
4. Every decision authorizing any permit for the transfer of a structure shall remain without effect if, within one (1) year of having rendered same the transfer of the structure has not taken place.
5. Every decision authorizing any permit for the demolition of a structure shall remain without effect if, within one (1) year of having rendered same the demolition were not effected according to the established in this Regulation.
6. Every decision authorizing any permit for painting shall remain without effect if, within one (1) year of having rendered same the painting works were not effected.
7. Every decision authorizing any permit for the installation of signs shall remain without effect

if, within one (1) year of having rendered same, the corresponding sign permit were not obtained, or if the authorized sign has not been installed within one (1) year from the date of issuance of the permit.

8. Every decision authorizing any temporary construction permit shall remain without effect if, within one (1) year of having rendered same the works were not effected or commenced for which the temporary permit was granted.

The aforementioned effective dates shall be considered definitive for all legal purposes, except that same may be prorogated by petition of an interested party, when such extension is not considered contrary to the public interest, and provided that the prorogation petition is submitted thirty (30) days before the expiration date of the decision, indicating the motives in which the petition is based, and furthermore, including evidence of the progress attained in the preparing of the preliminary or construction plans, studies and documents that the case may require.

- 3.13 - Reconsideration and Judicial Review- Every party adversely affected by a resolution or final or partial order by the Planning Board or the Regulations and Permits Administration, as the case may be, may, within the term of twenty (20) days starting from the date of the notification of the resolution or order, present a motion for reconsideration to the Board or the Regulations and Permits Administration, as the case may be, within fifteen (15) days of having received said motion, should consider it. If denied, the term to request a review shall be considered as

uninterrupted. If any action is taken on its consideration, the term for requesting a review shall commence from the date in which the legal documents are filed, a copy of the notification of the Board's resolution resolving definitively the motion whose resolution shall be issued and legally presented within ninety (90) days following the filing of the motion. If the agency does not take any action concerning the motion for reconsideration within thirty (30) days after being presented, or within ninety (90) days after a motion seeking a resolution has been filed, it shall will be understood that same has been denied. The term to solicit the judicial review will commence from the expiration of said term of thirty (30) and ninety (90) days, respectively. The motion for reconsideration shall be jurisdictional in order to obtain a judicial review.

CHAPTER 4 DESIGNATION OF HISTORIC SITES AND ZONES

A. ELIGIBILITY

4.01 - Eligibility Criteria for Historic Sites- Any person, agency or entity may recommend for nomination as Historic Sites those places, buildings, structures and objects of more than fifty (50) years that have a historical, architectural, artistic, archaeological, engineering or cultural significance of the country and that contribute to explain the grounds of same. In those singular cases where the property has an exceptional value, the condition of having more than fifty (50) years will not be a reason for excluding it. The recommendation for nomination as a Historic Site shall be justified based on the following criteria:

1. The property is associated with events that have contributed significantly to the general pattern of history.
2. The property is associated with the life of important significant persons to the general pattern of the history.
3. The property contains distinctive characteristics of a type, period or method of construction;
4. The property represents the work of a master;
5. The property possesses artistic or artisan merits;
6. The property constitutes an urban expanse of special relevance, beauty or importance.
7. The property has produced or could produce important information about the prehistory or history of the country.

4.02 - Eligibility Criteria for Historic Zones- Any person, agency or entity may recommend for nomination as Historic Zones that group of properties that maintain

a significance to the history, architecture, art, archaeology, engineering or culture of the country and that contribute to explain the grounds of same. The Historic Zones may comprise areas and structures that do not have significance as an independent unit, but whose location next to eligible properties justify to regulate its possible transformation. The recommendation for nomination as a Historic Zone shall be justified based on the following criteria:

1. The area is associated with events that have contributed significantly to the general pattern of history.
2. The area contains distinctive characteristics of a type, period or method of construction.
3. The area constitutes an urban expanse of special relevance, beauty or importance because of its site, trace, urban weave or by its scale or structural characteristics.
4. The area contains distinctive characteristics in terms of scale, proportions, architectural materials and relation of structures with its surroundings.
5. There exists a significant number of Historical Sites designated or eligible.

B. NOMINATION

4.03 - General Provisions - The Planning Board may consider by its own initiative, or by request of any person, agency or entity, the nomination of a Historic Site or Zone when the provisions of this section are met.

4.04 - Nomination of Historic Sites- When filing a nomination for a Historic Site there shall be submitted, as minimum, the following information:

1. Evidence of having notified the owner of the

property the intention of submitting the nomination.

2. Documents required in the "Requirements for Nomination of a Historic Sites" established by the Planning Board and the Institute of Puerto Rican Culture.
3. Evidence of having submitted copies of the documents required in the "Requirements for Nomination of a Historic Sites" to the Institute of Puerto Rican Culture.

4.05 - Nomination of Historic Zones - When filing a nomination for a Historic Zone there shall be submitted, as minimum, the following information:

1. Evidence of having notified the citizens of the zone of the intention of submitting the nomination, by means of an ad in the newspaper or by direct communication to the owners of the properties. The notice will include the boundaries of the area and an explanation about the purpose of the zone.
2. Documents required in the "Requirements for Nominating Historic Zones" established by the Planning Board and the Institute of Puerto Rican Culture.
3. Boundary map of the historic zone and a drawing where the eligible properties are identified.
4. Evidence of having submitted copies of the documents required in the "Requirements for Nomination of a Historic Zones" to the Institute of Puerto Rican Culture.

C. DESIGNATION

4.06 - Evaluation - The original and the copy of the nomination entry for a Historic Site or Zone shall be

submitted to the Planning Board, who in turn will submit it to the Advisory Committee of Historic Sites and Zones for its evaluation and will also notify the Department of the Treasury of its filing.

4.07 - Advisory Committee for Historic Sites and Zones - The Advisory Committee of Historic Sites and Zones is a committee designated by the President of the Planning Board jointly with the Executive Director of the Institute of Puerto Rican Culture. The committee shall have five or seven members, two of them shall be architects with experience in conservation, one shall be an archaeologist and another shall be a historian. The other members of the advisory committee shall be knowledgeable in historic patrimony and its conservation. The members of the advisory committee shall be individually designated for a term of two (2) years, except for the initial designation that shall be of two (2) and three (3) years, dividing these terms approximately in half of its members. Should a member be subsequently replaced, the substitute will be named for the fraction of the time remaining of the substituted member. The members of the advisory committee may be named for an unlimited number of terms. The Advisory Committee of Historic Sites and Zones shall be convened by the Planning Board within thirty (30) working days from the moment that a nomination is filed with the Board.

The Advisory Committee itself, shall have thirty (30) working days to report on the nomination. Because of difficult or complex reasons of the nomination, the Advisory Committee could solicit additional time to the Board in order to reach its decision, which will not exceed twenty (20) additional working days.

4.08 - Public Hearing, Designation, Adoption of Plans - The Advisory Committee of Historic Sites and Zones, after evaluating the nomination documents, shall submit its recommendation to the Planning Board regarding the property or properties to be designated Historic Sites or Zones. The Planning Board will notify the decisions reached by the committee to the Institute of Puerto Rican Culture, the municipality in which it is located, the Department's of Treasury, Commerce, Housing, Consumers Affairs and the Central and corresponding Regional Offices of the Regulations and Permits Administration.

Once the endorsement from the Institute of Puerto Rican Culture is received, the recommendation designating such will be presented in a public hearing, in order to discuss the merits of the property or properties. After the public hearing, the Board will evaluate the whole record and will determine by means of a Resolution, if the property or properties is designated as a Historic Site or Zone and shall adopt the boundary plans of the Historic Zone and the identification of the corresponding Eligible Properties.

4.09 - Amendments to the Boundary Plans of Historic Zones - The Planning Board may consider changes in these plans upon request from persons, officials or agencies. These petitions shall be considered as amendments to the Regulation, requiring the authorization of the Governor of Puerto Rico.

The request for amendment shall be submitted as rezoning, following the established procedures.

4.10 - Amendments to the Identification Plans of Eligible Properties - The Planning Board may consider

amendments to these plans because of changes in the identification or value of the Eligible Structures. These amendments shall be considered through a process of public hearing, by request of any person, official or agency.

When not by its own initiative, the Board may consider amendments in a use district to a determined sector or lot when the person, agency or individual petitioner submits:

1. Evidence of Notification - Evidence shall be submitted of having notified of the intention of filing a request a report for amendment to the Institute of Puerto Rican Culture and property owners nearest the area subject to change. The number of owners to be notified shall be the greater that results in the application of the following provisions:
 - a. All those property owners that reside within a radial distance of thirty (30) meters of the area subject to change, measured from the nearest points between said area and each one of the referred properties. When one of these adjoining properties is constituted by a condominium, this shall be considered as only one property and the board of condominium owners shall be notified.
 - b. When within the radial distance mentioned in part a of this Section there should not exist, ten (10) properties, the distance shall be enlarged, always in a radial fashion, until it encompasses not less than the required number of properties. The evidence shall consist of a Sworn Statement and the acknowledge of

receipt of the notice. The Treasury Department's property identification number shall be included as well as the names and address of the property owners.

2. Site Plan - The site plan should be in the same scale as the one of which the change is being requested and should indicate:
 - a. North.
 - b. The property object to the request.
 - c. The properties whose owners have been notified of the intention of filing the proposed amendment with a number identifying the respective owners.
 - d. Surrounding uses if any.
3. Project Narrative - A clear and complete description of the sector; its location; prominent characteristics; historical importance; and the reasons that sustain the request of the change.
4. Endorsement From the Institute of Puerto Rican Culture - The Board may require compliance with other requirements as well as dispensing from compliance with the aforementioned requirements when it is shown to the Board's satisfaction, that they cannot be complied with. In such circumstances the petitioner should request the exemption stating the grounds for the request. When dealing with an application for an amendment for a possession for which the Board had previously decided a similar application, the petitioner must demonstrate in writing that there have been substantial changes in the conditions of the area where the property lies compared to the existing ones when the decision was made that

merits that the Board reconsider the application. If the changes in the conditions are not demonstrated, the Board could act on the application by denying it without the need for a public hearing. The denial shall be notified to the intended party by means of a Resolution and a copy of the Resolution and the amended plan will be sent to the Institute of Puerto Rican Culture. The Planning Board, upon approving a change, shall issue a Resolution and an amendment to the Identification Plan of Eligible Properties. The amendments to these plans shall be made public knowledge by means of an ad in the newspaper of general circulation of Puerto Rico. In conformity of Act No. 75 of June 24, 1975, as amended, it shall not be necessary the signature and approval of the Governor of said amendments and same shall be in effect fifteen (15) days after its publication in a newspaper of general circulation of Puerto Rico.

- 4.11 - Public Hearings - Following the procedures established in Article 27 of the Organic Act of the Planning Board, the holding of a public hearing shall be required prior to any determination by the Board concerning a proposed amendment in the boundary plans of a historical zone or of identification of Eligible Properties. The request for amendment shall be filed before the Planning Board prior to the date of the public hearing to be held to discuss the applications. The public shall be notified of the date, place and nature of the hearing by means of an ad in a newspaper of general circulation of Puerto Rico with at least fifteen (15) days prior to the hearing.

- 4.12 - Legal Scope of the Plans - The plans that the Board approves and adopts shall form part thereof and be enforce jointly with this Regulation.
- 4.13 - Register of Historic Sites and Zones - The original of all the files of the nominations and designations shall be filed in a Registry of Historic Sites and Zones at the Board. Copy of the file shall be sent to the Institute of Puerto Rican Culture for its record in another Registry of Historic Sites and Zones.
- 4.14 - Identification in Zoning Maps - Every Historic Site or Zone shall be identified by the Planning Board in the applicable zoning maps, as well as on the title page of the map. In non-zoned areas the eligible property or properties shall be identified on the Graphic Files of the Planning Board.
- 4.15 - Development of Special Ordinance Standards of Particular Historic Sites or Zones - The designation of a Site to a Historic Zone may antecede the adoption of a chapter of Special Ordinance Standards if a Particular Historic Site or Zone.

CHAPTER 5 SPECIAL ORDINANCE STANDARDS OF PARTICULAR
HISTORIC SITES OR ZONES

5.01 - General Provisions - Besides the adoption of a Historic Site or Zone the Planning Board may establish Special Ordinance Standards of Particular Historic Sites or Zones. These standards include special provisions and ordinance plans and are developed as individual chapters of this Regulation. These Special Ordinance Standards serve as a complement and specifically to the general provisions of this Regulation and emerge from individual inventory studies and from ordinance recommendations. In the Historic Sites and Zones for which these Special Ordinance Standards are created, the zoning districts of Regulation No. 4 are substituted by the special standards suitable to the particular circumstances of a specific Historic Sites or Zones.

The Special Ordinance Standards cover, or could cover, particular conditions about the following themes, among others:

1. Special characteristics of the architecture, type and urban weave.
2. Use parameters.
3. Building parameters.
4. Uses and construction by exception.
5. Particular specialties.

Should there exist Special Ordinance Standards that set or contradict that specified in general chapters, the Special Ordinance Standards provisions, shall apply.

5.02 - Special Ordinance Studies - Every area designated Historic Zone and those Historic Sites that so merit it for its complexity, should be submitted to a

minute study that produces Special Ordinance Standards for the particular area. These studies should include the area's history, its relation to the immediate and regional urban scene, its economic and social profile and the urban and architectural characteristics of the area. The inventory and diagnosis of the various studies lay the groundwork for the development of Special Ordinance Standards.

5.03 - Special Ordinance Standards - The Special Ordinance Standards of a particular Historic Site or Zone are designed to blend, determine and adjust the general provisions of the Regulation with the specific characteristics of a particular historic site or zone. The Special Ordinance Standards are composed of:

1. Regulatory provisions.
2. Ordinance Plans that indicate the spatial limits of the various regulatory provisions.

These Special Ordinance Standards for each particular Historic Site or Zone are identified in the particular chapters for each area included at the end of this Regulation.

5.04 - Adoption of Special Ordinance Standards - Any person, agency or entity may submit to the Planning Board the special studies and proposals of Special Ordinance Standards for a particular Historic Site or Zone. The proposal would be evaluated by the Planning Board, in coordination with the Institute of Puerto Rican Culture and should both agencies deem worthy, the proposal is presented in a public hearing, where its merits shall be discussed. After the public hearing, the Board will evaluate all the proceedings and shall determine by means of a Resolution, if it adopts the Special Ordinance Standards of a particular area.

These standards, with their ordinance plans, are adopted as new chapters of the Regulation of Historic Sites or Zones (Planning Regulation No. 5).

5.05 - Amendments to the Special Ordinance Standards of a Particular Historic Site or Zone, Except by the Use Plans - The Planning Board may consider amendments to the provisions of the ordinance plans, except by the land plans, of the Special Ordinance Standards by request of any person, officer or agency. These shall be considered as amendments to the Regulation requiring approval of the Governor of Puerto Rico. The request for an amendment shall be submitted as a site consultation, following the established procedures.

5.06 - Amendments to the Ordinance Plans - The Planning Board may consider petitions for amendments to the use Ordinance Plan of a determined sector or lot, through the procedure of public hearings, by request of any person, officer or government agency. Amendments of a use zone may be submitted according to the maximum size of a property of two (2,000) square meters, except those properties of institutional, recreational or public use. Properties that exceed this size or are institutional, recreational or of a public use, shall be submitted as site consultations, following the established procedures.

When not by its own initiative, the Board may consider petitions for amendments in a use district to a determined sector or lot when the person, agency or particular entity submits:

1. Evidence of Notification - Evidence shall be submitted of having notified of the intention of filing a request for a rezoning to the owners of

the properties included therein and to the Institute of Puerto Rican Culture. The number of owners to be notified shall be the greater that results in the application of the following provisions.

- a. All those owners of contiguous properties that are within a radial distance of sixty (60) meters of the area proposed for rezoning, measured from the nearest points from said area and each one of the properties included therein. When one of these contiguous properties is constituted by a condominium, this shall be considered as only one property unit and the board of condominium owners shall be notified.
 - b. When within the radial distance mentioned in part a of this section, there should not exist twenty (20) properties, the distance shall be enlarged, always in a radial fashion, until it encompasses not less than the required number of properties. The evidence shall consist of a Sworn Statement and of the acknowledgment of receipt of the notice. The Treasury Department's property identification number shall be included as well as the names and address of the property owners.
2. Site Plan - The site plan should be on the same scale as the one object to the petition and should indicate:
- a. North.
 - b. The property object of the petition.
 - c. The properties, the owners of which must be notified of the intention of filing the

proposed amendment with a number identifying the respective owners.

3. Project Narrative - A clear and complete description of the sector; its location; prominent characteristics; historical importance; and the benefit which the community or area will derive from the proposed amendment.
4. Coverage of the Lot in Square Meters - The Board may request compliance with other requirements, as well as dispensing from compliance with the aforementioned requirements when it is demonstrated, to the Board's satisfaction, that it is impossible to comply with same. In said circumstances the petitioner should request the exemption by letter stating the grounds for the request. When dealing with a application for an amendment for a possession for which the Board had previously decided a similar application, the petitioner must demonstrate in writing that there have been substantial changes in the conditions of the area where the property lies compared with the existing ones when the decision was made that merit that the Board reconsider the application. If the changes in the conditions are not demonstrated, the Board could act on the application, by denying it without the need of a public hearing. The denial shall be notified to the interested party by means of a Resolution. The Planning Board upon approving an amendment in use, shall issue a Resolution and an amendment to the corresponding Use Plans of the Special Ordinance Standards of the Historic Site or Zone. The amendment to the plans shall be made public

knowledge by means of an ad in a newspaper of general circulation of Puerto Rico. In conformity with Act No. 75 of June 24, 1975, as amended, it shall not be necessary the approval and signature of the Governor Of Puerto Rico of said amendments and same shall be in effect fifteen (15) days after its publication in a newspaper of general circulation of Puerto Rico.

- 5.07 - Boundary of the Ordinance Plans - The boundaries of the different use or ordinance zones shall be those indicated in the various maps. In case of doubt or controversy about a particular boundary, the Board, in harmony with the general goals and purposes of this Regulation, shall determine and establish the true location of the boundaries of a zone.
- 5.08 - Cases of Lots Having Two Classifications - When the limits of the different use or ordinance zones divide a lot in two (2) or more parts having different zoning, each part of the lot shall comply with the requirements for the correspond zoning district.
- 5.09 - Public Hearing - Following the procedures established in Article No. 27 of the Organic Act of the Planning Board, it shall be required the holding of a public hearing prior to any determination by the Board concerning a proposed amendment to the Special Ordinance Standards of a particular Historic Site or Zone. The application for amendments shall be submitted to the Planning Board prior the date of the public hearing to be held to discuss the application. The public shall be notified of the date, place and nature of the hearing by means of an ad in a newspaper of general circulation of Puerto Rico at last fifteen (15) days prior to the hearing.

5.10 - Legal Scope of the Ordinance Plans - The plans that the Board approves and adopts will form part thereof and be inforce jointly with this Regulation.



CHAPTER 6 GENERAL INTERVENTION POLICIES IN
PROPERTIES DESIGNATED HISTORIC SITES OR ZONES

6.01 - Purpose and Applicability - The purpose of these general intervention policies is to establish the policies to follow in the intervention of properties designated Historic Sites or Zones.

The general standards established in this Chapter apply in general terms to the Historic Sites or Zones. Should there exist Special Ordinance Standards that set or contradict that specified in this general chapter, the established provisions in the Special Ordinance Standards shall apply.

6.02 - Intervention Policies for Historic Sites and Eligible Properties in Historic Zones - Any permit application for the Historic Sites and Eligible Properties in Historic Zones shall be evaluated according to the following Policies of Intervention. These policies will apply according to the fixed value of each property, if any, according to that mentioned heretofore, in this Section.

1. The use shall be compatible with the structure, in such a manner as to require minimum alterations to the property that will not affect the building type nor to the environment that surround it.
2. The characteristics and distinctive traits of a building, structure, historic site and surroundings will be maintained. The original distributions schemes shall be protected, thus avoiding its transformation, the elimination of access-ways and the relocation of stairs or yards. The removal or altering of historical material or distinctive architectural traits shall be avoided.
3. Every building and historic site shall be

recognized as a product of its era. The alterations that pretend to recreate characteristics of a time past without historical or type justification shall be discouraged.

4. It shall be recognized and regarded, the changes in a historical property that has acquired a historic meaning as such. In this case and as long as no negative conditions have not been produced to the original structure, it shall be agreed that the changes that occurred through time may be evidence of the history and the significant development of a building, structure or historic site. When the changes have been detrimental to the values wanting to be preserved, the new intervention will tend to restore the property to its original state or the state of the last change that acquired historical meaning as such.
5. The original volumes and those added through time that have acquired historical meaning as such will be regarded. In this case, and as long as no negative effects have been produced to the original structure, it shall be agreed that the changes occurred through time may be evidence of the history and the significant development of a building, structure of historic site. In case of negative effects those bodies, parts or volumes that enter in to conflict with the values wanting to be preserved, shall be eliminated.
6. When ever possible, the deteriorated traits of architectural value shall be repaired. When the repair is necessary, the new material will coincide with the replaced material as to composition, design, color, texture and other

visual characteristics. The replacement of the disappeared architectural elements shall be based on the reproduction of the element, substantiated by physical or historic evidence by means of type studies.

7. The surface cleaning of historic structures will be done by non-abrasive methods. Sand blasting or other similar cleaning methods shall not be used.
8. The archaeological resources found in buildings, structures or historical sites and adjacent areas to these buildings, shall be protected and preserved.
9. Contemporary design for alterations or additions will not be discouraged as long as this design does not destroy significant material of historic, architectural or cultural character and as long as this design is compatible with the size, scale, color, material and character of a property, neighborhood or general environment.
10. The alterations and additions will be made in such a manner that if in the future these should be removed, the essential integrity and form of the historic property is safely maintained.

6.03 - Intervention Policies for Historic Sites and Eligible Properties Negatively Transformed- When considering any permit application to intervene in Historic Sites or Eligible Properties negatively transformed they shall be evaluated according to the following policies:

1. Every partial intervention will not repair nor recuperate unsuited elements but rather eliminate them. These elements shall be substituted by new elements appropriate to the distinctive

characteristics of the property of historic value. Every partial intervention shall be in accordance to the type of construction and spatial distribution in the urban scene of the structure avoiding the fragmented intervention and recuperating integral parts.

2. In the interventions of a general character the whole of the structure shall be adjusted to that established in this Regulation, eliminating from the property all negative transformation traits.

6.04 - Intervention Policies for New Construction and Alterations of Non-Eligible Properties in Historic Zones - Any permit application for the new constructions and alterations of Eligible Properties within the Historic Zones shall be evaluated according to the following Policies of Intervention:

1. Consolidation of the Urban Weave - All new structure or alteration of same shall promote the reconstruction and consolidation of the traditional urban weave.
2. Height - The total height of the structures, as well as the average height of every floor, shall be compatible with that of Eligible Properties, similar in type, on the street or sector where it is located.
3. Proportion of Main Facades - The relation between the width and height of the main facades shall be compatible with that of Eligible Properties, similar in type on the street or sector where it is located.
4. Composition of Structures and Spaces Between These - The relation of the structures with the space between these and the adjacent structures

- shall be compatible with the existing relation of those Eligible Properties, similar in type, on the street or sector where it is located.
5. Shape of Roofs - The new roof will be visually compatible with those of Eligible Properties, similar in type, on the street or sector where it is located, regarding the sloping angles and the predominant materials of these properties.
 6. Composition of Balconies and Elements Outlining the Entrances - The balconies and other elements that outline the entrance to the structure shall be compatible with those elements found in Eligible Properties, similar in type, on the street or sector where it is located.
 7. Direction of the Main Facade - The directional characteristics of the main facade, be it vertical, horizontal or neutral, shall be compatible with those in Eligible Properties, similar in type, on the street or sector where it is located.
 8. Relation of Solids and Openings of the Main Facade - The relation of solids and openings of the main facade shall be compatible with those of Eligible Properties, similar in type, on the street or sector where it is located.
 9. Proportion, Size and Relative Location of the Windows of the Main Facade - The relation of the width and height of the windows and doors and their size and relative location shall be compatible with those of Eligible Properties, similar in type, on the street or sector where it is locate.
 10. Relation of Materials, Texture and Color - The

relation of materials, texture and color shall be compatible with those found in Eligible Properties, similar in type, on the street or sector where it is located.

11. Secondary Walls - There shall be provided those secondary walls, such as a full wall, fences, gates and brick wall, that exist in other Eligible Properties, similar in type, on the street or sector where it is located. These walls shall be visually compatible with those existing in neighboring Eligible Properties.
12. Alignment - The alignment of the main facade shall be compatible with that of Eligible Properties, similar in type, on the street or sector where it is located.
13. Composition of Lots - Every new structure shall be consonant with the composition of lots found in Eligible Properties, similar in type, on the street or sector where it is located.
14. Coverage - Every new structure shall maintain a relationship with the maximum and minimum coverage of Eligible Properties, similar in type, on the street or sector where it is located.
15. Volumes - Every new structure shall be compatible with the general volumes and the volume composition of Eligible Properties, similar in type, on the street or where it is located. Those new structures for which there does not exist similar type structures that can serve as a orientation shall be guided by the positive characteristics of the Eligible Properties in the surroundings.

The uses shall be compatible with the

characteristics of the surroundings and with the urban structure of the zone.

6.05 - Value of Historic Sites and Eligible Properties in Historic Zones; Levels of Intervention - The Historic Sites and Eligible Properties in Historic Zones are classified in five (5) different categories of value. This value also allows for the classification of the type of intervention allowable on each property. The rehabilitation, repair and other construction works are allowed in any Historic Site or Eligible Property in a Historic Zone conditioned to that these works are in conformity to the levels of intervention allowed in this section, based on the value of the property. This type of intervention generally allowed is evidenced by the detailed evaluation of a projects.

1. Integral Property of Monument Value: Is composed of all those institutional, religious or civic buildings of great architectural and historical value that compose the most significant landmarks of the city or its surroundings and that provide its image and collaborate in endowing it with its own identity. This category includes the buildings that conserve the original structure or detail or if they have experienced modifications that have done away with part of its integrity, may be restored to their original state. This type of property allows for the following intervention:

- consolidation
- conservation
- reconstruction
- restoration

2. Transformed Property of Monument Value: Is

composed of all those institutional or religious buildings of great architectural and historical value that compose the most significant landmarks of the city or its surroundings and that provide its image and collaborate in endowing it with its own identity, but that have suffered transformation that have done away with part of its integrity and only conserve integrally a few of its original parts, but that the value of these parts merit its continuity. This type of property allows for the following intervention:

conservation
consolidation
reconstruction
restoration
restructure

3. Integral Properties of Individual Value: Is composed of all those commercial or residential buildings of great architectural or historical value, that have great quality, antiquity, are rare or scarce. This category includes the buildings that conserve the original structures or detail, or if they have experienced modifications that have done away with part of its integrity, may be restored to their original state. This type of property allows for the following intervention:

conservation
consolidation
reconstruction
re-modeling
restoration

4. Transformed Property of Individual Value: Is composed of those commercial or residential

buildings, of great architectural or historic value that have suffered transformation that have done away with part of its integrity and only conserve integrally a few of their original parts but that the value of these parts merit their conservation. These properties allow for the following interventions:

conservation
consolidation
reconstruction
re-modeling
restoration
restructure

5. Property of Environmental, Integral Value or Transformed: Is composed of those buildings of architectural and historic value that acquire value for their relation to the surroundings, more so than for their individual value. The property could be in condition or have suffered transformations. Could include properties that at one time had individual value but because of the magnitude of their transformation only conserve an environmental value. These properties allow for the following intervention:

conservation
consolidation
reconstruction
reform
re-modeling restoration
restructure

CHAPTER 7 GENERAL INTERVENTION POLICIES OF FACADES OF
HISTORIC SITES OR ZONES

7.01 - Purpose and Applicability - The purpose of this chapter is to establish general standards on facades for Historic Sites or Zones.

The general standards established in this chapter apply in general terms to the Historic Sites or Zones. Should Special Ordinance Standards exist that set or contradict that specified in this general chapter, there shall apply the provisions established in the Special Standards.

7.02 - Facades of Historic Sites and Eligible and Non-Eligible Properties in Historic Zones - In the exterior design of the Historic Sites and Eligible Properties and Non-Eligible Properties in Historic Zones there shall apply the following specific provisions:

1. The galleries or balconies shall be kept opened, without altering the integrity of its architectural or ornamental elements. There shall not be authorized any construction or installation in the space of the gallery or balconies, nor on its cover, that is not harmonious with the traditional types.
2. The party walls visible from the outside, if any, shall be finished in their textures and detail consonant with the main facades of the structure and with the general character of them.
3. It shall not be authorized the placement of volumes, overhangings, marquees or fixed awnings of permanent material over the alignment of the exterior face of the facade that do not respect the customs and traditions of the area.

4. There shall not be allowed new conduits, downspouts nor other visible elements affixed to the main facade that do not respect the custom and tradition of the area.
5. The telephone, electrical, gas, television, water and sanitary pipework shall be installed inside the structure or on the side facade, affixed to the wall in a neat and organized manner. These shall be painted the same color of the facade of the property to which it is affixed.
6. The iron grill to protect the property, if any, shall be located inside the structure, hidden from the outside by doors or windows. There shall only be allowed exterior grill work that is harmonious with the custom and tradition of the area.
7. The type, color and combination of paint used will follow the custom and tradition of the area.
8. The covering material of the facade shall be harmonious with the character and type of the structure, following the custom and tradition of the area.
9. The detail of the sloping roofs shall be harmonious with the characteristics and type of the structure, following the custom and tradition of the area.
10. The material and detail of the fences and gates shall be harmonious with the characteristics and type of the structure, following the custom and tradition of the area.
11. In all new construction, if allowed, the proportions, the rhythms of openings and the balconies shall be harmonious with the character and type of the structure following the custom and

tradition of the area.

12. The distance between openings of all new construction, if allowed, shall adjust in its proportions to the character and type of the structure, following the custom and the tradition of the area.

7.03 - Facades of Historic Sites and Eligible Properties in Historic Zones - In the facades of Historic Sites and Eligible Properties in Historic Zones the following norms shall be observed:

1. There shall not be authorized to add or affix to the facade elements that do not correspond to the types characteristics or that alter and or wrest the structure and architectural composition of the buildings. There shall only be allowed signs according to that indicated in Chapter 12 concerning Signs and Advertisements in this Regulation.
2. The dimensions or original proportions of the openings of doors and windows of the facades, galleries and balconies shall not be altered.
3. There shall not be closed or built-up the original openings of doors and windows nor shall there be allowed to open new openings on the solids of the facade. There shall only be authorized the aperture of openings when trying to re-establish original closed openings.
4. The cornices, gutters, friezes, railings, abutments, or any other traditional ornamental element that completes or crowns the facades on the exterior faces as well as on the galleries or balconies.

CHAPTER 8 PARAMETERS OF USE AND POPULATION
DENSITY IN THE PARCELED SPACE OF HISTORIC
SITES OR ZONES

8.01 - Purpose and Aplicability - The purpose of this chapter is to establish the general parameters about use and population density so as to insure an adequate relation to the social, economic and building characteristics that are wished to be conserved in the Historic Sites and Zones, and to insure a favorable environment for the preservation on the historic property.

The general standards established in this chapter apply in general terms to the Historic Sites and Zones. Should there exist Special Ordinance Standards that set or contradict that specified in this chapter, there shall apply the provisions of use established in the Special Ordinance Standards.

8.02 - Uses and Population Density Allowed in Historic Sites or Zones That Do Not Have Special Ordinance Standards - Should there not exist Special Ordinance Standards for a particular Historic Site or Zone, the uses and population density allowed in zoned areas are those allowed by the Puerto Rico Zoning Regulation No. 4. In non-zoned areas these shall be those allowed by the applicable regulations.

8.03 - Uses and Population Density Allowed in Historic Sites or Zones That Have Special Ordinance Standards - Within a Historic Site or Zone, according to the established procedures in Chapter 5 concerning Special Ordinance Standards, there shall be allowed to establish zones and use plans and particular population densities for a specific area.

The allowed uses may be ordered according to precise

characteristics of size and operation in a way that the specific operation of the use is defined and that the order, security and public welfare and quality of life is maintained in the affected area.

8.04 - Non-Conforming Uses and Population Density - The Special Ordinance Standards, based on the special studies of the particular Historic Site or Zone, when designating ordinance zones on use and population density shall determine non-conforming uses and densities to the new districts. These non-conforming uses and population densities shall follow the established procedures concerning non-conformity in Chapter 3 about Requirements and Issuance of Permits.

8.05 - Interpretation of Non-identified Uses in the Special Ordinance Standards - The Special Ordinance Standards shall establish the use categories allowed. Besides the uses established in a Special Ordinance Standard, the Administration or the Board may consider additional uses when it is demonstrated that the proposed use is in harmony with the preservation of the Historic Site or Zone and same is analogous to those uses allowed. To allow the use there shall be required the endorsement of the Institute of Puerto Rican Culture.

8.06 - Special Provisions Concerning Accomodation of Uses - Any accomodation of use that is carried out to an Eligible Property in order to accommodate a new allowed use shall comply with the following requirements:

1. The accomodation that it carried out to an Eligible Property to accommodate a new use shall not be detrimental to the integrity of the property.

2. The activities carried out shall not cause the physical or social deterioration of the public spaces nor the physical deterioration of the structures.

8.07 - Table of Uses - The following uses may serve as orientation for the elaboration of the uses to be allowed in the Special Ordinance Standards of particular Historic Sites or Zones.

RESIDENTIAL USES

PERMANENT RESIDENTIAL USES

RETAIL BUSINESSES

Construction material, Hardware and Garden Center

- . Wood and other construction materials
- . paint, glass and wall paper
- . hardware (excluding building materials)
- . garden material and supplies
- . ornamental plants

General Merchandise

- . department store
- . variety store
- . general merchandise store

Nutrition Store

- . neighborhood grocery store
- . grocery stores
- . supermarkets
- . cash and carry
- . meat and fish
- . fruits and vegetables
- . sweets, nuts and confectionaries
- . dairy products or delicatessen
- . health foods

Automobile Dealers And Gasoline Stations

- . sale of new and used cars

- . auto parts
- . gasoline stations
- . other motor vehicles (boats, motorbikes)

Dry Goods and Accessories

- . clothing and articles for men and boys
- . women apparel
- . boutiques
- . accessories and special articles for women
- . children and infants apparel
- . apparel for the family
- . shoes
- . specialized apparel and accessories

Furniture, Goods and home Appliances

- . furniture stores
- . rugs and carpets
- . curtains and upholstery
- . household effects
- . electrical appliances for the home
- . radio, television and record players and computers
- . records and special articles

Food and Beverages

- . discotheque
- . bar
- . night-club
- . restaurant
- . restaurant/open-air cafe
- . fastfoods/cafeteria
- . ice cream parlor

Miscellaneous Businesses

- . liquor store
- . drug store
- . used goods

- . sport effects and bicycles
- . book store and office supplies
- . jewelry
- . toys and hobby shops
- . cameras and photographic equipment
- . gifts, novelties and souvenirs
- . luggage and leather articles
- . fabrics and sewing articles
- . ice
- . flower shop
- . art gallery
- . artisan
- . cigar store
- . newspaper and magazines
- . antique shops
- . pet shops

Finances, Insurance and Real-estate

- . banks
- . credit agencies
- . brokerage houses
- . insurance
- . real estate
- . mortgage houses

Service

Hostelry Service

- . hotels
- . inns
- . boarding houses

Personal Services

- . coin laundry
- . laundry/washing and drying
- . photographic studios
- . beauty parlors

- . barber shops
- . hair treatment shops
- . shoe repair shop
- . funeral parlor
- . travel agencies
- . tailor shop
- . animal hospitals/domestic animals

Commercial Services

- . publicity agencies
- . publicity, except agencies
- . credit information
- . cyano type and photography
- . photography, graphic and commercial art
- . typing and reproduction services
- . fumigating/disinfecting
- . cleaning and maintenance
- . news syndicate
- . professional employment services
- . computer and data processing
- . administration and public relations
- . detective and security services
- . rental and leasing of office equipment and supplies

Automobile Services

- . rental
- . parking
- . repairs
- . washing and lubricating

Miscellaneous Repairs

- . refrigeration and air conditioning
- . electric and electronic equipment
- . watches and jewelry
- . furniture and upholstery

- . soldering

Entertainment and Recreation

- . motion picture distribution
- . cinematography
- . ballet academies, dance studio or salon
- . theatre productions bands and artists
- . bowling alleys
- . sport clubs promotion
- . lottery agencies
- . horse-betting agencies
- . cock fighting arenas
- . video game and pin-ball machines
- . pool halls
- . video movie rental

Medical and Health Services

- . physician or surgeons office
- . dentist
- . medical and dental labs
- . psychologist or psychiatrist office
- . sale or rental of medical equipment
- . clinical labs

Professional Services

- . lawyers
- . architects, engineers, surveyors and agronomists
- . accounting , auditor
- . mechanic
- . other professionals

Non-profit Organizations

- . commercial organizations
- . professional organizations
- . civic, social and religious organizations

Institutions

- . hospitals

- . colleges and universities
- . child care centers
- . elderly care
- . elementary and high schools
- . church, synagogue, religious temple
- . mini-police station
- . direct government service
- . government office

Light Industry

- . dressmaking and embroidery work
- . repair and manufacturing of jewelry
- . print and publishing house
- . artisan/craftsman
- . bakeries and pastry shop
- . body and fender shop

Others

- . Other uses according to that established in Chapter 4- Exceptions

CHAPTER 9 PARAMETERS OF CONSTRUCTION AND
SUBDIVISION IN THE PARCELED SPACE
OF HISTORIC SITES OR ZONES

9.01 - Purpose and Applicability - The purpose of this chapter is to promote and facilitate the protection, conservation and revitalization of the constructed patrimony and the maintaining or recuperating of the uniformity and harmony of the urban image in the parceled space. The parameters established in this chapter are established for those properties or part thereof, for which construction and subdivisions is allowed.

The general standards established in this chapter apply in general terms to the Historic Sites or Zones. Should there exist Special Ordinance Standards that set or contradict that specified in the general chapter, there shall apply the provisions in the Special Ordinance Standards.

9.02 - Special Ordinance Standards and Parameters of Construction and Subdivision - The chapters of General Policies of Intervention and Intervention of Facades of a Particular Historic Site or Zone establish the general policies to be followed in the constructions and subdivisions in the parceled space of Historic Sites or Zones.

The establishing additional of Special Ordinance Standards as established in Chapter 5 of this Regulation in a particular Historic Sites or Zones allows, by means of regulatory provisions and of zones and particular plans of particular ordinance plans fix appropriate construction and subdivision parameters to the preservation and conservation of a specific area. The Special Ordinance Standards establish provisions

and ordinance plans for the following matters:

1. Height.
2. Construction.
3. Yards: front, side, rear, closed, semi-closed, blocks.
4. Coverage
5. Basements and Semi-basements.
6. Size and fronts of lots.
7. Alignment.
8. Urban facade.
9. Depth of construction.
10. Subdivision.
11. Planting.
12. Other matters of construction and subdivision.

These various matters can be regulated by means of one or more ordinance plans. It is not necessary to specify all of them.

9.03 - Ordinance on Height - Criteria to Establish Datum Plane and the Height. The heights may be determined based on a maximum metric height or the number of maximum stories. The establishing of datum planes use the following criteria, which may be modified or adopted in the established of Special Ordinance Standards for Historic Sites or Zones.

1. In buildings when the building - line coincides with the outer alignment:
 - a. If the grade-line of the street taken on the line of construction is such that the difference in level between the extremes of the facade at a greater or smaller level is equal or smaller than one and a half (1.5) centimeters, the datum plane shall be established midpoint of the facade.

- b. If on the contrary the difference in level is greater than one and a half (1.5) meters, the facade shall be divided in the necessary spans so that the above rule may be applied, in other words, in such a way that the difference between the extreme levels be equal or less to one and a half (1.5) centimeters applying to each one of these spans the above rule and using datum planes the midpoint of each spans.
 2. In the buildings whose facade should not be obligatory situated over the outer alignment, the datum planes to measure the height shall be guided by the following:
 - a. The maximum height of the structure shall be fixed on each one of its points beginning with the height of the story that acts as a lower story.
 - b. In those cases where the structure is developed in gradients in order to adapt it to the slope of the terrain, the volumes that are built above each story or part thereof, that acts as a lower story, shall adjust to the maximum height that corresponds to each one of the "grades" and the total construction shall not be greater than that which could result if built on a horizontal level.
 3. In no case the datum planes between two (2) consecutive lower stories may be established with and absolute variation higher than one and a half (1.5) centimeters with relation to the natural level of the ground. In terrains with pronounced slopes, the lower story will be fractioned in

convenient number of parts in order to comply with the above condition, not allowing to surpass the authorized maximum height in any longitudinal or transversal section of the building with regards to the respective datum planes of the different lower stories.

9.04 - Ordinance on Height - Construction Above the Allowed Height: The height of the steeples of churches or belfry will not be considered when applying the parameters concerning height of the Height Map, provided that the total sum of their respective floor areas is not greater than twenty percent (20%) of the gross floor area of the structure.

The height of the stairwells, television towers, solar heaters, watertanks, structures for elevators, and other similar structures, shall not be considered when applying the provisions on height, provided they comply with the following:

1. The structure cannot be visible from anywhere from the sidewalk, to a horizontal distance of one hundred fifty (150) meters from every corner or border of the lot and at a height of two (2) meters or less.
2. Any covered area to carry out activities such as, but not limited to, terraces, warehouses or a accessory of a residence shall be considered as a level for all height calculation purposes irrespective of its size.

9.05 - Ordinance on Basements and Semi-Basements - Every story totally below the ground level shall be considered as a basement. If the story exceeds not more than one (1) meter to the level of the floor of the lower story it shall be considered as a

semi-basement.

A restrictive number of basements or semi-basement floors is not established, provided these count for the calculation of the gross floor construction area allowed for the building. The basements shall be calculated as gross floor area for every use except parking or exclusive use of mechanical installations or service to the building.

In order for a local situated in a semi-basement be livable, its window should have a minimum height of seventy five (75) centimeters and the construction of same shall be situated not less than fifteen (15) centimeters above the level of the sidewalk, yard or garden.

- 9.06 - Interior Yards - The interior yard of a new construction in a Non-Eligible Property shall conform to the following:

Any space open and unoccupied towards which doors or windows face, that is surrounded on all sides by a building or by a building and a side lot line, shall be considered as an interior yard. Its minimum dimension shall be three (3) meters or one fifth (1/5) part of the vertical distance between the lower level of the yard, be this level the ceiling of a lower story and the maximum level of any wall whichever is greater. The area of all interior yards shall not be less, in any level, than ten (10) square meters for every story that the building has over this yard.

- 9.07 - Semi-Interior Yards - The semi-interior yard shall conform to the following:

Any space open and unoccupied towards which windows and doors face, similar to an interior yard, except that one of its sides faces and opens towards an open

space, shall be considered as as semi-interior yard. Its minimum dimension shall be three (3) meters or one fifth (1/5) part of the vertical distance between the lowest level of the yard, be this level the level of the ground or of the ceiling of a lower story and the maximum level of any wall, balcony or terrace that surrounds or abuts with said yard, whichever is greater.

9.08 - Protection of Trees, Planting Provisions - In areas visible from the streets there shall not be allowed the destruction, cutting or removal of trees with a diameter greater than twelve (12) centimeters. Elimination of trees shall only be allowed for the following reasons:

1. Illness.
2. Damage verified to the main trunk.
3. Danger to pedestrians.
4. Architectural or urban justification cognizant with the preservation criteria provisions for the area.

9.09 - Fences and Gates - These shall only be allowed the construction of fences and gates according to that found in Historic Sites or in Eligible Properties in Historic Zones, similar in type to the sector where it is located.

9.10 - Overhanging Structures - There shall only be allowed the construction of corbels according to that found in Historic Sites or in Eligible Properties in Historic Zones similar in type, of the sector where it is located.

CHAPTER 10 PARAMETERS OF INTERVENTION IN THE PUBLIC
SPACE OF HISTORIC SITES OR ZONES

10.01 - Purpose and Applicability - The purpose of this chapter is to protect the public space in Historic Sites or Zones.

The general standards established in this chapter apply in general terms to the Historic Sites or Zones. Should there exist Special Ordinance Standards that set or contradict that specified in the general chapter, there shall apply the provisions in the Special Ordinance Standards.

10.02 - Protection of Trees, Planting Provisions - In public streets there shall not be allowed the destruction, cutting or removal of trees with a diameter greater than twelve (12) centimeters. Elimination of trees shall only be allowed for the following reasons:

1. Illness.
2. Damage verified to the main trunk.
3. Danger to pedestrians.
4. Architectural or urban justification consonant with the preservation criteria provisions for the area.

10.03 - Open Public Spaces and Urban Weave - It shall not be allowed the construction of enclosed structures in open public spaces. It shall only be allowed the construction of open structures, in harmony with the custom and tradition of the area, that do not occupy an area greater than two percent (2%) of the open space. The weave and original alignment shall be conserved.

10.04 - Urban Fixtures - Every urban fixture shall be in harmony with the urban image of the Historic Site or Zone without concealing or altering its character. No

urban fixture may interrupt pedestrian flow in an area of more than twenty percent (20%) of the width of the paved area of the sidewalk and a length greater than one and a half (1.5) centimeters.

10.05 - Installation of Utilities - Cables, poles, semaphores, transformers, manholes, meters and all electrical installations, telephone, water, sanitary, rainwater lines and others, shall be in harmony with the character of the area. There should be done everything possible to lay underground all electrical and telephone cables in Historic Sites or Zones.

10.06 - Paving - Paving of any public area shall be in harmony with its immediate context and with traditional patterns of the Historic Sites or Zones.

CHAPTER 11 PARKING

11.01 - Purpose and Applicability - The purpose of this chapter is to establish the general standards of parking for a Historical Site or Zone.

The general standards established in this chapter apply in general terms to Historic Sites or Zones. Should there exist Special Ordinance Standards that set or contradict that specified in the general chapter, there shall apply the provisions established in the Special Ordinance Standards.

11.02 - Requirements for Parking - In zoned areas for which no Special Ordinance Standards exist, there shall apply the parking requirements of Zoning Regulation of Puerto Rico (Planning Regulation No. 4). Notwithstanding, in the intervention of structures classified as Historic Sites or Eligible Properties in Historic Zones, there shall only be required that parking that could be accommodated without causing detriment to the integrity of the structure or the public space.

11.03 - Design - All parking spaces shall be located inside the lot, away from any front yard required, if any. The sight of automobiles shall not be visible from the public street these shall be obstructed and camouflaged by structures, fences or walls, as allowed.

CHAPTER 12 SIGNS AND ADVERTISEMENTS

12.01 - Purpose and Applicability - The standards regarding signs and advertisements that are established in this Regulation have as its purpose to bring into harmony the various interests involved, public as well as private, of installing signs to identify and acquaint people of places, economic and social activities, services, messages, or instructions or ideas, and the legitimate interest of the State of promoting public safety, maintaining pleasing environments and enhance the quality of life of the residents of the country. In keeping with the above, the standards established in this Regulation have the following objectives:

1. Preserve and conserve the distinctive characteristics of the Historic Sites and the harmony of the urban whole in Historic Zones.
2. Protect and conserve the traditional character, the esthetics and pleasing environment of Historic Sites, and the public squares, the traditional urban centers and the buildings and streets within the Historic Zones.
3. Safeguard the value of historical properties and their surroundings.
4. Reduce risks to the life and property of our residents and visitors when a hurricane, storm, earthquake or other natural disaster occurs.
5. Allow the effective and reasonable use of the sign as a means of communication to disseminate ideas of commercial and non-commercial nature.
6. Avoid to the maximum possible that the installation of signs may increase the risk of traffic accidents.

The general standards established in this

Chapter apply in a general manner to the Historic Sites or Zones. Should there exist Special Ordinance Standards that precise or contradict that specified in this general Chapter, those provisions established in the Special Ordinance Standards should apply.

12.02 - Installation of Advertisements - In Historic Sites and Zones there shall not be allowed the installation of advertisements.

12.03 - Prohibited Signs - In Historic Sites or Zones the following signs are prohibited:

1. Type of Signs Prohibited

- a. Banners.
- b. Abandoned signs.
- c. Pole signs.
- d. Animated signs.
- e. Revolving or moving signs.
- f. Intermittent signs.
- g. Signs on supports and metal turrets, be they over the covertures or affixed to the facades.
- h. Signs in blind walls, on fences or vacant lots.
- i. Signs in plaques running the length of the facades or on top of balconies, galleries or cornices. No signs made of fabric, cardboard or any other material placed or hanging on the facade will be allowed, from facade to facade over streets or between poles, trees, street lamps, porches and others, even temporarily.
- j. Signs that can hide, alter, wrest or modify architectural and ornamental elements of

Eligible Properties.

- k. Signs painted directly on the facade or architectural elements of the structure.
2. Every sign that for unforeseen circumstances, and even though meeting the requirements established in this Regulation, is situated in such a manner that it deviates the attention, or impairs the visibility of automobile drivers on the public street or constitute a menace to the public safety shall not be permitted. Among those objectionable signs there are included, without limit, the following ones:
- a. Signs whose situation or location obstructs the visibility of automobile drivers.
 - b. Signs having reflectors, lights or attachments which reflect the rays or illumination that may blind or affect automobile drivers.
 - c. Signs situated in such a way that their shadows on the street may constitute a hazard to traffic safety.
 - d. Signs having the shape and design of an arrow, traffic lights and other traffic signals, not used for those specific purposes.
 - e. Signs that do not comply with the "Manual of Traffic Signals for Public Streets of Puerto Rico", of the Department of Transportation and Public Works.

12.04 - Design and Content - Every sign shall be designed according to better engineering practices, as specified in Regulation of Construction (Planning Regulation No. 7). Every permit request for the

installation of a sign shall be accompanied with a certificate of the manufacturer of the sign indicating that same complies with the provisions of this Regulation.

For the design of signs the following standards shall be observed:

1. Only the nature or type of establishment shall be mentioned and the name or logo if any.
2. No propaganda to a commercial announcement, brands or detail of products or services offered shall be allowed.
3. The nameplates of streets and squares will be in harmony with the urban image, shall be simple, without ornaments and easy to read.
4. No sign may hide, alter, wrest or modify the architectural elements and ornaments of a structure.
5. The printing shall be simple and easy to read, no bulky printing shall be allowed.
6. The sign should be in harmony with the building and urban image.
7. No shining signs will be allowed per se, but indirect lighting shall be allowed.
8. No metal, acrylic or other material boxes shall be allowed.

12.05 - Situation - Signs shall be placed flat against the front facade. No sign may be placed on side, rear or midpoint of facades, or in balconies, galleries or roofs. Those establishments that have two (2) front walls to different streets on corner buildings, a sign for each wall may be authorized.

No sign shall be installed on a property without a signed agreement from the owner of the property,

tenant or authorized representatives.

12.06 - Size and Types of Signs to be Allowed- In the facades of the structures there shall only be authorized the placing of the following types of signs:

1. Beneath the doorjam of access openings. The signs of this type shall be placed over wooden panels or laminated sheets. They shall be placed beneath the doorhead or exit openings of the lower story, they shall cover all the width of the opening and shall cover as a maximum one fifth (1/5) of its height.

2. In the solid walls of the facades signs on the lower story of structures shall be allowed without hiding or altering the ornamental elements of the facade, should there be any.

Also allowed are those placed horizontally over the access openings in the lower story of the structure, without hiding or altering the ornamental elements of the facade and without exceeding the width of the opening. The maximum height between the top part of the opening and the sign shall be one fifth (1/5) of the height of the opening over which it shall be placed. The maximum thickness of every sign shall be of ten (10) centimeters.

12.07 - Other Signs - The following signs may be installed in Historic Sites and Zones subject to complying with the standards established in this Regulation.

1. Signs indicating danger, which will be kept erect and maintained while the danger prevails.

2. Temporary signs for a period not greater than sixty (60) days. These signs shall be removed once the works are terminated.

3. Construction project signs to inform about same, affixed to the facade or provisional fences: The signs to be placed on provisional fences shall be placed parallel to the public street, on the stretch of the fence which fronts the street, but in no case can it be projected on the right-of-way of the public street. These signs may be installed within a term not greater than two (2) months before the beginning of the works and may remain installed as long as the works are in real and effective process of construction. Once the works are terminated, these signs shall be removed.
4. Signs for the Sale or Rent of Real-Estate - The installation of signs for the sale or rent of real-estate shall be allowed on front walls of the building that do not exceed in size of one (1) square meter, without illumination. Only one sign per property to be sold or rented shall be permitted and should be placed flat against the wall which constitutes the front of the building and parallel to the public street.
5. Emblems or Decals on doors or show windows to inform the public about business hours or services that are offered such as accepting credit cards.

12.08 - Maintenance of Signs - Every sign and its attachments shall receive adequate maintenance. It will be the owner's responsibility to maintain the surroundings in safe and clean conditions.

12.09 - Non-Conforming and Legal Non-Conforming Signs-

1. A legal non-conforming sign shall only be considered when it has been installed conforming

to the effective regulations at the date of its installation and for which there has been issued the corresponding permit and said sign is not in conformity with that set forth in this Regulation.

2. Every sign or advertisement that legally exist at the effective date of this Regulation and that does not meet the set requirements, shall be erased, superseded, eliminated or conformed to the effective regulations prior to obtaining an installation permit. A term of five (5) years is granted beginning October 26, 1989 to obtain the installation permit in conformity to this Regulation or eliminate same.
3. Legal Non-conforming signs at no time can be changed, enlarged, improved or in any way altered unless it be to conform them to the effective regulations. The above does not exempt the maintenance of signs as established.
4. Every legal non-conforming sign that is partially or totally, destroyed be it by fire, explosion, earthquake, hurricane or any action by nature or other causes, cannot be reconstructed or repaired unless it complies with this regulation, prior to obtaining the corresponding installation permit.
5. The absence of the installation permit shall be prima facie evidence that the installation of the sign lacks legal authorization.
6. Every non-conforming sign shall be conformed or eliminated in a period of one (1) year beginning from October 26, 1989, except signs on roofs, which shall be immediately removed. During this period of time there shall be allowed the

providing of maintenance to the sign so as to avoid becoming a public inconvenience.

7. Every sign that does not comply with safety requirements established in this Regulation shall be immediately removed.

CHAPTER 13 BUILDINGS AND ACCESSORY USES

IN HISTORIC SITES OR ZONES

13.01 - Purpose and Applicability - The purpose of this chapter is to establish the general standards of Buildings and accessory uses for Historic Sites or Zones.

The general standards established in this chapter apply in general terms to Historic Sites or Zones. Should there exist Special Ordinance Standards that set, or contradict that specified in this general chapter, the provisions established in the Special Ordinance Standards shall apply.

13.02 - General Provisions - There may be provided spaces for accessory uses to any main use permitted in the use zone in which the property is located according to that established in this chapter and subject to the following:

1. Every accessory use to be allowed shall be clearly incidental and commonly related with the main use to which it will serve.
2. Every accessory use shall contribute to the comfort, convenience or needs of the users of the main use served.
3. Every accessory use shall be established jointly or after the establishment of the main purpose to which it shall serve, but never before.
4. The discontinuance of a main use shall imply the discontinuance of accessory uses, except when dealing with dwelling units allowed in accessory buildings in residential districts.
5. The coverage of the accessory building and main building shall not exceed that allowed on the lot.

13.03 - Uses and Accessory Buildings Related to a Main Residential Use - The following uses and accessory buildings to an established main residential use shall be allowed according to the following:

1. Professional office or studio of a resident subject to the following:

a. The area or space to be used or occupied for these purposes shall not exceed twenty five per cent (25%) of the gross floor area occupied or used for the principal purpose of dwelling permitted. When an accessory building is used for these purposes, the size of the space to be occupied or used shall be the smaller between the size previously indicated and the permitted coverage for such accessory building.

b. In relation with these activities only members of the family residing in the main building can be employed except in the practice of a profession in which a person not living in the premise may be employed. In every case the services to be rendered shall be those produced by the resident responsible for the studio or professional office.

c. The residential characteristics of the district shall be maintained thus avoiding giving the impression or make reference to the fact that the property is being used or occupied, in whole or in part, for any purpose other than that of the dwelling permitted, except for the signs allowed for these purposes by this Regulation.

2. Domiciliary Occupations, as an accessory use to a

principal purpose permitted, subject to the following:

- a. The area or space to be used or occupied for the domiciliary occupation shall not exceed twenty five per cent (25%) of the gross floor area occupied or used for the principal purpose of dwelling permitted. When an accessory building is used for these purposes, the size of the space to be occupied or used by the domiciliary occupation shall be the smaller between the size previously indicated and the permitted coverage for such accessory building.
- b. In relation with the operation of this domiciliary occupation only members of the family that reside in the dwelling unit can be employed. Only common electrical appliances for the home can be used.
- c. The services to be rendered or the articles offered for sale shall be those produced by the members of the family that reside in the dwelling unit. No place or space shall be provided or maintained for the sale of meals or beverages.
- d. The residential characteristics shall be maintained thus avoiding giving the impression or make reference to the fact that the property is being used or occupied, in whole or in part, for any purpose other than that of the dwelling, except for the signs allowed for these purposes by this Regulation.

3. Barber Shops and Beauty Parlors shall be

permitted as an accessory use to a principal purpose, subject to the following:

- a. The area or space to be used or occupied for a barber shop or beauty parlor shall not exceed twenty five per cent (25%) of the gross floor area occupied or used for the principal purpose of the dwelling permitted. When an accessory building is used for these purposes, the size of the area to be used or occupied by the barber shop or beauty parlor shall be the smaller between the size previously indicated and the permitted coverage for such accessory building.
 - b. In connection with the operation of these uses not more than one (1) chair shall be used and the operator shall reside in the dwelling unit.
 - c. The services to be offered or the articles to be sold shall be the ones produced by the operator who resides in the dwelling unit.
 - d. The residential characteristics shall be maintained thus avoiding giving the impression or make reference to the fact that the property is being used or occupied, in whole or in part, for any purpose other than that of the dwelling unit permitted except for the signs allowed by this Regulation.
4. Dwelling units shall be allowed in accessory buildings as an accessory use when there exist dwelling units in the main building, provided the population density on the property conforms to that established for the district.
 5. In residential use no accessory building shall

have more than two (2) stories nor shall exceed seven (7) meters in height or the height of the main building to which it serves.

6. The coverage of the accessory buildings shall not exceed twenty five percent (25%) of the area of the main building or fifteen percent (15%) of the area of the lot, whichever is smaller.
7. The gross floor area for accessory buildings shall be twice the coverage permitted for the accessory building. This area is subject to the following:
 - a. There may be used or occupied the second story of the accessory building for the exclusive purpose of a separate dwelling unit, according to that aforementioned in this Section, provided that there are not more than three (3) bedrooms whose size shall not be more than four (4) meters by four (4) meters, and the additional rooms include only living room, dining, kitchen, bathroom and one balcony per each permitted dwelling unit.
8. The spaces for accessory uses may be provided as part of a main building and this and the accessory buildings may be situated, except as otherwise established in this Regulation, in any part of the lot where the main building is permitted or within the required side or rear yards according to the following:
 - a. Accessory buildings in interior lots may be situated within the required side or rear yards, provided that they are not constructed at a distance from the street line of not

less than sixty per cent (60%) the depth of the lot. When the depth of the lot is greater than that required in the zoning districts in which it is situated, there shall be permitted a separation equal to the required percentage, multiplied by the minimum required depth of the lot for the zoning district considered. Accessory buildings which are constructed up to the lot line, shall be separated from the main building by a distance of not less than (1.5) centimeters. In cases where it is projected to locate an accessory building at less than one and a half (1.5) centimeters of separation from the main building, this shall keep the required yards for the zoning district in which the property is located.

- b. Accessory buildings in corner lots or in lots which front two (2) or more streets or other similar cases may be situated within the required side or rear yards, provided that they are constructed at a distance from the street lines not less than sixty per cent (60%) of the depth of the lot, nor less than forty per cent (40%) of the distance that exists between the street line and its corresponding opposite side the lot when such a distance does not constitute its depth. When the depth of the lot is greater than that required in the zoning district in which it is located, there shall be allowed a recess equal to the required percentage, multiplied by the minimum required depth of

the lot for the zoning district considered. Accessory buildings which are constructed up to the lot line, shall be separated from the main building by a distance of not less than one and a half (1.5) centimeters. In cases where it is projected to locate an accessory building at less than one and a half (1.5) centimeters from the main building, this shall keep the required yards for the zoning district in which the property is located.

13.04 - Uses and Accessory Buildings Related to a Main Commercial Use - The accessory uses to a main commercial use established in conformity to the use zone where it is located shall comply with the following additional provisions:

1. When storage space is provided, as an accessory use to any main purpose permitted, the size of the area to be used or occupied for this purpose shall not exceed fifty percent (50%) of the gross floor area occupied or used for such main purpose. When an accessory building is used for storage, the size of the area to be occupied or used for this purpose, shall be the lesser between the size previously mentioned and the permitted coverage for such accessory building.
2. The motors, electrical energy substations and compressors or refrigerating units shall be located as part of the main building without extending over the lines that define it. When by the nature of the primary use it is impossible to comply with this provision, there shall be allowed to locate this machinery or equipment in separate structures, provided that a separation

of not less than three (3) meters is maintained from any side or rear lot line.

3. No accessory building shall have more than two (2) stories nor exceed seven (7) meters in height or the height of the main building to which it serves.
4. Coverage of the accessory building shall not exceed twenty five percent (25%) of the area of the main building or fifteen percent (15%) of the area of the lot, whichever is smaller.
5. Spaces for accessory uses may be provided as part of a main building and this and the accessory buildings may be situated, except as otherwise established in this Regulation, in any part of the lot where the main building is permitted or within the required side or rear yards according to the following:
 - a. Accessory buildings in interior lots may be situated within the required side or rear yards, provided that they are not constructed at a distance from the street line of not less than sixty per cent (60%) of the depth of the lot. When the depth of the lot is greater than that required in the zoning district in which it is situated, there shall be permitted a separation equal to the required percentage, multiplied by the minimum required depth of the lot for the zoning district considered. Accessory buildings which are constructed up to the lot line, shall be separated from the main building by a distance of not less than one and a half (1.5) centimeters. In cases where

it is projected to locate an accessory building at a separation of less than one and a half (1.5) centimeters from the main building, this shall keep the required yards for the zoning district in which the property is located.

- b. Accessory buildings in corner lots or in lots which front two or more streets or other similar cases, may be situated within the required side or rear yards, provided that they are constructed at a distance from the street lines not less than sixty per cent (60%) of the depth of the lot, nor less than forty per cent (40%) of the distance that exists between the street line and its corresponding opposite side of the lot when such distance does not constitutes its depth. When the depth of the lot is greater than that required in the zoning district in which it is located, there shall be allowed a separation equal to the required percentage, multiplied by the minimum required depth of the lot for the zoning district considered. Accessory buildings which are constructed up to the lot line, shall be separated from the main building by a distance of not less than one and a half (1.5) centimeters.

In cases where it is projected to locate an accessory building at a separation of less than one and a half (1.5) centimeters from the main building this shall keep the required yards for the zoning districts in which the property is located.

13.05 - Uses and Accessory Buildings related to a Main Light Industrial Use - The accessory uses to a main light industrial use established in conformity to the districts where it is located shall comply with the following additional provisions.

1. There shall be permitted to provided storage space as an accessory use to any main use permitted. The size of the space to be occupied or used for this purpose shall not exceed fifty percent (50%) of the gross floor area occupied or used for such main purpose.
2. There shall be permitted to provide as an accessory use, dwelling facilities, for a watchman or guard employed in the premise, when a permitted industrial use is established in this district.
3. Accessory building shall not exceed the maximum height permitted in the district for the main building.
4. Spaces for accessory uses may be provided as part of a main building, and this and the accessory buildings may be situated in any part of the lot where the main building is permitted, or within the required side or rear yards according to the following:
 - a. Accessory buildings in interior lots may be situated within the required side or rear yards, provided that they are not constructed at a distance from the street line of not less than sixty per cent (60%) of the depth of the lot. When the depth of the lot is greater than that required in the zoning district in which it is situated, there shall

be permitted a separation equal to the required percentage, multiplied by the minimum required depth of the lot for the zoning district considered. Accessory buildings which are constructed up to the lot line, shall be separated from the main building by a distance of not less than one and a half (1.5) centimeters. In cases where it is projected to locate an accessory building at less than one and a half (1.5) centimeters of separation from the main building, this shall keep the required yards for the zoning district.

- b. Accessory buildings in corner lots or in lots which front two or more streets, or other similar cases, may be situated within the required side or rear yards, provided that they are constructed at a distance from the street lines of not less than sixty per cent (60%) of the depth of the lot, nor less than forty per cent (40%) the distance that exist between the street line and its corresponding opposite side of the lot when such distance does not constitute its depth. When the depth of the lot is greater than the one required in the district these shall be allowed a recess equal to the required percentage, multiplied by the minimum required depth of the lot for the zoning district considered. Accessory buildings which are constructed up to the lot line, shall be separated from the main building by a distance of not less than one and one half (1.5) centimeters. In cases

where it is projected to locate an accessory building at a separation of less than one and a half (1.5) centimeters from the main building, same shall keep the required yards for the district.

13.06 - Uses and Accessory Buildings Related to Institutional, Tourism and Other Uses Not Previously Covered and Established in Conformity to the District Where It Is Located - The uses and accessory buildings to serve said main uses shall be authorized by the Regulations and Permits Administration, adjusting these to the parameters on height, coverage, gross floor area and location established for the uses and accessory buildings related to a commercial use.

CHAPTER 14 EXCEPTIONS

- 14.01 - Purpose and Applicability - The purpose of this chapter is to identify for the general knowledge, those uses and constructions compatible with the essential character of an ordinance zone, that in a discretionary manner could be authorized without detriment to the purpose of the district.
- The general standards established in this chapter apply in general terms to the Historic Sites or Zones. Should there exist Special Ordinance Standards that set or contradict those specified in this general chapter, the Special Ordinance Standards shall apply.
- 14.02 - General Provisions - The Regulations and Permits Administration, with the endorsement of the Institute of Puerto Rican Culture, shall consider by the method of Exceptions, permit applications for the uses and constructions that are hereinafter mentioned in determined areas. When deemed necessary, or as established in this chapter, public hearings shall be held with notification to all parties.
- 14.03 - Initiative - Every Exception shall be solicited by the owner of the property or an authorized representative of the owner of the property. In said application, the reasons why the Exception should be granted must be indicated.
- 14.04 - Criteria - The determination made concerning a use or construction proposed under the provisions of this chapter, shall be based on the evaluation of combined factors that the interested party presents and demonstrates in each case. For there to be a favorable determination, the interested party must demonstrate that he has the capacity to operate the

use judiciously and that the operation of the use results convenient to the public interest, based, without limiting to the following criteria:

1. The health, safety and welfare of the occupants of the property under consideration is protected as well as the surrounding properties.
2. That there is no reduction in the supply of light and air to the structures to be occupied or used, or to the neighboring properties.
3. The risk of fire is not increased.
4. The values of the properties in the neighboring areas reduced.
5. That the viability, adequacy and convenience of the solicited use is demonstrated.
6. That it is complied with the conditions established in this Regulation or that could be established for the particular case.
7. The structure and surroundings of the property of historic value is protected.

14.05 - Uses to be Considered - The following uses may be considered in the corresponding districts:

1. Child care day centers in any residential district.
2. Elderly care centers in any residential district.
3. Non-profit civic organizations in any residential district. Public hearing shall be held prior to authorization.
4. Guest or boarding houses in residential districts as per that established by the Special Ordinance Standards of a particular Historic Sites or Zones, according to the following:
 - a. The owner or administrator of the Guest or boarding house shall reside on the dwelling



which forms part thereof.

- b. The structures shall not be given commercial characteristics.
- c. The permit issued for this purpose shall include the conditions which the Administration deems necessary to protect the health and general welfare of the neighborhood.
- d. The minimum size of the lot area to be required shall be determined according to the following:
 - . The minimum size of the lot area to be required shall be two hundred fifty (250) square meters.
 - . The number of guestrooms to be permitted based on the minimum size of the lot shall be seven (7).
 - . The extra lot area required per additional bedroom shall be sixty (60) square meters.
 - . The maximum number of bedrooms per premise to be permitted shall be fifteen (15).
- e. Public Hearings shall be held prior to authorization of an guest or boarding house.
- f. The guest houses, if so authorized, may serve meals and alcoholic beverages only to house-guests and guests, subject to the following conditions and limitations:
 - . Meals and alcoholic beverages shall only be served between 7:00 A.M. and 9:00 P.M. No outdoor signs advertising the availability of meals and alcoholic

beverages shall be placed.

- . The dining area shall have a maximum of accommodations, in tables and chairs, equal to the number of beds available.
- . The possible authorization of the sale of alcoholic beverages shall not be understood as a permit to operate a bar nor to provide a specific area for its consumption.

g. An endorsement from the Tourism Company shall be required.

5. Non-profit philanthropic or charitable institutions in any residential district. Public hearings shall be held prior to authorization.

6. Religious institutions such as churches and temples, in any residential, commercial or industrial district according to the following:

a. There may be permitted the construction of other structures for related uses in the same lot, including the residence of the minister or priest or buildings for teaching purposes, provided that a scheme for the development of the land is submitted and that it is complied with the requirements for minimum lot area established in this Regulation for each specific use. The area of the lot occupied by related uses shall not be considered in determining the lot area required for religious purposes.

b. Lots in which the construction of one or more buildings for religious or teaching purposes is projected, shall keep a minimum separation of fifty (50) lineal meters from any lot

where a gasoline station is located or the construction of which has been previously authorized. The required minimum separation shall be measured between the nearer points of both lots.

c. The building shall keep yards not smaller than two (2) times those required in the district where it is located.

d. If the required yards cannot be kept, the Administration may require sound-proofing or other measures to mitigate the effects of noise.

e. No loudspeakers nor speakers shall be allowed outside the structure.

f. Public hearings shall be held prior to authorization.

14.06 - Temporary Permits - The Regulations and Permits Administration may concede temporary permits for the erection of buildings that house activities of short duration such as, but without limiting to these: carnivals, verbenas, patron saint feasts, religious activities, construction shed or sales offices for a housing project. In those cases where the Administration deems pertinent, the immediate neighbors, of not less than four (4), shall be consulted.

14.07 - Conditions - The Exceptions granted shall be subject to the fulfillment of the conditions which are established and to the other provisions of this Regulation.

14.08 - Effective Date of the Decisions - Any favorable decision regarding any Exception, related to a construction, use or sign permit, shall remain

without effect if within one (1) year of having rendered same, the corresponding permit were not obtained.

This effective date shall be considered definitive for all legal purposes, except that same may be prorogated by petition of an interested party, when such extension is not considered contrary to the public interest, and provided that the prorogation petition is submitted thirty (30) days before the expiration date of the decision, indicating the motives in which the petition is based, and furthermore including evidence of the progress attained in the preparing of the preliminary or construction plans, studies and documents that the case may require.

CHAPTER 15 VARIANCES IN HISTORIC SITES OR ZONES

- 15.01 - General Provisions - The Board or the Regulations and Permits Administration, each one within its jurisdictional scope with the endorsement of the Institute of Puerto Rican Culture, may authorize Variances to the requirements of this Regulation in conformity with what is expressed in this Chapter.
- 15.02 - Purpose - The purpose of the Variances is to avoid that the strict application of the requirements of this Regulation results in irreparable damage to the historic patrimony or in a restriction of the use of a property.
- 15.03 - Initiative - Every Variance shall be solicited by the owner or an authorized representative of the owner of the property using the form designated for such purposes indicating motives, grounds and reasons sustaining the application.
- 15.04 - Hearings - The Board or the Regulations and Permits Administration may hold public hearings consider applications for Variances in use and may consider several applications for Variances in one public hearing. Public Hearings shall be required for the consideration of applications for Variances in use in residential districts.
- 15.05 - Variances in Use - The Board or the Regulations and Permits Administration, each one within its jurisdictional scope, may authorize Variances in use when it can be established that none of the uses that are allowed in the district is feasible in the property from a physical or economic point of view. The following shall be taken into consideration:
1. The costs of adapting the property to the allowed

uses due to provisions of this and other regulations and the benefit that will be derived once this is adapted for the allowed uses.

2. The reasons why none of the allowed uses is feasible in the property without the Variance should be unique to same and not a general characteristic of the district or the sector of the district where it is located. It may not have been caused by the owner.
3. The use for which the Variance is solicited to the regulatory provisions is compatible with the purposes of the district, and the neighborhood or community where it is located.
4. The Variance solicited does not adversely affect, among others, the following factors:
 - a. Availability of utilities
 - b. The context where it is located.
 - c. The street environment.
 - d. The security and tranquility of the neighbors.
5. The structure or surrounding of the property of historic value is not adversely affected.

15.06 - Other Variances - The Board or the Regulations and Permits Administration each one in its jurisdictional scope, may authorize variances to the requirements established in this Regulation for the uses that the district tolerates. The following, among others, shall be taken into consideration.

1. The magnitude of the Variance is necessary to insure the viability of the allowed use and is not viable to consider other alternatives to solve the problem.
2. The Variance solicited does not adversely affect, among others, the following factors:

- a. The availability of utilities.
 - b. The context where it is located.
 - c. The street environment.
 - d. The security and tranquility of the neighbors.
3. The population density or intensity solicited does not lead to converting the ordinance zone into another.
 4. The structure or surroundings of the property of historic value is not adversely affected.
 5. The Variance solicited is consistent with the purposes of the regulatory provisions that is solicited be modified, as well as the public policy.
 6. The Variance solicited conserves the historic values.

15.07 - Conditions - Upon authorizing Variances the Board or the Regulations and Permits Administration, each one within its jurisdictional scope, shall specify the nature and extension of these and shall also establish those conditions that they deem necessary to insure compliance with the criteria that is established in this Chapter.

The authorized Variances shall be subject to the fulfillment of the conditions which are established and to the other provisions of this or any other applicable regulation. The non-compliance of said conditions shall constitute sufficient ground for revoking the Variance in all of its parts.

15.08 - Effective Date of the Decisions- Any favorable decision or authorization regarding any Variance to the provisions of this Regulation related to a construction, demolition, transfer, use or sign

permit, shall remain without effect if within one (1) year of having rendered same, the corresponding permit were not obtained.

This effective date shall be considered definitive for all legal purposes except that same may be prorogated upon request of an interested party, when such prorogation is not considered contrary to the public interest, and provided the prorogation petition is submitted thirty (30) days before the expiration date of the decision indicating the motives in which the petition is based, and furthermore providing evidence of the progress attained in the preparing of the preliminary or, construction plans, studies and documents that the case may require.

CHAPTER 16 RESERVED

CHAPTER 17 RESERVED

CHAPTER 18 RESERVED

CHAPTER 19 RESERVED

CHAPTER 20 SPECIAL ORDINANCE STANDARDS OF
THE HISTORIC ZONE OF PONCE
PURPOSE AND APPLICABILITY

20.01 - Purpose - It is pretended that the city continue its harmonious evolution as in the historic past, enabling this Regulation to guide it within its traditional values. The purpose of this Special Ordinance Standard is to develop specific criteria about the development and use of the land, and about the construction applicable to the Historic Zone of Ponce.

These Special Ordinance Standard is based upon particular characteristics of the Eligible Properties in the Historic Zone, to conserve the real-estate of value, promoting in all cases uses in conformity with architectural characteristics.

The zoning districts of the Puerto Rico Zoning Regulation (Planning Regulation No. 4) are substituted.

20.02 - Scope of Applicability - This Special Ordinance Standard of the Historic Zone of Ponce shall guide the use and development of lands and structures in the area of the Historic Zone of Ponce as defined by the Puerto Rico Planning Board by the following manner:

1. Boundaries:

- Beginning at the intersection of Salud, Marina, Ferrocarril, Hostos and Campeche Streets located at the extreme south of the Historic Zone of Ponce.
- Continues west on Ferrocarril Street until its intersection with Concordia Street.
- Continues north on Concordia Street until its

- intersection with Martin Corchado Street.
- Continues west on Martin Corchado Street until its intersection with Capitan Correa Street.
 - Continues north on Capitan Correa Street until its intersection with Villa Street.
 - Continues north on Fogos Street until its intersection with Victoria Street.
 - Continues east on Victoria street until its intersection with 25 de Enero Street.
 - Continues north on 25 de Enero Street until its intersection with Nuevo Norte Street.
 - Continues east on Nuevo Norte Street until its Los Petardos Street
 - Continues north on Los Petardos Street until its intersection with Guadalupe Street.
 - Continues east on Guadalupe Street until its intersection with Washington Street.
 - Continues north on Washington Street including all the city block until its intersection with Los Diamantes Street.
 - Continues north on Los Diamantes Street until its intersection with San Felipe Street.
 - Continues east on San Felipe Street until its intersection with Jajome Street.
 - Continues north on Jajome Street covering all the urban limit until its intersection with Mendez Vigo Street.
 - Continues north on Mendez Vigo Street until its intersection with Pico Dulce Street.
 - Continues east on Pico Dulce Street until its intersection with Bertoli Street.
 - Continues north on Bertoli Street until its

intersection with Agua Street.

- Continues east on Agua Street until its intersection on Acueducto Street.
- Continues east on Acueducto Street until its intersection with Mayor Cantera Street.
- Continues south on Mayor Cantera Street until its intersection with Quenepo Street.
- Continues east on Quenepo Street until its intersection with Las Casas Street.
- Continues south on Las Casas Street until its intersection with Puerto Rico Street.
- Continues east on Puerto Rico Street until its intersection with 12 de Octubre Street.
- Continues north on 12 de Octubre Street until its intersection with Golpeavisa Street.
- Continues east on Golpeavisa Street until its the urban limit.
- Continues east on the urban limit until its intersection with the Portugues River.
- Continues south by the Portugues River until its intersection with Las Americas Avenue.
- Continues west on Las Americas Avenue until its intersection with the east side of the property of Dr. Pila's Hospital.
- Continues north on the east side of the property of Dr. Pila's Hospital until its Street No. One (1).
- Continues north on No. one (1) Street until its intersection with Campeche Street.
- Continues west on Campeche Street until its intersection with Salud, Marina, Ferrocarril and Hostos Streets.

2. Definition of the Boundary:

The limits of the Historic Zone of Ponce aforementioned, includes all the properties comprised within the limit, including all the properties located on the side of the street, thus guaranteeing the form and urban image of the Historic Zone.

20.03 - Applicability - The Special Ordinance Standard of the Historic Zone of Ponce covers the following aspects:

1. Use
2. Construction
3. Urban aspects

These aspects are of direct application according to the zones that are established in the ordinance plans of the Historic Zone of Ponce.

1. Boundary Map of the Historic Zone of Ponce - In this map it is graphically shown the area defined as Historic Zone.

This map, at the same time, indicates the wards and aggregates that compose the zone.

2. Catalog Plan of Eligible Properties in the Historic Zone of Ponce - In this plan there is indicated all properties listed as eligible and indicates its value according to the categories established in Chapter 6, Article 6.5 of this Regulation of Historic Sites and Zones.
3. Ordinance Plan of Land Use - In this plan the different use districts for the Historic Zone of Ponce are established.
4. Ordinance Plan of Heights - In this plan the levels of allowable or required heights in the different areas of the Historic Zone of Ponce are established.
5. Ordinance Plan of Sizes and Fronts of Lots - This

plan establishes the sizes and fronts of lots for the different areas of the Historic Zone of Ponce according to its parceled structure.

6. Ordinance Plan of Coverage of the Land - In this plan the different percentages of coverage of the land allowed in different areas of the Historic Zone are established.
7. Ordinance Plan of Alignment and Yard Requirements - In this plan the alignment and required yards for the various areas and aggregates of the Historic Zone of Ponce are established.

PROVISIONS ON USE

20.04 - Purpose - The purpose of this section is to insure a system of adequate uses to the physical and social characteristics of the Historic Zone of Ponce that purports the conservation and revitalization of the area. On the one hand the determination of use are made flexible allowing the normal development of the urban activity as support to the revitalization and on the other, it unites determined areas to specific uses limiting the competition of other activities of conflicting nature that diminish the quality of urban life.

20.05 - Types of Use Districts - The Use Plan of the Historic Zone of Ponce establishes the following use districts:

- District GH-1 : District of General Use One
- District GH-2 : District of General Use Two
- District GH-3 : District of General Use Three
- District GH-4 : District of General Use Four
- District RH-1 : District of Residential Use of Low Population Density

- District RH-2 : District of Residential Use of Low Middle Population Density
- District RH-3 : District of Residential Use of Middle Population Density
- District PH : District of Public or Institutional Use
- District SI2 : Special Intervention Zones

20.06 - General Provisions Concerning Residential Use - Any residential use shall will comply with the following requirements:

1. Any accomodation that is made to an eligible property to adapt a residential use shall not be detrimental to the integrity of the property.
2. Every residential use shall have access to a public street by means of a gate or entrance.
3. The creation of new basic dwelling units (3 rooms) with a floor area smaller than seventy (70) square meters shall not be allowed, this may be modified by a factor of 0.2 for each bedroom that is added or subtracted from the basic dwelling units.

20.07 - General Provisions Concerning Commercial or Service Uses - Any commercial use or service shall comply with the following requirements:

1. The activities carried out shall not cause the physical or social deterioration of the public space, nor the deterioration nor negative effects of the values of the structures that are wished to be preserved.
2. The accomodations that are made to an eligible property to adapt a commercial use or service shall not be detrimental to the integrity of the property.

3. The use shall not produce or provoke sounds of any kind that could be heard from the surrounding properties nor from the public street.
4. The use shall not allow chimneys or devices for smoke emission, gases or refuse of the combustion.
5. No permanent stalls of any type for selling shall be installed on the streets, squares or public spaces.
6. No unpleasant odor emissions or that cause annoyance or risks that may be perceived from the surrounding properties nor the street shall be made.
7. All commercial establishments shall have direct access to the public street by means of doors, yards or entrances.
There shall not be allowed the creation of new commercial establishments in the interior of the structure by means of utilization of closed interior spaces.

20.08 - General Provisions Concerning Light Industrial Uses -
Any light industrial use shall comply with the following requirements:

1. The activities carried out shall not cause the physical or social deterioration of the public space nor the deterioration nor negative effects of the values of the structure that are wished to be preserved.
2. The accommodation that are made to Eligible Properties shall not be in detriment to the integrity of the structure.
3. The sound emissions from the machinery and equipment shall not be heard from the surrounding

properties nor from the public street.

4. There shall not be used, handled nor exist emissions of toxic, flammable, corrosive, radioactive material.
5. No shining beams to the surrounding properties nor the public street shall be made.
6. No vibrations shall be produced that can be felt from the properties nor the public street.
7. The use shall not allow chimneys, or devices for the emission of smoke, gases or refuse of the combustion material.
8. No unpleasant odor emissions or that cause annoyance or risks, that may be heard from the surrounding properties nor the public street shall be allowed.

DISTRICT RH-1

- 20.09 - Purpose of District RH-1 - This Historic Residential District is established to classify residential sectors, of very low population density, built or that could be built within the Historic Zone.
- 20.10 - Uses Allowed in District RH-1 - In Districts RH-1 the properties shall be utilized for the following uses:
1. Permanent residential uses
 2. Others
- There shall be allowed in this district other uses by means of exceptions provided they are compatible and complementary to the permanent residential uses.
- The allowed uses are described in the table of uses.
- 20.11 - Population Density in Districts RH-1 - There shall be allowed one (1) dwelling unit per lot.
- 20.12 - Parameters for Subdivision and Construction in Districts RH-1 - The provisions about size of lots,

height of structure, coverage, alignment and yard requirements shall be those established by the ordinance plans of the Historic Zone of Ponce.

DISTRICT RH-2

20.13 - Purpose of District RH-2 - This Historic Residential District is established to classify residential sectors, of medium population density, built or that can be built within Historic Zones.

20.14 - Uses Allowed in District RH-2 - In districts RH-2 the properties shall be utilized for the following:

1. Permanent residential uses
2. Others

There shall be allowed other uses in this district by means of exceptions provided they are compatible and complimentary to the permanent residential use.

The uses allowed are described in the table of uses.

20.15 - Population Density in Districts RH-2 - The population density allowed in each lot shall depend on the size of the existing structure for Eligible Properties, and on the parameters of construction and the size of the lot allowed for Non-Eligible Properties.

There shall not be allowed the creation of new dwelling units with a population density greater than one (1) dwelling unit for every two hundred (200) square meters of lot.

In apartment houses projects the number allowed of dwelling units may be converted a greater number of smaller units based on to the number of bedrooms per unit and according to the following relation:

Number of Bedrooms per Dwelling Units	Equivalence in Terms of Basic Dwelling Unit
2 or more	0.8
3	1.0

When more than three (3) bedrooms per dwelling unit are provided, each additional bedroom shall be calculated at the rate of (0.2) extra basic dwelling unit.

- 20.16 - Parameters for Subdivision and Construction in Districts RH-2 - The provisions about size of lots, height of structure, coverage, alignment and yard requirements shall be those established by the ordinance plans of the Historic Zone of Ponce.

DISTRICT RH-3

- 20.17 - Purpose of District RH-3 - This Historic Residential District is established to classify residential sectors, of high population density, built or that can be built within Historic Zones.

- 20.18 - Uses Allowed in Districts RH-3 - In Districts RH-3 The properties may be utilized for the following:

1. Permanent residential uses
2. Others

There shall be allowed other uses in this district by means of exceptions provided they are compatible and complimentary to the permanent residential use.

The uses allowed are described in the table of uses.

- 20.19 - Population Density in Districts RH-3 - The population density allowed in each lot shall depend on the size of the existing structure for Eligible Properties, and the parameters of construction and the size of lots allowed for Non-Eligible Properties.

There shall not be allowed the creation of new dwelling units with a population density greater than one (1) dwelling unit per one hundred (100) square meters of lot.

In apartment house projects the number of allowed dwelling units may be converted to a greater number

of allowed units, based on the number of bedrooms per unit and to the following relation:

Number of Bedrooms Per Dwelling Units	Equivalence in Terms of Basic Dwelling Unit
2 or less	0.8
3	1.0

When more than three (3) bedrooms per dwelling unit are provided, each additional bedroom shall be calculated at the rate of (0.2) extra dwelling unit.

20.20 - Parameters for Subdivision and Construction in Districts RH-3 - The provisions about size of lots, height of structures, coverage, alignment and yard requirements shall be those established by the ordinance plans of the Historic Zone of Ponce.

DISTRICT GH-1

20.21 - Purpose of District GH-1 - This district of General Use One is established in the Central Urban Zone to make more flexible the determination of uses and allow mixed uses.

20.22 - Uses Allowed in Districts GH-1 - In districts GH-1 there is allowed a greater mix of uses with the object of guaranteeing the central character of the zone. In these districts the properties may be utilized for the following purposes:

- . Residential
- . Commercial and Services
- . Institutional

1. Uses Allowed - The Uses Allowed are established on the table of uses.

2. Restriction of Uses Allowed:

- In District GH-1 the non-residential use is limited to the first story provided that the gross construction area dedicated to same

will not surpass the gross construction area dedicated to the residential use. There shall be allowed single-functional uses by means of exceptions when the type characteristics of the existing properties justify it.

- Every use that affects the environmental quality of the zone by means of noise, contamination and other impacts that are not compatible with the residential uses are prohibited.

The commercial establishments or for service shall not occupy a gross area in excess of four hundred fifty (450) square meters.

3. Others - There shall be allowed in this district other uses by means of exceptions, provided that they are compatible and complimentary with the purposes and with the central urban character of this district.

20.23 - Population Density in Districts GH-1 - The population density allowed in each property shall depend on the size of existing structure for Eligible Properties, and of the parameters of construction and size allowed in the lot for Non-Eligible Properties.

There shall not be allowed the creation of new dwelling units with a population density greater than one (1) dwelling unit per one hundred (100) square meters of lot.

In apartment house projects the number of allowed dwelling units may be converted to a greater number of smaller units based on the number of bedrooms per unit and to the following relation:

Number of Bedrooms per Dwelling Units	Equivalence in Terms of Basic Dwelling Unit
2 or less	0.8
3	1.0

When more than three (3) bedrooms per dwelling unit, are provided each additional bedroom shall be calculated at the rate of (0.2) extra dwelling unit.

20.24 - Parameters for Subdivision and Construction in Districts GH-1 - The provisions about the size of lots, height of structures, coverage, alignment and yard requirements shall be those established by the ordinance plans of the Historic Zone of Ponce.

DISTRICT GH-2

20.25 - Purpose of District GH-2 - This District of General Use Two is established in zones of direct access to streets of heavy vehicular traffic to allow the orderly development of the urban activity as support to the revitalization.

20.26 - Uses Allowed in Districts GH-2 - In districts GH-2 there is allowed a greater flexibility in order to implement commercial, services and light industrial uses with the objective of deviating the tendency of third uses in the rest of the zone. In these districts the properties may be utilized for the following purposes:

-Residential

-Commercial and Services

-Light Industrial

1. Uses Allowed - The allowed uses are established in the table of uses.

2. Restrictions of Uses Allowed:

- In District GH-2 the non-residential use is limited to the first story.

- In structures of more than one story, the gross construction area dedicated to residential uses should be greater than the gross construction area dedicated to non-residential uses.

- The commercial, services and light industrial uses shall not occupy a gross construction area greater than six hundred (600) square meters.

3. Others - There shall be allowed other uses in this district by means of exceptions, provided that they are compatible and complimentary with the established uses.

20.27 - Population Density in Districts GH-2 - The population density allowed in each property shall depend on the size of the existing structure for Eligible Properties, and of the parameters of construction and size of lots allowed for Non-Eligible Properties.

There shall not be allowed the creation of new dwelling units with a population density greater than one (1) dwelling unit per one hundred (100) square meters of lot.

In apartment house projects the number of allowed dwelling units may be converted to a greater number of smaller units based on the number of bedrooms per unit, and according to the following relation:

Number of Bedrooms per Dwelling Units	Equivalence in Terms of Basic Dwelling Unit
2 or less	0.8
3	1.0

When more than three (3) bedrooms per dwelling unit, are provided, each additional bedroom shall be

calculated at the rate of (0.2) extra basic dwelling unit.

- 20.28 - Parameters for Subdivision and Construction in Districts GH-2 - The provisions about size of lots, height of structure, coverage, alignment and yard requirements shall be those established by the ordinance plans of the Historic Zone of Ponce.

DISTRICT GH-3

- 20.29 - Purpose of District GH-3 - This District of General Use Three is established in Central Urban Zones of residential priority to allow mixed uses.

- 20.30 - Uses Allowed in Districts GH-3 - In Districts GH-3 there is allowed the mixed use of residences and commerce with the objective of guaranteeing the predominant residential character of the areas next to urban center of the zone. In these districts the properties may be used for the following purposes:

-Residential

-Commercial

-Services

1. Uses Allowed - The uses allowed are established in the table of uses.

2. Restrictions of allowed uses:

- In Districts GH-3 the non-residential use is limited to the first story, provided that the gross construction area dedicated to the residential uses will surpass the gross construction area dedicated to residential use. There shall be allowed single-functional uses by means of exceptions when the type characteristics of the existing properties so justify it.

- Every use that affects the environmental

quality of the zone by noise and other effects that are not compatible with the residential uses are prohibited.

The Non-Residential uses shall not occupy a gross construction area greater than three hundred (300) square meters.

3. Others - There shall be allowed in this district other uses by means of exceptions, provided that they are compatible and complimentary with the residential uses.

20.31 - Population Density in Districts GH-3 - The population density allowed in each property shall depend on the size of the existing structure for Eligible Properties and of the parameters of construction and sizes allowed in the lot of Non-Eligible Properties. There shall not be allowed the creation of new dwelling units with a population density greater than one (1) dwelling unit per one hundred (100) square meters of lot.

In apartment house projects the number of allowed dwelling units may be converted to a greater number of smaller units, based on the number of bedrooms per unit and to the following relation:

Number of Bedrooms per Dwelling Units	Equivalence in Terms of Basic Dwelling Unit
2 or less	0.8
3	1.0

When more than three (3) bedrooms per dwelling unit are provided, each additional bedroom shall be calculated at the rate of (0.2) extra dwelling unit.

20.32 - Parameters for Subdivision and Construction in Districts GH-3 - The provisions about size of lots,

height of structure, coverage, alignment and yard requirements shall those established by the ordinance plans of the Historic Zone of Ponce.

DISTRICT GH-4

20.33 - Purpose of District GH-4 - This District of General Use Four is established in residential priority zones away from the central area to allow the mixed housing and local commercial use, to make flexible the determination of uses allowing the normal orderly development of the urban activity as support to the revitalization.

20.34 - Uses Allowed in Districts GH-4 - In Districts GH-4 there is allowed a mixed residential and small scale commercial uses with the objective of guaranteeing the predominant residential character of secluded areas of the Central Urban Zone. In these districts the properties may be utilized for the following purposes:

- Residential
 - Small scale commercial
 - Services
1. Uses Allowed - The uses allowed are established in the table of uses.
 2. Restrictions of Allowed Uses.
 - In Districts GH-4 the non-residential use is restricted to the first story, provided that the gross construction area dedicated to same does not surpass the coverage dedicated to the residential use. There shall be allowed single-functional uses by means of exceptions when the type characteristics of the properties so justify it.
 - Every use that affects the environmental quality of the zone by noise, contamination or other

effects that are not compatible with the residential uses is prohibited.

- The non-residential uses shall not occupy a gross construction area greater than one hundred fifty (150) square meters.

20.35 - Population Density in Districts GH-4 - The population density allowed in each lot shall depend on the size of the existing structure for Eligible Properties, and of the parameters of construction and size allowed in lots for Non-Eligible Properties.

There shall not be allowed the creation of new dwelling units with a population density greater than one (1) dwelling unit per one hundred (100) square meters of lot.

In apartment house projects the number of allowed dwelling units may be converted to a greater number of smaller units based on the number of bedrooms per unit, and according to the following:

Number of Bedrooms per Dwelling Units	Equivalence in Terms of Basic Dwelling Units
2 or less	0.8
3	1.0

When more than three (3) bedrooms per dwelling unit are provided each additional bedroom shall be calculated at the rate of (0.2) extra dwelling unit.

20.36 - Parameters for Subdivision and Construction in Districts GH-4 - The provisions about size of lot, height of structure, coverage, alignment and yard requirements shall be those established by the ordinance plans of the Historic Zone of Ponce.

DISTRICT PH

20.37 - Purpose of District PH- The District of Public or Institutional Use is established to classify those

lots or buildings of public or institutional use in the Historic Zone of Ponce and to make flexible the implementation of specific uses according to the needs of social, educational, cultural or governmental services to allow for the orderly development of the urban activity as support to the revitalization.

20.38 - Uses Allowed in Districts PH - In the District of Public Use the lots or properties shall be utilized for the uses already established allowing new or different uses according to the following criteria:

1. The established or proposed use acts as support to the general pattern of uses of the sector where it located.
2. The established or proposed use does not result in detriment to the integrity of the sector or eligible property where located.
3. The established or proposed use follows the orderly form and is an accord with the purposes established by the actual zoning uses the integral revitalization of the sector where located.

20.39 - Population Density in Districts PH - Should a residential use be allowed, the population density allowed in each lot shall depend on the size of the existing structure for Eligible Properties, and of the parameters of construction and sizes allowed in the lot for Non-Eligible Properties.

There shall not be allowed the creation of new dwelling units with a population density greater than one (1) dwelling unit per one hundred (100) square meters of lot.

In apartment house projects the number of allowed

dwelling units may be converted to a greater number of smaller units based on the number of bedrooms per unit and to the following relation:

Number of Bedrooms per Dwelling Units	Equivalence in Terms of Basic Dwelling Unit
2 or less	0.8
3	1.0

When more than three (3) bedrooms per dwelling unit are provided each additional bedroom shall be calculated at the rate of (0.2) extra basic dwelling unit.

20.40 - Parameters for Subdivision and Construction in Districts PH - The provisions about size of lot, height of structure, coverage, alignment and yard requirements shall be those established by the ordinance plans of the Historic Zone of Ponce.

PARAMETERS FOR SUBDIVISION AND CONSTRUCTION

20.41 - Purpose - The purpose of this section is to promote and facilitate the protection, conservation and revitalization of the built patrimony and of its surroundings by means of the orderly planning in order to maintain or recuperate the form and characteristic harmony of the urban image.

20.42 - Applicability - The Special Ordinance Standard of the Historic Zone of Ponce establishes the ordinance plans with the purpose of establishing the parameters of subdivisions and construction applicable to the zone:

1. Ordinance Plan of Fronts and Sizes of Lots.
2. Ordinance Plan of Heights.
3. Ordinance Plan of Coverage.
4. Ordinance Plan of Alignment and Yard Requirements.

20.43 - General Provisions Concerning Parameters for Height -
Any allowed height shall comply with the following requirements:

1. The relation between the height between floors, cornices crowning elements shall not have a variation greater than one (1) meter above or below the ones established by the average of the referred elements of the eligible structures of the street or sector where located.
2. The allowed height of the eligible structures shall be the original existing height. Any future addition that is considered of value and is well integrated to the composite scheme of the structure may substitute the criteria aforementioned.
3. The maximum height shall be the vertical distance from the grade-line to the crowning element of the building.
 - a. In structures with flat roofs the crowning element shall be the horizontal line of the finial of greater height.
 - b. In structures with sloping roof the crowning element shall be the horizontal line on the face of the ornament of the facade of greater height.
4. In cases of structures located in sloping terrain there shall be used the vertical distance from the center of the facade.
5. There shall not be allowed the staggering of the facade as a way of complying with the aforementioned provisions. In cases of excessive fronts there shall be required the fragmenting of the total volume.

20.44 - General Provisions Concerning Parameters for Size and Fronts of Lots - The sizes and fronts of lots are those established by the ordinance plans of the Historic Zone of Ponce and shall comply with the following requirements:

1. The parameters established by the ordinance plans of fronts and sizes of lots shall prevail to the existing plots in every case where the original characteristics have been lost.
2. In cases of lots out of alignment there shall be required the fragmenting of the volume of the facades if the adequacy of the rhythm and the sequence of the volumes of the new structure is duly justified with regards to its surrounding scene.
3. It is prohibited the construction of a unit on more than one plot except in the cases where the existing plots are lower than those established in the ordinance plans.

20.45 - General Provisions Concerning Parameters for Coverage of the Structure - The parameters established by the ordinance plan of coverage shall apply according to the following:

1. The coverage of the eligible properties shall be the existing one excluding those additions or accessory buildings that do not contribute to the value or integrity of the structure.

20.46 - General Provisions Concerning Parameters for Alignment and Yard Requirements - Any intervention about alignment or yards in the ordinance area shall comply with the following requirements:

1. The alignment of the eligible properties shall be the existing one.

2. The original alignments of all the eligible structures that have been modified shall be recuperated, this by means of the addition or demolition of original elements including fences and accessory buildings.
3. The alignment of the eligible properties shall prevail over that provided in the ordinance plans.

ORDINANCE PLAN FOR HEIGHTS OF THE STRUCTURE

20.47 - Purpose - This special ordinance plan is established to regulate the heights allowed in interventions in the Historic Zone.

20.48 - Applicability - The heights allowed in the ordinance plan of the Historic Zone of Ponce establish the levels of heights allowed according to the following categories:

ZA-0 Establishes properties that shall be free of structures.

ZA-1 Establishes the properties that can only have one level.

ZA1-2 Establishes the properties that can have a height of 1 or 2 levels.

ZA-2 Establishes the properties that can only have a height or 2 levels.

ZA2-3 Establishes the properties that can only have a height of 2 or 3 levels.

The height in meters for the various levels are established according to the following table.

	MINIMUM	MAXIMUM
Base	.65 M	1.83 M
First Level	3	4.5
Second Level	3	4.5
Third Level	3	4

ORDINANCE PLAN FOR SIZES AND FRONTS OF LOTS

- 20.49 - Purpose - This special ordinance plan is established to regulate the volume rhythms of the urban structure by regulating the maximum and minimum sizes and fronts of the lots of the different sectors of the Historic Zone of Ponce.
- 20.50 - Applicability - The ordinance plan of sizes of fronts and lots of the Historic Zone of Ponce establishes the minimum requirements of fronts and sizes of lots according to the categories of the following table:

	SIZE OF LOT		FRONT OF LOT	
	Min.	Max.	Min.	Max.
ZT-1	100 m2	250 m2	7m	14m
ZT-2	150 m2	250 m2	4m	14m
ZT-3	250 m2	650 m2	10m	25m
ZT-4	450 m2	1050 m2	10m	25m
ZT-5	650 m2	2000 m2	25m	40m

ORDINANCE PLAN FOR COVERAGE

- 20.51 - Purpose - The criteria for the ordinance of coverage is of limiting the built-up area in order to provide green areas that promote the improvement of the environmental quality of the Historic Zone.
- 20.52 - Applicability - The ordinance plan of coverage establishes the maximum and minimum percentage requirements of coverage according to the following categories:
- ZO-1 Establishes properties that should have between a minimum of sixty percent (60%) of coverage and a maximum of seventy five percent (75%).
- ZO-2 Establishes properties that should have between a minimum of fifty percent (50%) of coverage and a maximum of seventy five percent

(75%).

ZO-3 Establishes properties that should have between a minimum of forty percent (40%) of coverage and a maximum of sixty five percent (65%).

ORDINANCE PLAN FOR ALIGNMENT AND YARD REQUIREMENTS

20.53 - Purpose - The purpose of this zoning is to establish the alignments and yard requirements for the development of lands and structures in the Historic Zone of Ponce.

20.54 - Applicability - The ordinance plan of alignment and yard requirements of the Historic Zone of Ponce establishes the relationship that shall exist between the structure and the borders of the lot. These are established in the ordinance plans according to the following categories:

ZE-1 - Alignment - The structure shall be aligned with relation to the border of the front of the lot.

Side Yards - The structure shall cover up to the borders of the lot on both sides with walls or party-walls or may maintain a maximum side yard of one point sixty seven (1.67) meters for light and ventilation effects.

Rear Yard- It is required a rear yard calculated by the one of the following manners:

1. Three (3) meters measured from the main structure.
2. A third (1/3) of the vertical distance between the lowest level of the grade-line of the yard and the crowning element of the structure.

The minimum dimension of yards shall be the greater calculation of the two.

ZE-2 - Alignment - The structure shall be aligned with relation to the borders of the front of the lot.

Side Yards - The structure may keep one of the following side yards:

1. It may cover up to the border of the lot on one of its sides with a wall or party wall and shall keep a side yard of three (3) meters.
2. It may keep two (2) side yards of one point sixty seven (1.67) centimeters maximum to one of its sides and of three (3) meters maximum on the other.

Rear Yard - It shall be required a rear yard calculated by one of the following manners:

1. Three (3) meters measured from the main structure.
2. A third ($1/3$) of the vertical distance between the lowest level of the grade-line of the yard and the crowning element of the structure.

The minimum dimension of the yard shall be the greater calculation of the two.

ZE-3 - Alignment - The structure shall be aligned with relation to the border of the front of the lot.

Side Yards - The structure shall keep a side yard of a minimum of one point sixty seven (1.67) centimeters and another one a minimum of three (3) meters.

Rear Yards - It shall be required a rear yard calculated by one of the following manners:

1. Three (3) meters measured from the main structure.
2. A third ($1/3$) of the vertical distance between the the lowest level of the grade-line or the yard and the crowning element of the structure.

The minimum size of the yard shall be the greater calculation of the two.

ZE-4 - Alignment - The structure shall maintain an alignment with relation to the border of the front of the lot by means of a fence.

The main structure will maintain the alignment of the eligible structures of the area or sector where located.

Side Yards - The structure shall keep a side yard minimum of two (2) meters and another one minimum of three (3) meters.

Rear Yard - There is required a rear yard calculated by one of the following manners:

1. Three (3) meters measured from the main structure.
2. A third ($1/3$) of the vertical distance between the lowest level of the grade-line of the yard and the crowning element of the structures.

ZE-5 - Alignment - The structure shall maintain one of the following alignments:

1. The structure shall be aligned with relation to the border of the front of the lot.
2. The structure shall maintain an alignment

with relation to the border of the front of the lot by means of a yard. The main structure shall maintain the alignment of the eligible structures of the area or sector where located.

Side Yards - The structure shall maintain side yards minimum of one point sixty seven (1.67) centimeters on each one of the sides.

Rear Yards- It is required a rear yard calculated by one of the following manners:

1. Three (3) meters measured from the main structure.
2. A third ($1/3$) of the vertical distance between the lowest level of the grade-line of the yard and the crowning element of the structure.

The minimum dimension of the yard shall be the greater calculation of the two.

PARAMETERS OF DESIGN

20.55 - Purpose and Applicability - The parameters of design establish provisions for the eligible properties, non-eligible and new structures with the purpose of bringing into harmony the new interventions, with the wide variety of decorative and formal construction elements of the traditional architecture of Ponce, obtaining as a result a harmonious collection in regards to its materials, proportions, accentuality and sequences.

20.56 - General Provisions Concerning Design of Construction, Decorative and Formal Elements - These provisions shall serve as guide and shall enumerate the various types, dimensions, materials and restrictions in the traditional architecture of Ponce and shall establish

some parameters of design for those cases of non-eligible properties and new structures. The elements which shall be analyzed are the following: walls, base, balconies, roofs, doors and windows. (See graphic annexes 20.80, 20.81, 20.82 and 20.83)

20.57 - Walls

1. Materials - In eligible properties there shall only be allowed the repairs of its original walls be it with the original material or with others which are compatible. Among the materials to be used are the following:

- a. Masonry walls or plastered tile.
- b. Wooden walls, be they made by boards or flooring-board tongued and grooved.
- c. Walls of corrugated zinc boards placed in a vertical position.
- d. Concrete plastered walls.

For non-eligible properties or new structures, the following material may be used:

- e. All materials traditionally used.
 - f. Concrete plastered blocks.
 - g. Any structural material, provided it is plastered or covered with a compatible material of the traditional structure.
 - h. The paint of the traditional facade shall be matte unless, its a wooden wall which could be painted with and oil based matte paint, semi-gloss or gloss.
2. Restrictions - There shall not be allowed the covering or treatment of facades with dissonant materials to its architectural characteristics and types such as:
- a. Exposed tile

- b. Glazed tiles
- c. Floor tiles
- d. Metals or plastics
- e. Imitation of traditional materials

20.58 - Base

1. Types - The base can be of two types:
 - a. Base as a basement of a building: This type of base is present in structures with galleries or front balconies on the first story.
 - b. Base as a facing strip or footing: This base covers the lower part of the facade on the first story.
2. Dimensions - In the properties of the Historic Zone of Ponce the bases fluctuate between maximum and minimum by the following manner:
 - a. Base, as a basement of the building: These fluctuate between a minimum of point sixty (.60) centimeters to a maximum of one point thirty seven (1.37) centimeters.
 - b. Base as a facing strip or footing: These fluctuate between a minimum of point seventy (.70) centimeters to a maximum of one point eighty three (1.83) centimeters.
3. Materials - In the eligible properties the building materials that shall be allowed for the two types of base, shall always be those traditionally utilized according to its type and are the following:

For non-eligible properties or new structures the base shall not exceed the maximum height of the eligible property that is found on the stretch or the immediate surroundings.

- a. Tile or plastered masonry
 - b. Limestone as a structural element or as unfinished
 - c. Plastered concrete
 - d. Ashlar masonry of stone concrete or marble
- For non-eligible properties or new structure, there shall be allowed to utilize the following materials:

- e. All materials traditionally used
- f. Plastered concrete or lined with limestone or marble.
- g. The paint of the baseboard may be matte, semi-gloss and the colors shall be those traditionally used in the eligible properties.

- 4. Restrictions - There shall not be allowed the covering or treatment of the base with dissonant materials to its architectural characteristics and type such as:
 - a. Exposed tile
 - b. Glazed
 - c. Floor tiles
 - d. Metals or plastics
 - e. Imitation of traditional materials
 - f. Oil paint

20.59 - Balconies

- 1. Types (see graphic annex 20.81)
 - a. Gallery balcony of first or second level - This balcony is composed of a covered overhanging terrace.

The gallery balcony of first level is composed of: baseboards, columns with railings between them, planking and roof, and

the gallery balcony of second level has the same components as the first with the exception of the base.

There usually exists a relation between the base and railing where both measure the same.

- b. Running balcony - Overhanging terrace with railing that joins more than one opening in a facade. These balconies are only found in second levels.
- c. Split balcony - Overhanging terrace with railing that projects for each individual opening in a facade. These balconies are only found in second levels.
- d. Sill balcony - Are placed at the level of the facade and do not have a projecting body. This type of balcony is found in first and second levels.

2. Dimensions - In the properties of the Historic Zone of Ponce the overhanging balconies project according to their type.

- a. Gallery balcony of first or second level- These fluctuate between a minimum of one point five (1.5) centimeters to a maximum of one point eight (1.8) centimeters.
- b. Running balcony - These fluctuate between a minimum of one point thirty five (1.35) centimeters to a maximum of one point sixty five (1.65) centimeters.
- c. Split balcony - These fluctuate between a minimum of point seventy six (.76) centimeters and a maximum of one (1) meter.

For non-eligible properties or new structures, the balcony may not be projected

further than the maximum dimension of the eligible property that occurs in the stretch or immediate surroundings of same.

3. Materials - In eligible properties the building materials that shall be allowed shall be those traditionally utilized and shall be the following:

- a. Floors - wood planking, brick with creole tile or marble, concrete with creole tile or marble.
- b. Railings - Concrete balustrade, wooden balustrade, grills of melted iron, grills of forged iron.
- c. Roof - Inclined of zinc over a wooden frame, or tile design.

For non-eligible properties or new structures, there shall be allowed to utilized the following materials:

- d. All materials traditionally used.
 - e. Metal or steel floors provided they are covered with some material compatible with the eligible properties.
4. Restrictions - In the eligible properties, in order to carry out a substitution or restoration in the balconies there shall be used original material or other that is compatible with the type of the building.

20.60 - Roof

1. Type - The roofs may be of two types:

- a. Inclined with a zinc roof.

In structures with gallery balconies on the first level three (3) types of roof configurations may be had over same. These

are the following: (see graphic annex 20.82).

1. Peaked roof of corrugated zinc with frontal spandrel over the gallery. The usual angle of the slopes of these roofs is of twenty two degrees (22o).
2. Sloped roof of corrugated zinc with independent skirt of the main roof of the structure.
3. Main inclined roof of corrugated zinc with trill skirt over the gallery.

b. Flat tile

c. Flat Concrete

2. Materials - In eligible properties the building materials that shall be allowed for the roofs shall always be those traditionally utilized according to their type. These are the following.

a. Inclined corrugated zinc roofs over a wooden frame.

b. Flat tile roof

For non-eligible properties or new construction, the roofs may use the following materials:

c. All materials traditionally used.

d. Flat concrete with insulator and gravel.

A parapet shall always be required.

e. Inclined made of metal.

3. Restrictions - There shall not be allowed the covers, over lapping or treatment with dissonant materials to the architectural and type characteristics of the structure.

For the repairs of the covers and existing ceilings in the structures, the forms, volumes and building systems of the traditional types shall be respected.

20.61 - Doors and Windows

1. Type - The doors and windows may be of various types:
 - a. Double wooden door with lattice and shutter.
 - b. Double solid wooden door.
 - c. Double wooden and glass door.

The doors and windows are of rectangular form with the long side in a vertical position. The opening where they are located varies, depending on the transom of these. The transoms may be: rectangular, semicircular arch or segmentary or low arch.

2. Dimensions - In the properties of the Historic Zone of Ponce the widths, heights and the relation between solids and hollows of the doors, fluctuate between maximums and minimums by the following manner:

- a. The width of the doors fluctuate between point eighty six (.86) centimeters and one point sixty six (1.66) centimeters.

- b. The height of the doors fluctuate between two point twenty six (2.26) centimeters and three and a half (3.5) centimeters.

- c. The solid interval that occurs between openings fluctuate between one point thirty five (1.35) centimeters and two point seventy five (2.75) centimeters. The most usual condition that is seen in the eligible properties is that the solid interval is greater or equal to the opening.

3. Materials - The materials used on the doors, windows and their respective transoms are the following:



- a. Wood
- b. Wood and glass
- c. Wood and iron grill

For non-eligible properties and new structure the materials that may be utilized are the following:

- d. All those traditionally used.
 - e. Aluminum and glass
4. Restrictions - There shall not be allowed alterations or modifications that affect the proportions and original dimensions of the openings where the windows and doors are located.

SIGNS AND ADVERTISEMENTS

20.62 - Purpose - The purpose of these standards concerning signs and advertisements is to determine criteria that bring into harmony the interest of providing identification and adequate promotion of the public or private establishments of the Historic Zone of Ponce. All this within the objectives of conservation of the built surroundings of the zone. The development of these standards will contribute to promote the harmony between the different sectors of the urban surroundings thus projecting the characteristics proper of each one without the sign becoming one more eyesore.

20.63 - General Provisions Concerning Design, Content, Size and Location of Signs - There shall apply all the provisions included in this regulation adjusting them to the peculiarity of each structure.

20.64 - Design and Content - The general criteria of design is that of the integration of the sign or poster with the architectural lines of the building as an integrated whole. No characteristic details of the structure shall be hidden or deaden.

1. The signs shall be parallel and affixed to the surface of the facade and not perpendicular to this.
2. There may be utilized wooden plates or sheets, metal or stone sheets with letters engraved, painted or affixed to this.
3. The illumination can only be indirect. No luminous signs are allowed.
4. The content shall be limited to the name or nature of the establishment and its logo. Advertising brands or products as part of the sign shall not be allowed.
5. There shall be a limit of one sign per establishment and only in cases of corner establishments will there be allowed two.
6. There shall be allowed signs painted directly on the facade following the traditional schemes of sign painting. These shall be of simple type and conform in size and location to the characteristics of the structure.
7. There shall be allowed signs affixed directly on the glass panes of the doors provided these are individual letters affixed from the inside, transparent, and that do not occupy an area greater than twenty percent (20%) of the glass surface. No signs on the show windows shall be allowed.
8. There shall be allowed the use of the surface of awnings for signs provided that this only includes the logo or the name of the commercial establishment located on the lower horizontal strip of the awning.

20.65 - Size and Location - The size and location of the sign

shall also be determined by the integration of this with the architectural lines of the structure. These shall be located over the depth surface. The size shall be determined by the proportional relation between the openings or solids of the facade. The location below the doorhead or over the transom of the door shall be determined by elements located in these places in specific that are not of architectural value. If this cannot be met, the sign should be located in any other appropriate place. This type of sign cannot interrupt the free flow of customers.

The criteria aforementioned are illustrated in graphic annex 20.83.

PARKING AREAS

20.66 - Purpose and Applicability - The purpose of this section is to establish ordinance standards that guide the use and development of parking areas making them adequate to the form and environmental characteristics that is wished to recuperate or conserve. These special standards apply to the design and development of parking that exist or may exist in the Historic Zone of Ponce.

20.67 - General Provisions - Any vehicle parking area shall comply with the following provisions:

1. Every parking space shall be located inside the lot, away from any front yard and its visibility shall be obstructed by structures, fences or gates (in its access ways).
2. The parking areas may be located without restrictions in basements or semi-basements, provided that its access is located inside the lot.

3. Every use for parking in eligible properties shall not result in detriment or harm to the integrity of the structure or of its surroundings.
4. No parking shall be allowed with asphalt or bituminous paving.
5. The parking areas located in the yards of structures may only be utilized by the owners and clients of same.
6. The total paving of the yards used for parking shall not be allowed.
7. The total use of any lot for parking shall be allowed.
8. The design of any parking area shall incorporate the existing trees on the lot with a diameter greater than twelve (12) centimeters.
9. There shall be provided a tree, with a minimum height of two (2) meters for every six (6) spaces of parking provided.
10. The access ways or entrances to the parking shall not have more than three (3) meters in width. Equally, the edges on the curb shall be limited to this same size.
11. Every structure accessory to the use of parking shall comply with the provisions in this regulation.
12. The design of fences shall maintain the alignment and modulation of fronts characteristic of the street or sector where located.

20.68 - Requirements for Parking - The requirements of parking for the development and use of properties in the Historic Zone of Ponce are established according

to the district where located:

- GH-1 - The District GH-1 is exempt from providing parking spaces.
- GH-2 - In District GH-2 there shall apply the established requirements by Puerto Rico's Zoning Regulation, Planning Regulation No. 4, except in those eligible properties in which it is demonstrated that the aforementioned requirement results in detriment to the structure or its surrounding.
- GH-3 - In District GH-3 there are exempt from providing parking all non-residential uses. The residential uses shall provide a minimum of one (1) parking space per each dwelling unit, except all those eligible properties in which it is demonstrated that the aforementioned requirement results in detriment to the structure or the surrounding.
- GH-4 - In District GH-4 there are exempt from the requirement of parking all the non-residential uses. The residential uses shall provide a minimum of one (1) parking space per each dwelling unit, except in those eligible properties in which it is demonstrated that the aforementioned requirement results in detriment to the structure or the surrounding.
- RH-1 - The District RH-1 is exempt from providing parking spaces. For every non-residential use that is approved by way of exceptions there shall be applied the parking requirement established by Puerto Rico's Zoning Regulation, Planning Regulation No. 4, except

in those eligible properties in which it is demonstrated that the aforementioned requirement results in detriment to the structure and the surrounding.

RH-2 - In District RH-2 there shall be required one (1) parking space per each dwelling unit. For every use that is approved by way of exceptions there shall be applied the parking requirement established by Puerto Rico's Zoning Regulation, Planning Regulation No. 4, except in those eligible properties in which it is demonstrated that the aforementioned requirement results in detriment to the structure or the surrounding.

RH-3 - District RH-3 is exempt from providing parking spaces.

PH - In Districts PH there shall apply that established by Puerto Rico's Zoning Regulation, Planning Regulation No. 4, except in those eligible properties in which it is demonstrated that the aforementioned requirement results in detriment to the structure or the surrounding.

SPECIAL INTERVENTION ZONES

20.69 - Purpose - The Zone of Special Intervention is established in those areas that for diverse reasons it is necessary to establish an embracing intervention plan to recuperate the necessary living or esthetics conditions.

20.70 - Applicability - In the Historic Zone of Ponce there are established two (2) types of Special Intervention Zones.

1. Special Intervention Zones One (SIZ-1)- This zone

is defined as an area in which there exists a great number of structures of historic, cultural or environmental value, where its aggregate, although possessing singular characteristics, has been affected by the excessive agglomeration of buildings, lots too small, lack of adequate of potable water supply and of sewers, or of a sewerage system, kind of soil, lack of streets or paving, construction of buildings without adequate specifications and without strength or for lack of an orderly and convenient design plan or other conditions that produce, intensify or aggravate the risk of fire, propagation of diseases, antisocial conditions and immoral conditions, deterioration of adjacent property and risk of bodily harm.

2. Special Intervention Zone Two (SIZ-2)- This zone is defined as those areas or sectors that have been intervened in a total manner destroying its characteristic and environmental forms as such that ample measures or joint intervention are required in order to obtain its structuring or restructuring.

20.71 - Provisions Concerning Building, Improvements and Changes in Use in Special Intervention Zones - In Special Intervention Zones the following provisions shall be observed:

1. There shall not be built, enlarged or reconstructed any structure, nor shall the use of the existing structures be changed, until a detailed study of the area has been carried out and an intervention plan has been established where it is specified the structures of value to

be conserved and the criteria of urban reordering including the outline, the plotted structure and the building standards, coverage, heights, size, fronts and depth of lot, land use and population densities allowed.

2. There may be granted demolition permits for structures in these zones prior favorable recommendation from the Institute of Puerto Rican Culture.
3. In these cases there shall be required the holding of a public hearing prior to the adoption of the intervention plan, which shall become part of this Regulation. Once the intervention plan is approved the various ordinance plans shall be revised to conform the new plan to this Regulation. There shall be allowed improvements, construction, enlargements, alterations, transfer of structures, demolitions or changes in the use of properties provided that such actions are in complete harmony with the intervention plan approved.

20.72 - Special Intervention Zones (SIZ) - The Special Intervention Zones in the Historic Zone of Ponce are the following:

Special Intervention Zones One (SIZ-1)

1. The historic sector of the fire station composed by the 25 de Enero, Reina, Villa Madrid and Victoria Streets in Segundo Ward of Ponce. This city block has four (4) internal alleys and has been affected by the excessive construction without considering the building standards of Puerto Rico. Notwithstanding, the historic value of the houses of 25 de Enero Street, the interior

of this city block should be restructured maintaining the basic scheme of the alleys improving the public space and its utilities.

2. The high zones of Segundo Ward on the slope of El Vigia Hill from Protestante Street to the west to Union Street on the east. This zone is characterized by excessive slopes that has been solved by means of terrace steps and unleveled houses, giving the area a special character that should be conserved, improving its utilities, and providing public recreation areas, etc.
3. Sectors of the Conjunto Arenas Betances' Zone formed between Puerto Rico, Virtud, Betances Streets and the bank of the Portugues River. This area is composed by houses of popular architecture and constitutes one of the oldest wards of working people in the city of Ponce. In the past years this area has been affected by the accumulation and drastic physical and social deterioration, that should be rehabilitated in an integral manner thus solving the problem of accumulation of people, structuring of city blocks, utilities and deterioration of the structures; conserving the type characteristics of its architecture.
4. The zone of Belgica Ward composed by No.6, Aurora and Campeche Streets and the bank of the Portugues River. This zone of Belgica Ward, is found bordering the recently channeled Portugues River. The construction of the city blocks show accumulation of people and loss of parceled land on the river front. The intervention in this zone should tend to recuperate the type

characteristics of the Belgica Area, restructure all the river front to obtain a better definition between the built city blocks and the open space of the river that shall be intervened in order to convert it into a linear park.

Special Intervention Zones Two (SIZ-2)

1. The zone composed by the recently channeled Portugues River and urban consolidated zone, from Road No. 14 on the north to Las Americas Ave. on the south. This zone has a high landscaping potential and should be intervened in an integral manner.

20.73 - Reclassification of Special Intervention Zones - Any Municipal or State Agency or any property owner of a Special Intervention Zone, may solicit, according to that established in Subsection 4.02 of Topic 3 of the Zoning Regulation, Planning Regulation No. 4, total or partial reclassification of said District SIZ to another type when the conditions of the district have varied or the particular property and its reclassification is justified.

EXCEPTIONS

20.74 - Purpose and Applicability - The purpose of this section is to establish the special exceptions standards for the Historic Zone of Ponce. The purpose of these Exceptions is to identify, for general knowledge, those uses, constructions and signs compatible and complimentary with the environmental character of the district, that because of its exceptional character could be granted in a discretionary manner without being detrimental to the purpose of the district.

The application of these special exception standards

shall be applied in the Historic Zone of Ponce according to the procedures expressed in Chapter 14 concerning Exceptions of this Regulation.

20.75 - Criteria - The determination taken concerning a use, construction or proposed sign shall be made based on the following criteria, without limiting to same:

1. The use or proposed construction is of general public interest and is compatible and complimentary to the purpose of the district where located.
2. The use or proposed construction is not detrimental to the eligible properties, nor its surrounding.
3. The use or proposed construction is not detrimental to the environment of the district or sector where located.
4. The use or proposed construction contributes to the revitalization of the district or sector where located, within the policies established in this Regulation.
5. The proposed use, although being of an exceptional character, responds to a traditional pattern compatible with the district or sector where located.

20.76 - Uses to be Considered - The following uses may be considered in the corresponding Districts:

1. Child care centers in all the Districts.
2. Elderly care centers in all the Districts.
3. Single-functional uses in existing structures in which the original purpose was for non-residential uses and its accomodation shall be detrimental to the integrity of the structure, if eligible, or if its accomodation requires a

greater or substantial intervention.

4. Bars, grocery stores and small cafes in districts RH-2, RH-3, and GH-4 in corner lots that traditionally have housed this type of use with the following restrictions:
 - a. The gross floor area that can be dedicated for this use shall not surpass one hundred and fifty (150) square meters in Districts RH-3 and GH-4; and three hundred (300) square meters in Districts RH-2 and GH-3.
 - b. The operating business hours that allow the consumption of alcoholic beverages in Districts RH-2 and RH-3 shall not exceed from 11:00 a.m. to 11:00 p.m. from Sunday to Thursday and from 11:00 a.m. to 2:00 a.m. Fridays and Saturdays or on the eve of holidays; and in Districts GH-3 and GH-4 from 11:00 a.m. to 1:00 a.m. from Sundays to Thursdays and from 11:00 a.m. to 3:00 a.m. Fridays and Saturdays or on the eve of holidays.
 - c. No business shall allow the consumption of alcoholic beverages in the public street next to the establishment.
 - d. No sound emissions of any type shall be allowed beyond the limits of the property where located.
 - e. There shall be required the holding of public hearings with notification to all interested or affected parties.
5. Non-residential uses in Districts RH-2 and RH-3 subject to the following restrictions:
 - a. The proposed use shall be compatible and

complimentary to the dominant residential activity and shall not be in detriment to the environmental and social characteristics of the district where located.

- b. The accommodation of the proposed use does not result in detriment to the integrity of the structure, nor to its adaptability with residential uses.
 - c. There shall be required that the gross floor area dedicated to the non-residential use shall not exceed the gross floor area dedicated to the residential use.
 - d. The maximum gross floor area that can be dedicated to a non-residential use shall not exceed three hundred (300) square meters in Districts RH-2; and of one hundred fifty (150) square meters in Districts RH-3.
 - e. When deemed necessary, or as is established in this section, a public hearing shall be held with notification to all parties.
6. Nightclub, discotheque, theatre and other evening entertainment places in Districts GH-1, GH-2, GH-3 and GH-4 provided that the following is complied:
- a. The activities carried-out are not in detriment to the environmental quality of the public and private spaces.
 - b. The accommodations carried out to eligible properties shall not be detrimental to the integrity of the architectural types.
 - c. No sound emissions of any type shall be allowed beyond the limits of the property where located.

- d. No luminous flashes are emitted to the neighboring properties nor to the public street.
- e. No vibrations are produced that may be felt by the inhabitants that reside in the immediate neighborhood.
- f. Public hearings shall be held prior to authorization.

7. There shall be considered public or institutional uses in all districts provided that the purposes of the district where located are met. Public hearings shall be held prior to authorization.

20.77 - Construction to be Considered - There may be considered the following constructions subject to their approval by the Office of the Historic Center of Ponce, adscript to the Institute of Puerto Rican Culture and by the Advisory Committee of Historic Sites and Zones.

- 1. In eligible properties there may be considered an additional construction that augments up to ten percent (10) of the existing coverage of the original property or the gross construction area of an eligible property for a complimentary use of the main use conditioned to, that it conforms harmony with the established policies of intervention.
- 2. When the proposed construction has a great architectural value and does not results in detriment of the form and environmental characteristics of the sector where located.

20.78 - Signs to be Considered - There shall be considered the following signs:

- 1. Signs of historic and artistic value that

represent an era or fashion movement of relevance. The determination may be affected by its adaptability and compatibility with the structure to which it is an appendage.

TABLE OF USES

20.79 TABLE OF USES

TABLE OF USE

ALLOWED USES	USE ZONE									
	RH.1	RH.2	RH.3	GH.1	GH.2	GH.3	GH.4	PH		
RESIDENTIAL USES										
• Permanent residential uses	X	X	X	X	X	X	X	X	X	
RETAIL BUSINESSES										
• Construction material hardware and garden center	-	-	-	X	X	-	-	-	-	
• Lumber and other construction materials	-	-	-	-	X	-	-	-	-	
• Hardware (without construction materials)	-	-	-	X	X	X	X	-	-	
• Paint, glass and wall paper	-	-	-	-	X	-	-	-	-	
• Equipment and gardening supplies	-	-	-	-	X	-	-	-	-	
• Ornamental plants	-	-	-	-	X	R	R	-	-	
General Merchandise										
• Department store	-	-	-	X	X	R	R	R	R	
• Variety store	-	-	-	X	X	-	-	-	-	
• General merchandise store	-	-	-	X	X	R	R	R	-	
Nutrition store										
• Neighborhood grocery store	-	-	-	X	X	X	X	X	-	
• Grocery store	-	-	-	X	X	X	X	X	-	
• Supermarket	-	-	-	R	R	-	-	-	-	
• Cash and carry	-	-	-	-	R	-	-	-	-	
• Meats and fish	-	-	-	X	X	X	X	R	R	
• Fruits and vegetables	-	-	-	X	X	X	X	X	R	
• Sweets, nuts and confectionary	-	-	-	X	X	X	X	X	-	
• Milk products or delicatessen	-	-	-	X	X	X	X	X	-	
• Health foods	-	-	-	X	X	X	X	X	-	
Automobile Dealers and Gasoline Stations										
• Automobile Dealers and Gasoline Stations	-	-	-	-	X	-	-	-	-	

TABLE OF USES

USE ZONE

ALLOWED USES	USE ZONE							
	RH.1	RH.2	RH.3	GH.1	GH.2	GH.3	GH.4	PH
. Sale of new or used cars	-	-	-	-	-	-	-	-
. Auto parts	-	-	-	-	X	-	-	-
. Gasoline stations	-	-	-	-	-	-	-	-
. Other motor vehicles	-	-	-	-	R	-	-	-
Clothing and Accessories	-	-	-	X	X	X	X	-
. Clothing and articles for men and boys	-	-	-	X	X	X	X	-
. Women apparel	-	-	-	X	X	X	X	-
. Boutiques	-	-	-	X	X	X	X	-
. Accessories and special articles for women	-	-	-	X	X	X	X	-
. Children and infant clothing	-	-	-	X	X	X	X	-
. Clothing for the family	-	-	-	X	X	X	X	-
. Shoes	-	-	-	X	X	X	X	-
. Clothing and special accessories	-	-	-	X	X	X	X	-
Furniture, Goods and Home Appliances	-	-	-	X	X	R	R	-
. Furniture store	-	-	-	X	X	R	R	-
. Floor coverings	-	-	-	-	X	-	-	-
. Curtains and tapestry	-	-	-	-	X	R	R	-
. Home appliances	-	-	-	X	X	X	X	-
. Electrical appliances for the home	-	-	-	X	X	X	X	-
. Radio, televisions, stereos, computers	-	-	-	X	X	X	X	-
. Records and specialized articles	-	-	-	X	X	X	X	-
Food and Beverage	-	-	-	R	R	R	R	R
. Discotheque	-	-	-	-	-	-	-	-
. Bar/lounge	-	-	-	R	R	R	R	-
. Night club	-	-	-	R	R	-	-	-
. Restaurant	-	-	-	X	X	R	R	-
. Restaurant/open air cafe	-	-	-	X	X	R	R	-
. Fast foods/cafeteria	-	-	-	X	X	R	R	-
. Free stand (Come y Vete)	-	-	-	-	R	R	R	-
. Ice cream parlor	-	-	-	X	X	X	X	-

TABLE OF USES

ALLOWED USES	USE ZONE									
	RH.1	RH.2	RH.3	GH.1	GH.2	GH.3	GH.4	PH		
Miscellaneous Businesses										
• Liquor store	-	-	-	X	X	X	X	-	-	
• Pharmacy	-	-	-	X	X	R	R	-	-	
• Used goods	-	-	-	X	X	X	X	-	-	
• Sport articles and bicycles	-	-	-	X	X	X	X	-	-	
• Book and stationary stores	-	-	-	X	X	X	X	-	-	
• Jewelry	-	-	-	X	X	X	X	-	-	
• Toys, games and hobbies	-	-	-	X	X	X	X	-	-	
• Cameras and photographic equipment	-	-	-	X	X	X	X	-	-	
• Gifts, novelties and souvenirs	-	-	-	X	X	X	X	-	-	
• Luggage and leather goods	-	-	-	X	X	X	X	-	-	
• Fabrics and sewing articles	-	-	-	X	X	X	X	-	-	
• Ice	-	-	-	-	R	-	-	-	-	
• Flower shop	-	-	-	X	X	X	X	-	-	
• Art gallery	-	-	-	X	X	X	X	-	-	
• Artisan	-	-	-	X	X	X	X	-	-	
• Cigar stores	-	-	-	X	X	X	X	-	-	
• Newspapers and magazines	-	-	-	X	X	X	X	-	-	
• Antiques	-	-	-	X	X	X	X	-	-	
• Pet shops	-	-	-	X	X	X	X	-	-	
FINANCES, INSURANCE AND REAL-ESTATE										
• Banks	-	-	-	X	X	X	X	-	-	
• Credit agencies	-	-	-	X	X	R	R	-	-	
• Brokerage house	-	-	-	X	X	R	R	-	-	
• Insurance	-	-	-	X	X	X	X	-	-	
• Real-estate agents	-	-	-	X	X	X	X	-	-	
• Mortgage houses	-	-	-	X	X	X	X	-	-	
SERVICE										
• Boarding Services	-	-	-	X	X	X	X	-	-	
• Hotels	-	-	-	X	X	-	-	-	-	

TABLE OF USES

USE ZONE

ALLOWED USES	USE ZONE							
	RH.1	RH.2	RH.3	GH.1	GH.2	GH.3	GH.4	PH
. Inn	-	-	-	X	X	-	-	R
. Boarding house	-	-	-	X	X	R	R	R
Personal Services	-	-	-	X	X	X	X	-
. Coin laundry	-	-	-	-	X	X	X	-
. Laundry service with dry cleaning	-	-	-	-	X	R	R	-
. Photographic studios	-	-	-	X	X	X	X	-
. Beauty parlors	-	-	-	X	X	X	X	-
. Barber shops	-	-	-	X	X	X	X	-
. Stylists	-	-	-	X	X	X	X	-
. Shoe repair shop	-	-	-	X	X	X	X	-
. Funeral parlors	-	-	-	X	X	X	X	-
. Travel agencies	-	-	-	-	X	-	-	-
. Tailor shop/tailoring	-	-	-	X	X	X	X	-
. Veterinary clinic-domestic animals	-	-	-	X	X	X	X	-
	-	-	-	-	X	R	R	-
Commercial Services	-	-	-	X	X	X	X	-
. Publicity agency	-	-	-	X	X	X	R	-
. Publicity, except agencies	-	-	-	X	X	X	R	-
. Credit information	-	-	-	X	X	X	X	-
. Photocopy/cyanotype	-	-	-	R	R	R	R	-
. Photography, graphics and commercial art	-	-	-	X	X	X	X	-
. Stenography and reproduction	-	-	-	X	X	R	R	-
. Fumigating and disinfecting	-	-	-	R	R	R	R	-
. Cleaning and maintenance	-	-	-	X	X	X	X	-
. News syndicate	-	-	-	X	X	X	X	-
. Employment offices-professional	-	-	-	X	X	X	X	-
. Data processing and computers	-	-	-	X	X	R	R	-
. Administration and public relations	-	-	-	X	X	X	X	-
. Detective and protection services	-	-	-	X	X	X	X	-
. Leasing and rental of office equipment and supplies	-	-	-	-	X	-	-	-
Automobile Services	-	-	-	R	X	R	R	-

TABLE OF USES

ALLOWED USES	USE ZONE							
	RH.1	RH.2	RH.3	GH.1	GH.2	GH.3	GH.4	PH
. Car rental	-	-	-	-	X	-	-	-
. Parking	-	-	-	R	R	R	R	R
. Automobile repair	-	-	-	-	X	-	-	-
. Wash and lubricating	-	-	-	-	X	-	-	-
Miscellaneous Repairs								
	-	-	-	X	X	X	X	-
. Radio and television	-	-	-	-	X	X	X	-
. Refrigerators and air conditioners	-	-	-	-	X	-	-	-
. Electric and electronic equipment	-	-	-	-	X	R	R	-
. Watches and jewelry	-	-	-	X	X	X	X	-
. Furniture and upholstery	-	-	-	-	X	R	R	-
. Soldering	-	-	-	-	R	-	-	-
Entertainment Recreation								
	-	-	-	X	X	X	X	X
. Motion pictures distribution	-	-	-	X	X	X	X	-
. Cinematography	-	-	-	X	X	R	R	-
. Salon, studio and dance academy	-	-	-	X	X	R	R	X
. Theatre, bands and artists products	-	-	-	X	X	R	R	R
. Bowling alleys	-	-	-	-	X	-	-	-
. Clubs and sports promoters	-	-	-	X	X	X	X	X
. Lottery agencies	-	-	-	X	X	X	X	-
. Horse betting agencies	-	-	-	X	X	X	X	-
. Cock-fighting arenas	-	-	-	-	-	-	-	-
. Video and pin-ball machines	-	-	-	R	R	R	R	-
. Billiard rooms	-	-	-	X	X	R	R	-
. Video movie rentals	-	-	-	X	X	X	X	-
Medical and Health Services								
	-	-	-	X	X	X	X	X
. Medical doctor and, surgeon offices	-	-	-	X	X	X	X	X
. Dental offices	-	-	-	X	X	X	X	X
. Medical and dental laboratories	-	-	-	X	X	R	R	X
. Psychiatrist and psychologist offices	-	-	-	X	X	X	X	X
. Sale, rental of medical equipment	-	-	-	-	X	R	R	-
Professional Services								
	-	-	-	X	X	X	X	-
. Lawyers	-	-	-	X	X	X	X	-

TABLE OF USES

ALLOWED USES	USE ZONE									
	RH.1	RH.2	RH.3	GH.1	GH.2	GH.3	GH.4	PH		
Architects, Engineers, Surveyors, Agronomists	-	-	-	X	X	X	X	-		
Accounting, auditors	-	-	-	X	X	X	X	-		
Other professions	-	-	-	X	X	X	X	-		
Non-Profit Organizations	-	-	-	X	X	X	X	X		
Commercial organizations	-	-	-	X	X	X	X	X		
Professional organizations	-	-	-	X	X	X	X	X		
Civic, social and religious organizations	-	-	-	X	X	X	X	X		
Charitable organizations	-	-	-	X	X	X	X	X		
Institutions	-	-	-	X	X	X	X	X		
Hospitals	-	-	-	-	-	-	-	X		
Colleges and universities	-	-	-	-	-	-	-	X		
Child care centers	-	-	-	X	X	X	X	X		
Elderly care centers	-	-	-	X	X	X	X	X		
Elementary or high schools	-	-	-	-	-	-	-	X		
Churches, synagogue or temple	-	-	-	X	X	R	R	-		
Mini-police stations	-	-	-	X	X	X	X	X		
Government services (direct)	-	-	-	X	X	X	X	X		
Government offices	-	-	-	X	X	X	X	X		
Light Industry	-	-	-	X	X	X	X	X		
High fashion shops and dress embroidery	-	-	-	-	X	R	R	-		
Repair and manufacturing of jewelry	-	-	-	R	X	R	R	-		
Printing and editing houses	-	-	-	R	X	R	R	X		
Artisan shop	-	-	-	R	X	R	R	X		
Curtains and tapestry	-	-	-	-	X	-	-	-		
Bakery and pastry-shop	-	-	-	R	X	R	R	-		
Paint and body shops	-	-	-	-	R	-	-	-		
Others	X	X	X	X	X	X	X	X		
Other uses according to that established in the Chapter on Exceptions.										

Note: X=Allowed Use -=Prohibited Use R=Restricted Use (see district)

GRAPHIC ANNEX

20.80 - TYPES AND PROPORTIONS OF FACADES

TABLE : GALLERIES ON ONE LEVEL BUILDINGS



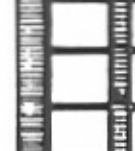

	HEIGHTS				COLUMNS				DOORS		
	BASE	RAILING	BUILDINGS	WIDTH	DIAMETER	HEIGHT	INTERVAL	WIDTH	HEIGHT	INTERVAL	
	1.34	.93	4.57	.22		2.89	5.75	.97	2.41	2.05	
	1.14	.91	4.29	.20		2.84	4.72	.99	2.41	1.67	
	.83	1.07	4.34	.27		3.21	5.86	.87	2.33	2.10	
	1.24	.99	4.7	.22		3.18	5.23	.86	2.43	1.96	
	.96	.76	4.57	.30		3.35	6.75	1.00	2.59	1.42	
AVERAGE	1.1	.93	4.49	.24		3.09	5.66	.93	2.43	1.82	
	.93	.93	5.18		.07	4.06	3.65	1.32	3.07	2.43	
	1.06	.88	4.72	.24		3.35	3.58	1.16	2.56	2.59	
	1.0	.88	4.7		.15	3.45	2.69	1.23	3.04	1.52	
	1.16	.90	5.18		.10	3.73	4.29	1.07	2.64	2.36	
	.76	.99	4.11		.07	3.04	2.41	.91	2.26	1.71	
AVERAGE	.98	.91	4.77	.24	.09	3.56	3.32	1.13	2.71	2.12	
	1.25	1.20	5.25		.11	3.39	2.75	1.07	2.28	1.30	
	1.0	1.0	6.50		.11	4.10	3.5	1.30	3.10	1.52	
	1.37	1.0	6.24		.11	3.35	3.04	1.66	2.28	1.62	
	.83	.93	5.25		.12	3.35	2.99	1.27	2.33	1.38	
	1.16	.93	5.38		.11	4.21	2.81	1.07	3.20	1.75	
AVERAGE	1.22	1.01	5.0		.11	3.68	3.01	1.27	2.63	1.51	
	1.22	.91	6.4		.11	3.5	2.89	1.21	2.59	1.82	
	1.20	1.0	6.3		.11	3.65	3.65	1.21	2.60	2.25	
	1.52	.91	5.74	.25		3.6	3.35	1.06	2.59	2.29	
	1.21	1.0	5.28	.20		3.35	3.65	1.0	2.28	2.59	
	1.20	.90	6.5		.70	4.15	4.7	1.5	2.40	2.7	
AVERAGE	1.27	.94	6.0	.22	.30	3.65	3.64	1.19	2.49	2.33	
AVERAGE OF GALLERIES	1.14	.95	5.0								

TABLE : BUILDINGS WITH SIMPLE FACADES


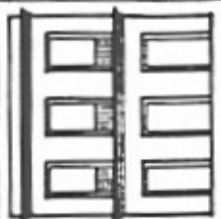
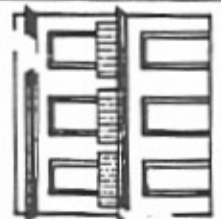
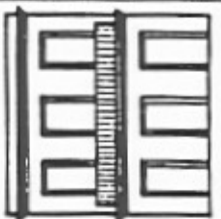
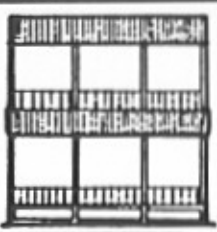

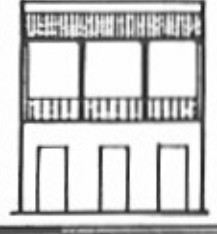

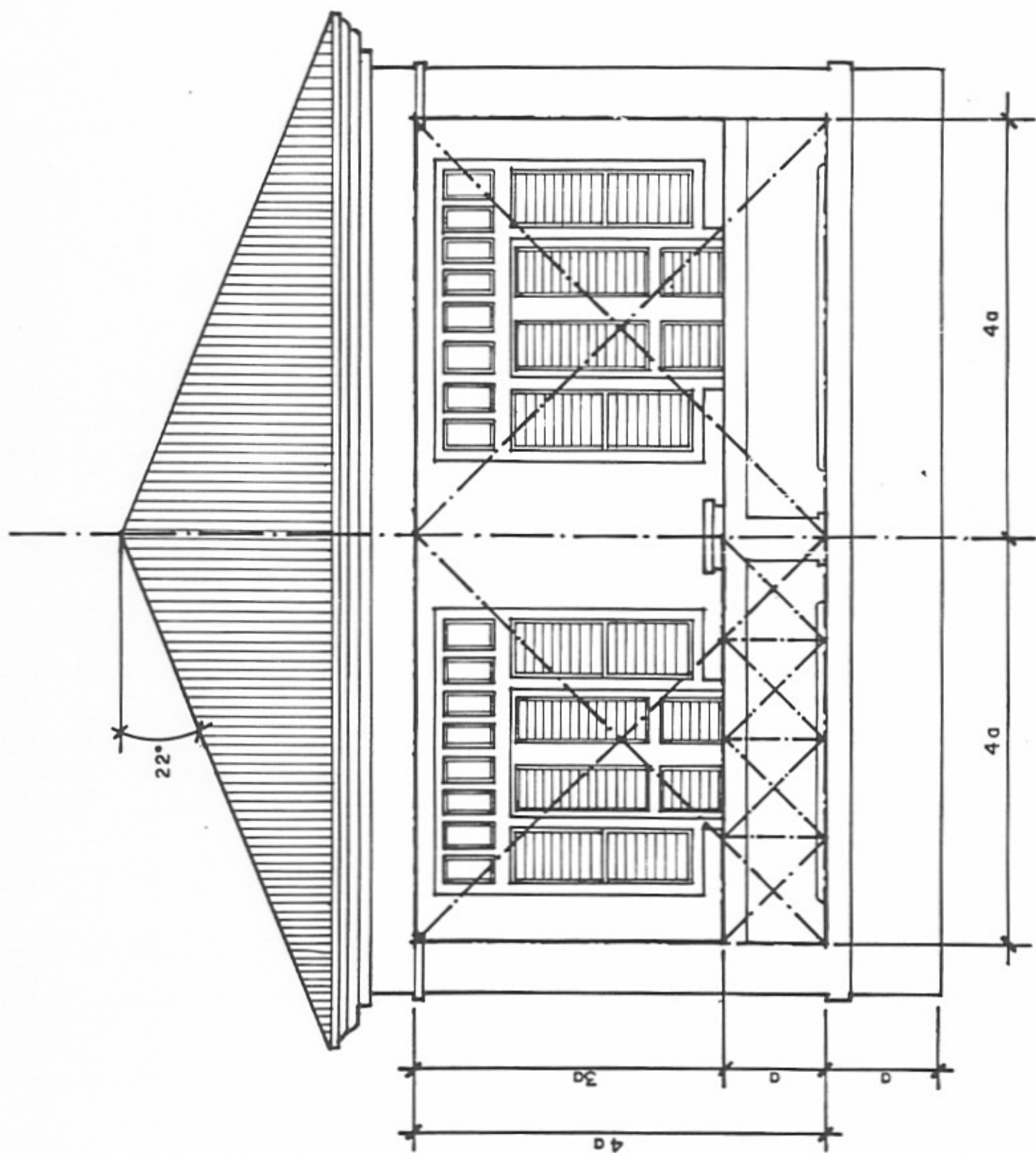
	HEIGHTS			COLUMNS			DOORS			
	BASE	RAILING	1st LEVELS ₂	TOTAL	1st WIDTH ₂	1st HEIGHT ₂	1st INTERVAL ₂	1st WIDTH ₂	1st HEIGHT ₂	1st INTERVAL ₂
	1.20			5.50				1.40	2.75	2.46
	1.04			6.00	.60	6.7	4.57	1.32	2.59	1.37
	1.00			5.50				1.55	3.40	2.25
	1.00			5.20				1.10	3.00	2.70
	1.00			5.85				1.40	3.25	1.83
AVERAGE	1.04			5.62	.60	6.7	4.5	1.35	3.0	2.12
	.75	.91	5.50	16.00				1.30	3.50	1.45
	.75		5.48	10.84	.35	5.05	3.25	1.40	3.19	2.70
	.75	1.00	5.05	9.29	.39	3.45	3.85	1.52	3.25	2.69
	.70	1.90	5.00	10.30	.80	9.25	6.0	1.52	3.0	1.20
AVERAGE	.74	1.27	4.9	11.60	.42	3.45	3.12	1.45	3.25	2.01
	.70	1.00	5.00	10.45	.45	9.0	15.60	1.35	3.10	1.10
	1.20	1.10	4.50	9.80	0.5	9.30	10.20	1.40	2.7	1.80
	1.83	1.14	5.58	10.97	.51	5.96	4.93	2.08	3.45	1.32
	0.60	0.91	5.58	10.97	.40	5.18	4.52	1.54	3.20	1.47
	0.70	0.90	4.60	9.50	.15	4.0	2.9	1.50	3.10	1.40
AVERAGE	1.00	1.01	5.0	10.33	.45	6.71	5.61	1.57	3.11	1.34
	.81	.91	5.23	10.64	.91	5.18	4.19	2.74	3.04	2.43
FULL BALCONN										

TABLE : BUILDINGS WITH COMBINED FACADES

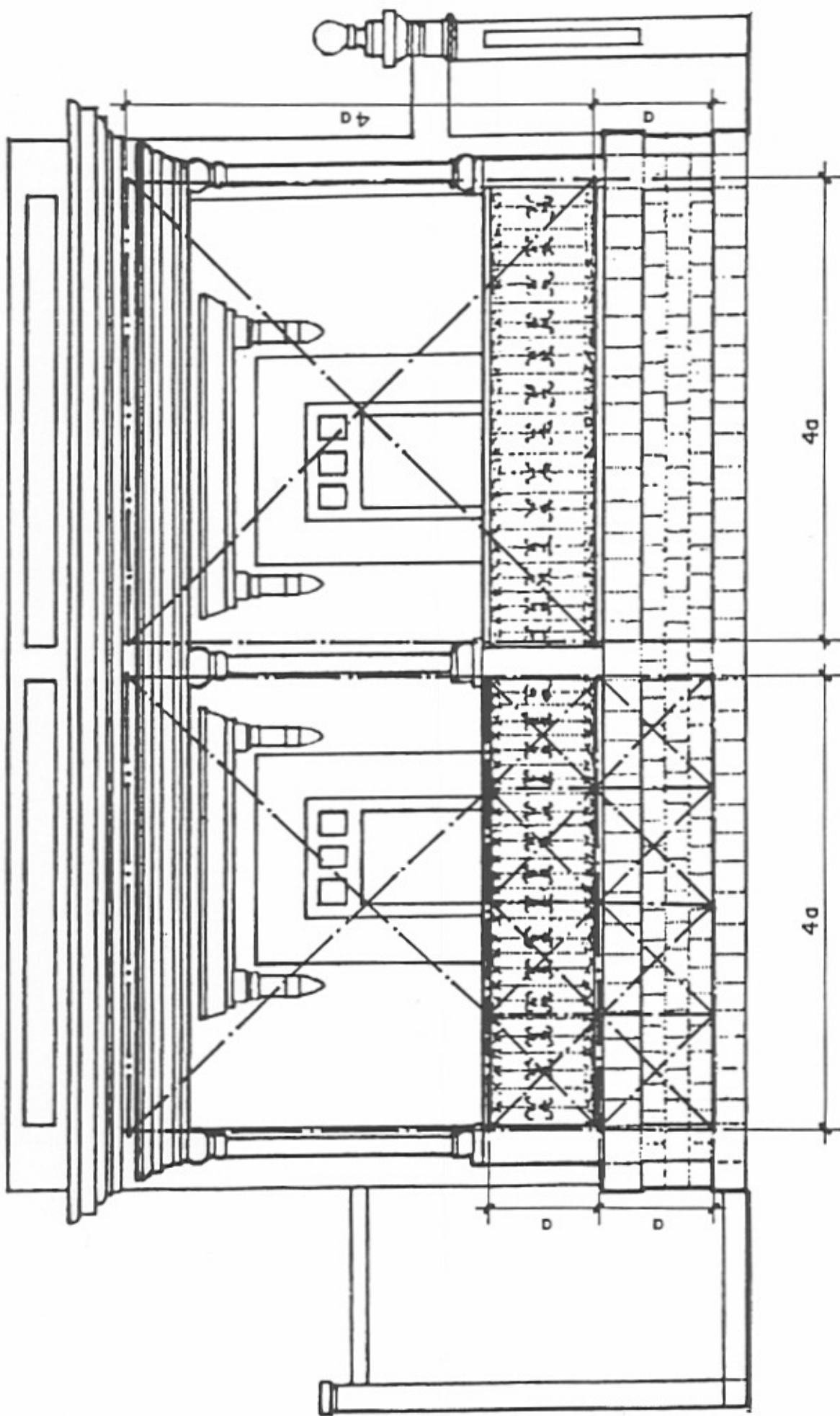
		HEIGHTS						COLUMNS						DOORS					
		BASE		RAILING		LEVELS		TOTAL	WIDTH		HEIGHT		INTERVAL		WIDTH		HEIGHT		INTERVAL
		1.04	.88	.91	5.15	4.70	9.85	.15	.12	3.73	3.20	3.12	2.36	1.29	.76	2.74	2.43	1.62	1.62
			.94	.94	3.58	3.37	6.95	.19	.08	3.25	3.14	2.23	2.23	.83	.83	2.26	2.26	1.67	1.67
	AVERAGE	1.04	.91	.92	4.36	4.03	8.40	.17		3.49	3.17	2.67	2.29	1.06	.79	2.50	2.34	1.64	1.64
		.75	.91		4.19	5.15	9.34	.39	.30	3.93	3.81	5.02	3.68	1.06		2.28		2.13	2.43
		1.11	1.01	.71	4.06	4.57	8.63	.35	.35	3.96	3.04	3.81	13.41	1.32	1.32	2.43			
	AVERAGE	.93	.96	.71	4.12	4.86	8.98	.37	.33	3.94	3.42	4.41	8.54	1.19	1.32	2.35		2.13	2.43
		.91		.99	4.72	5.33	10.05	.60	.60					1.52	1.52	3.04	3.04	2.74	2.74
		.91		.99	4.80	3.65	8.46		.10	3.35		3.20		1.52	1.52	2.36	3.04		2.43
	AVERAGE	.91		.99	4.76	4.49	9.25	.60		3.35		3.20		1.52	1.52	2.7	3.04	2.74	2.58
		1.32	.78		3.25		5.02	.21		3.14		2.81		.93		2.43			
		1.32	1.06		3.20		5.18	.14		3.20		2.99		.91		2.33		.50	
	AVERAGE	1.32	.92		3.22		5.10	.17		3.17		2.9		.92		2.38			



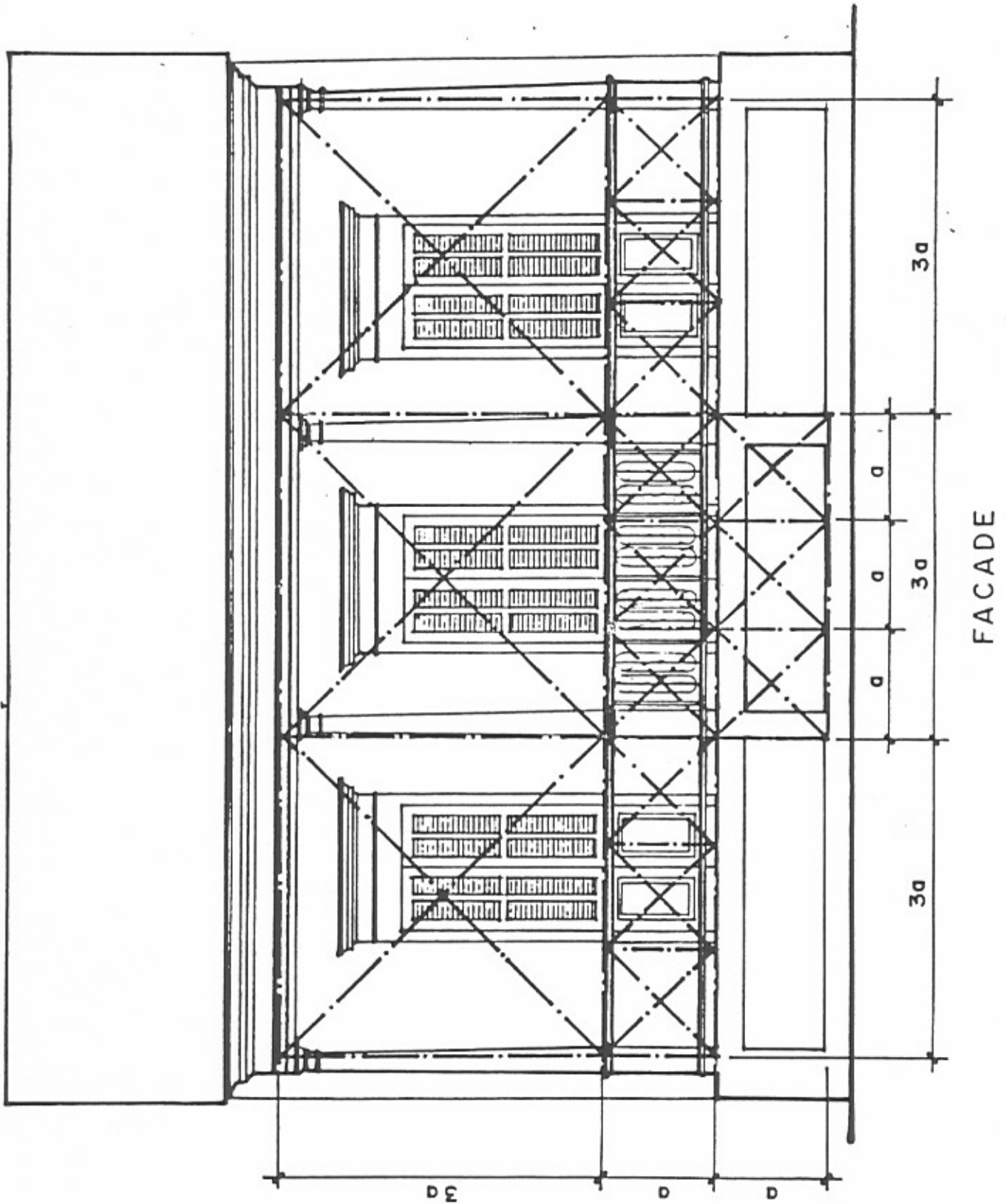
20-62



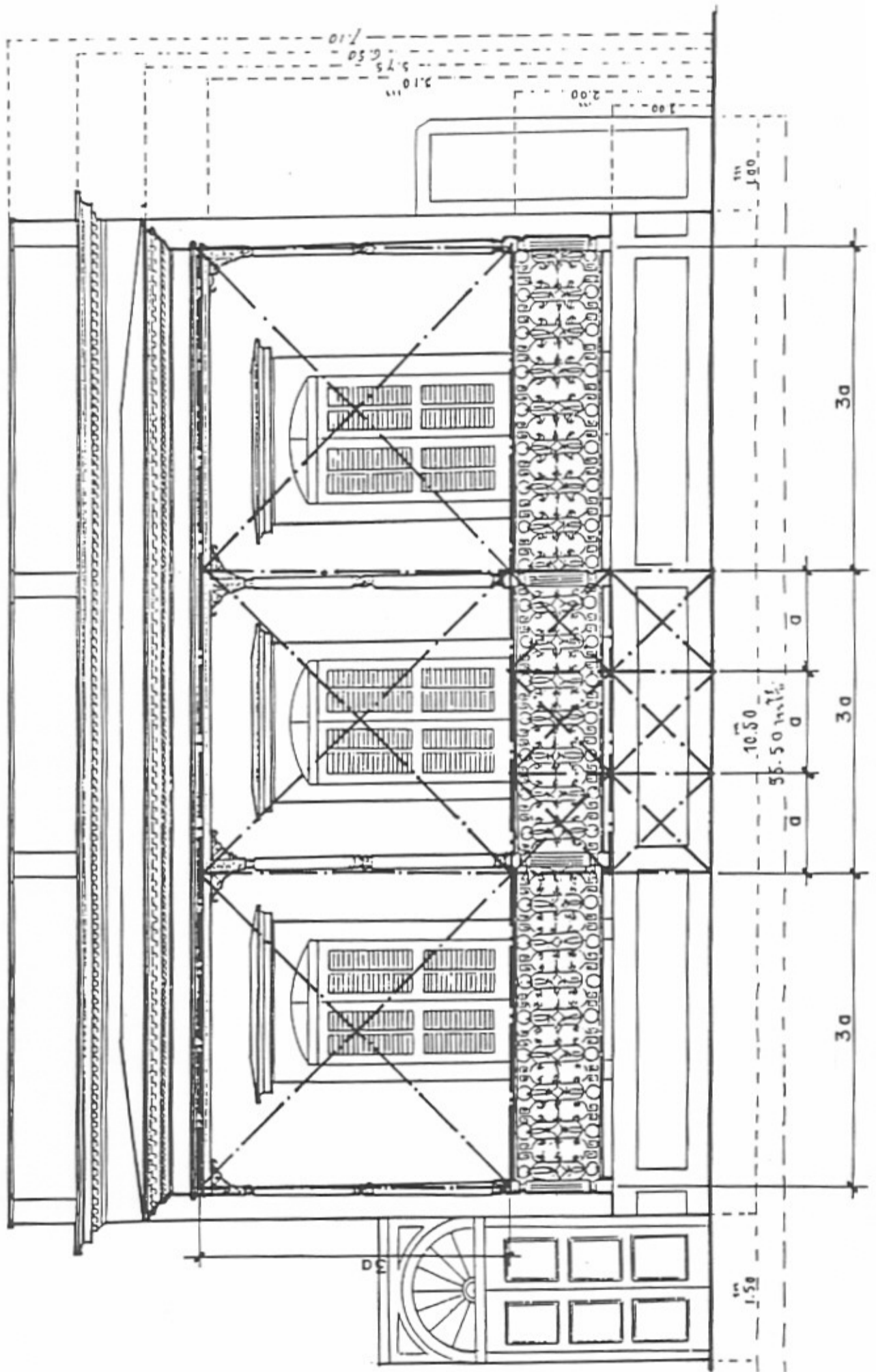
Estado Libre Asociado de Puerto Rico
 OFICINA DEL GOBERNADOR
 JUNTA DE PLANIFICACIÓN



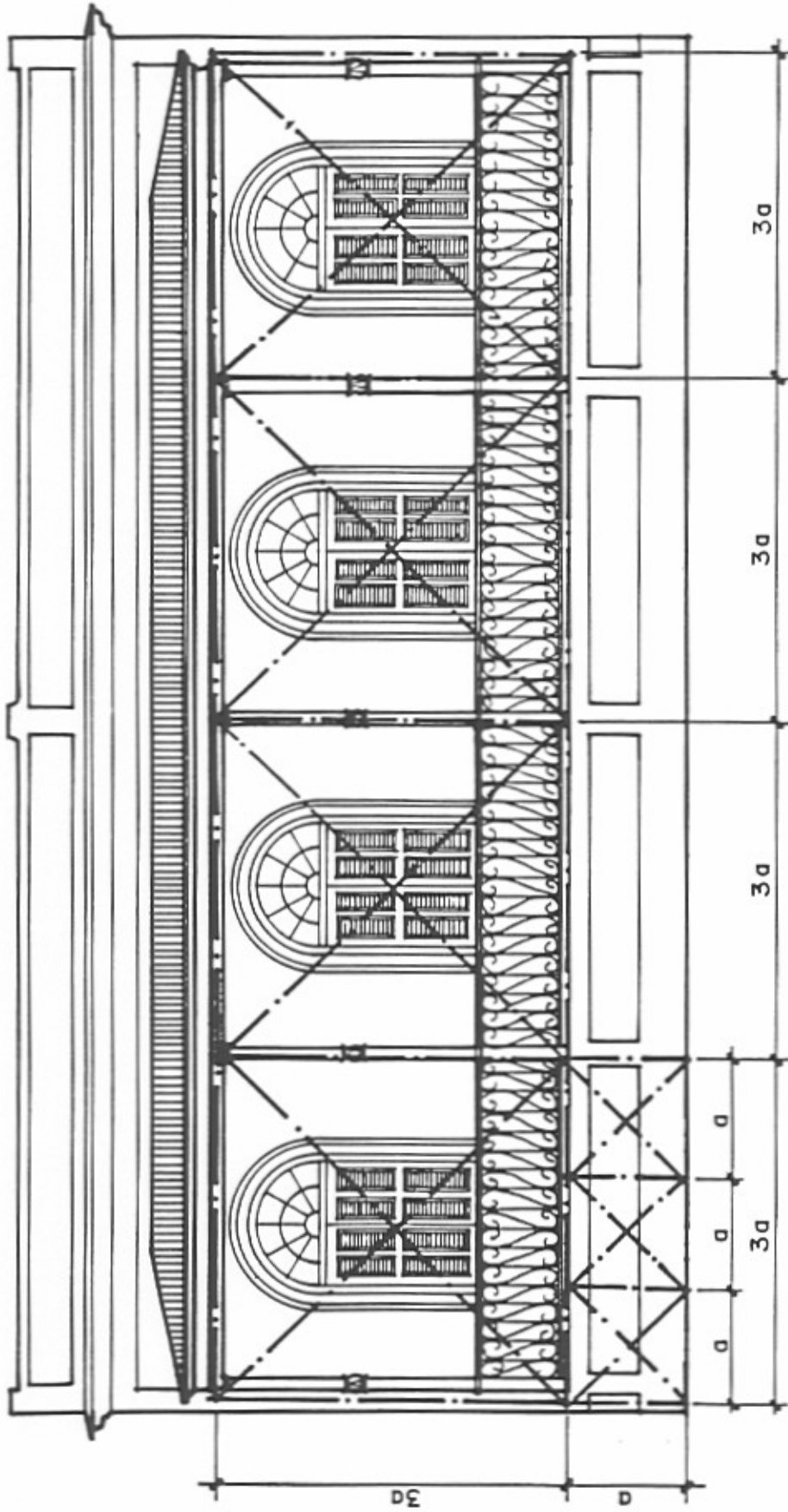
20-63



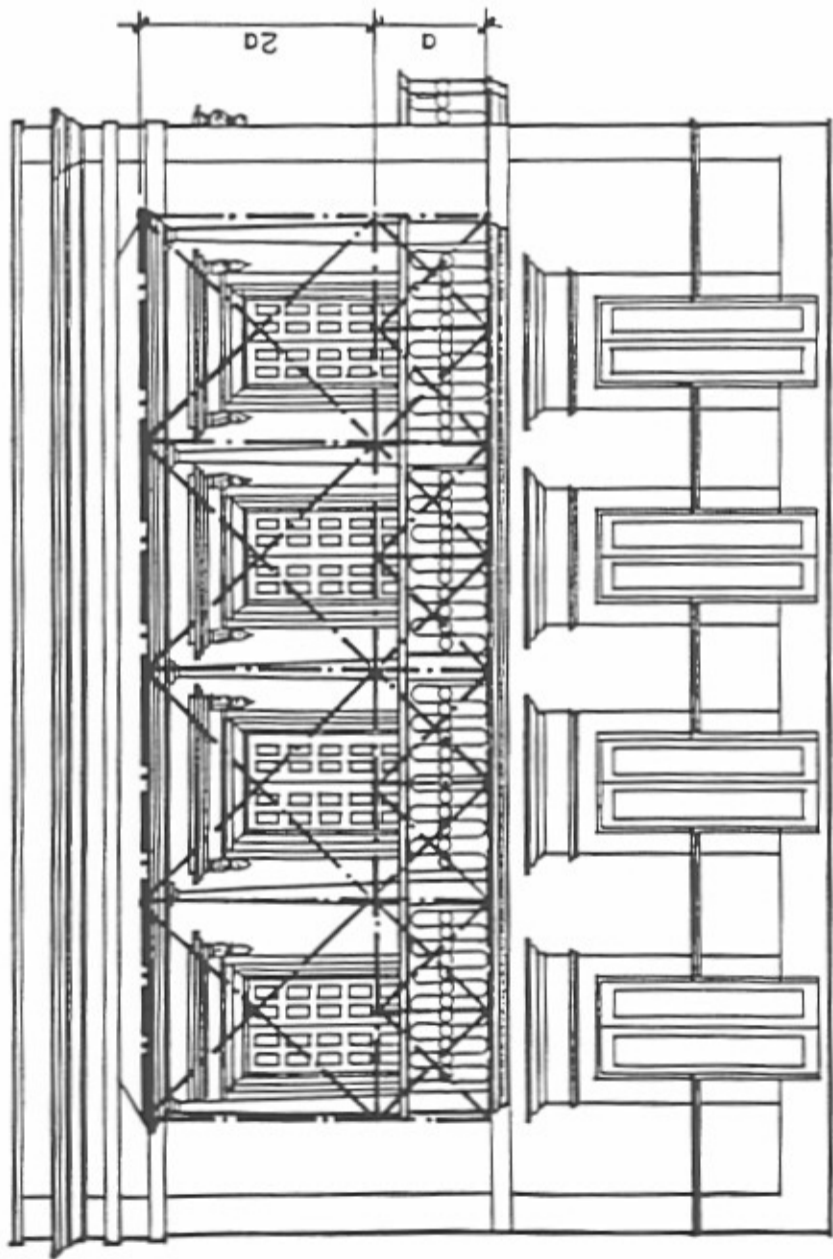
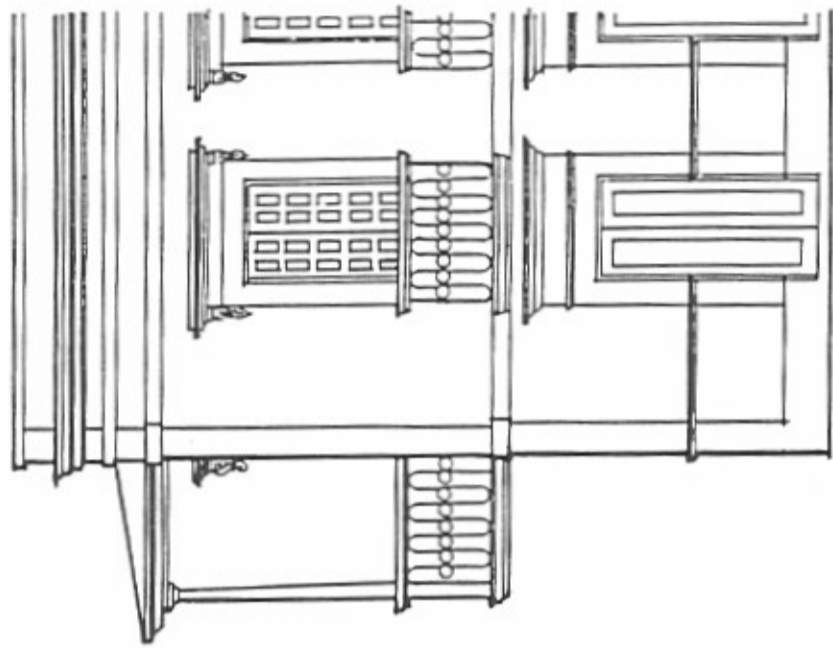
20-64



20-65

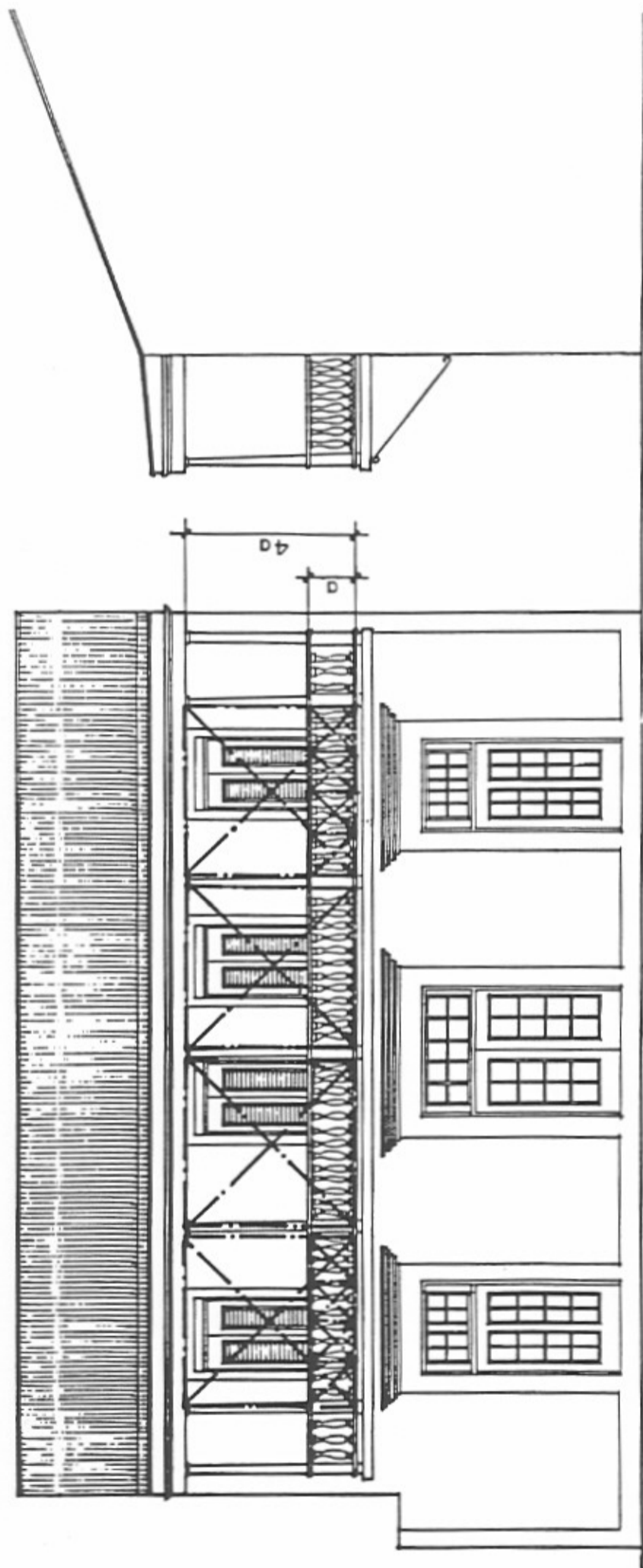


20-66



FACADE

20-67

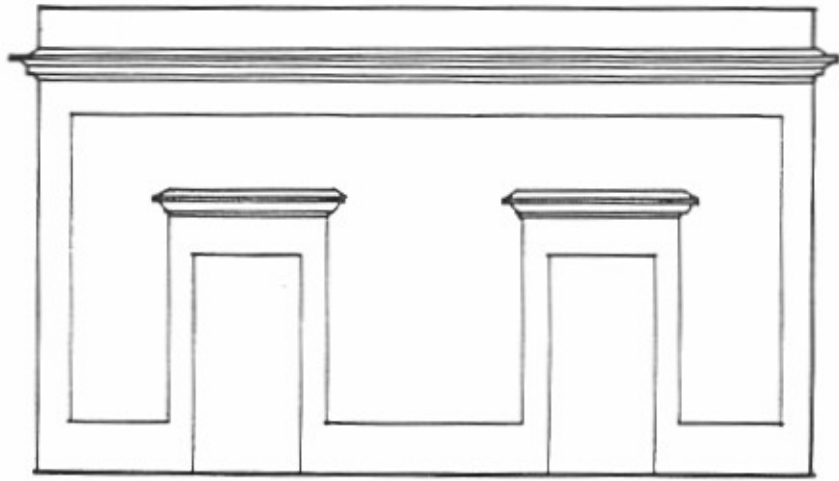


FACADE

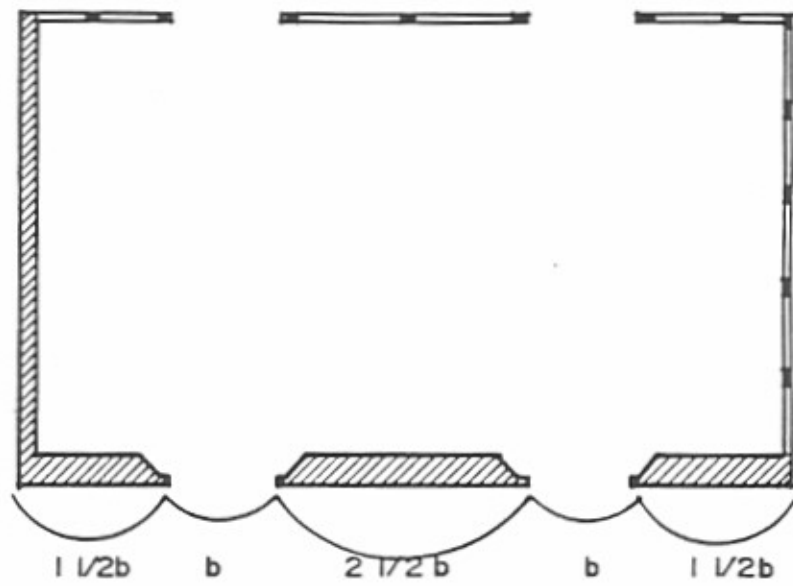
20-68



Estado Libre Asociado de Puerto Rico
OFICINA DEL GOBERNADOR
JUNTA DE FABRICACION

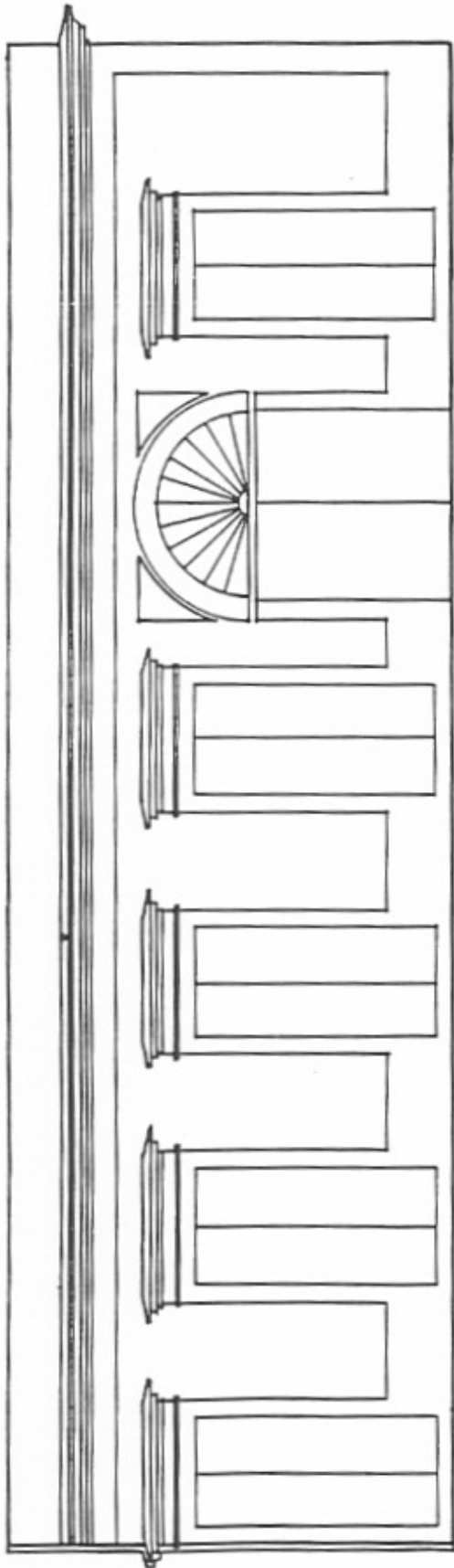


FACADE

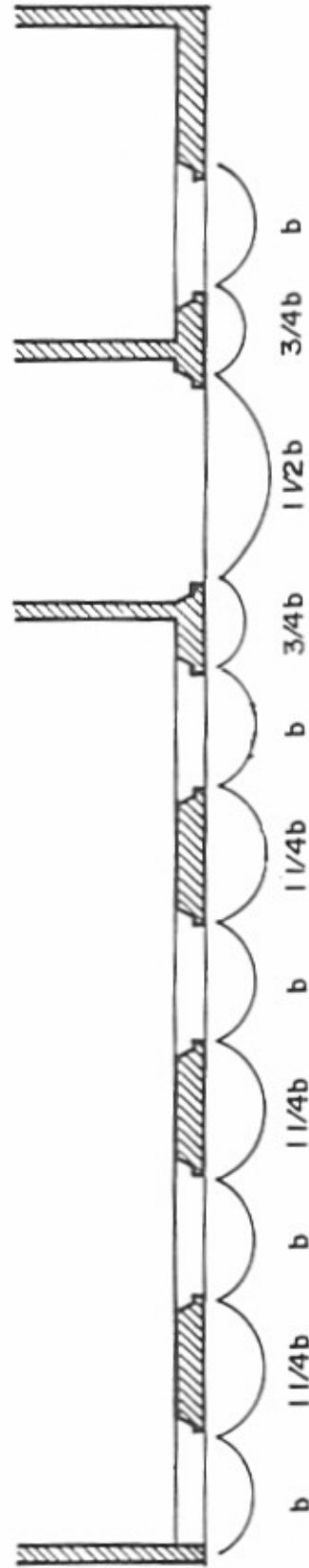


FLOOR PLAN

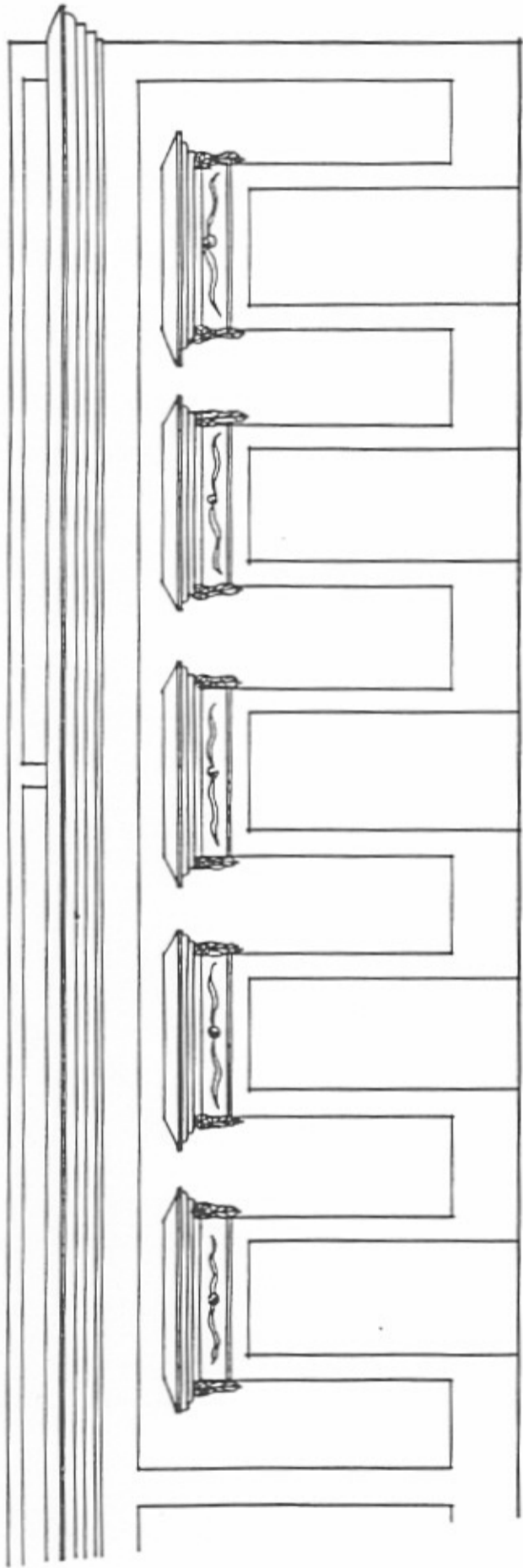
20-69



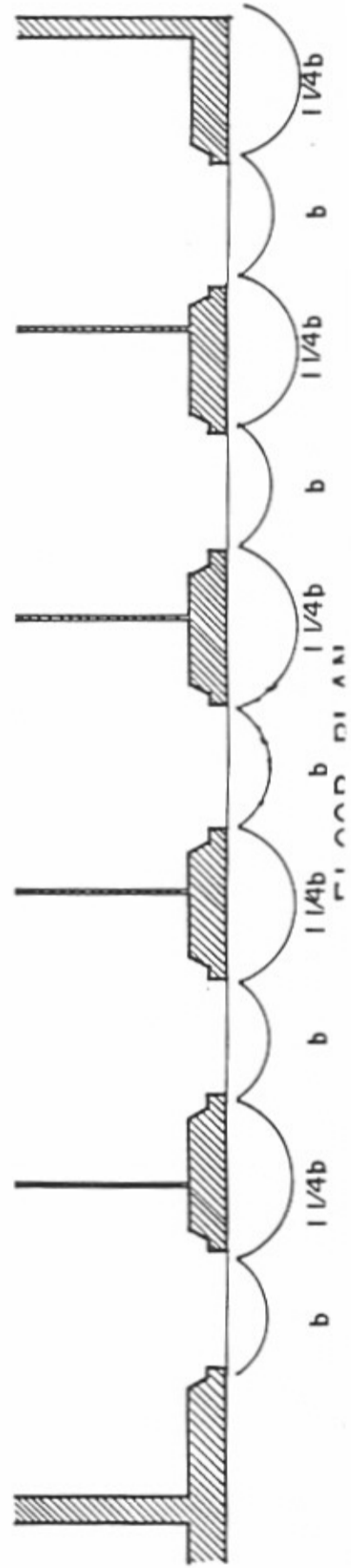
FACADE

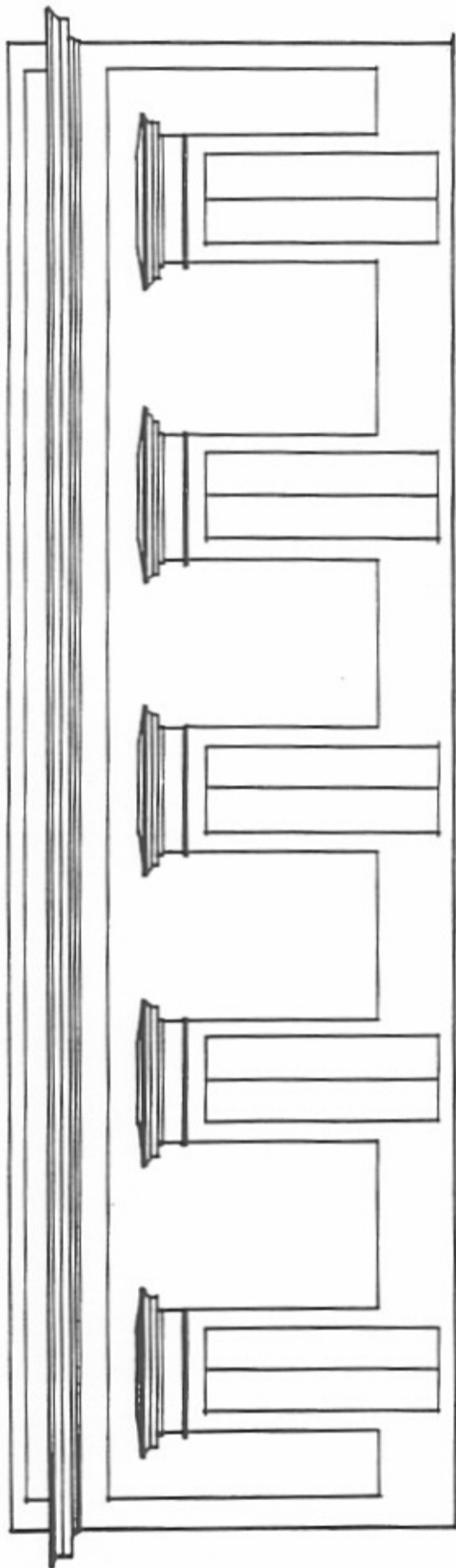


FLOOR PLAN

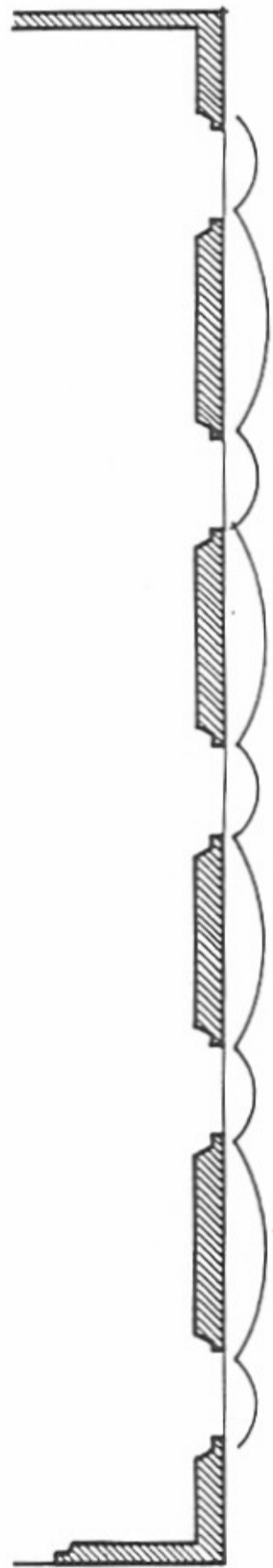


FACADE MOLINA STREET





FACADE DE LA TORRE STREET



FLOOR PLAN

b 2 1/2 b b 2 1/2 b b 2 1/2 b b

20.81 - TYPES OF BALCONIES

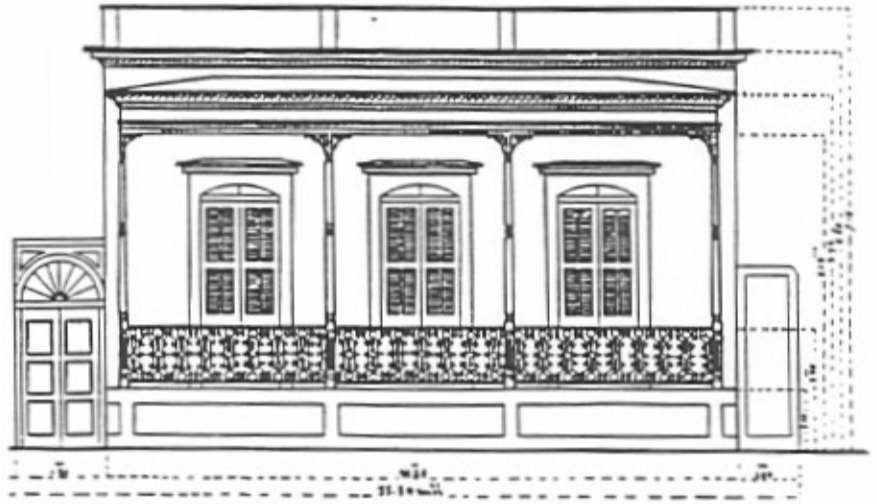
20-73



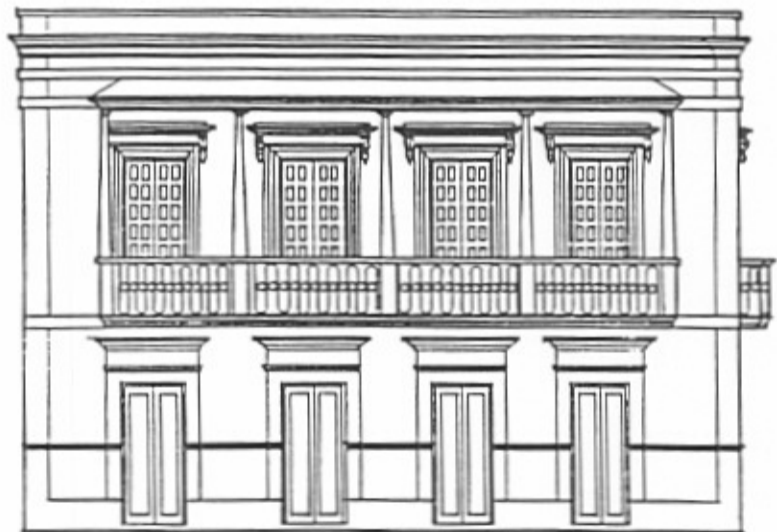
Estado Libre Asociado de Puerto Rico
OFICINA DEL GOBERNADOR
JUNTA DE PLANIFICACION

GRAPHIC ANNEX
TYPES OF BALCONIES

Gallery Balcony
First Level



Gallery Balcony
Second Level

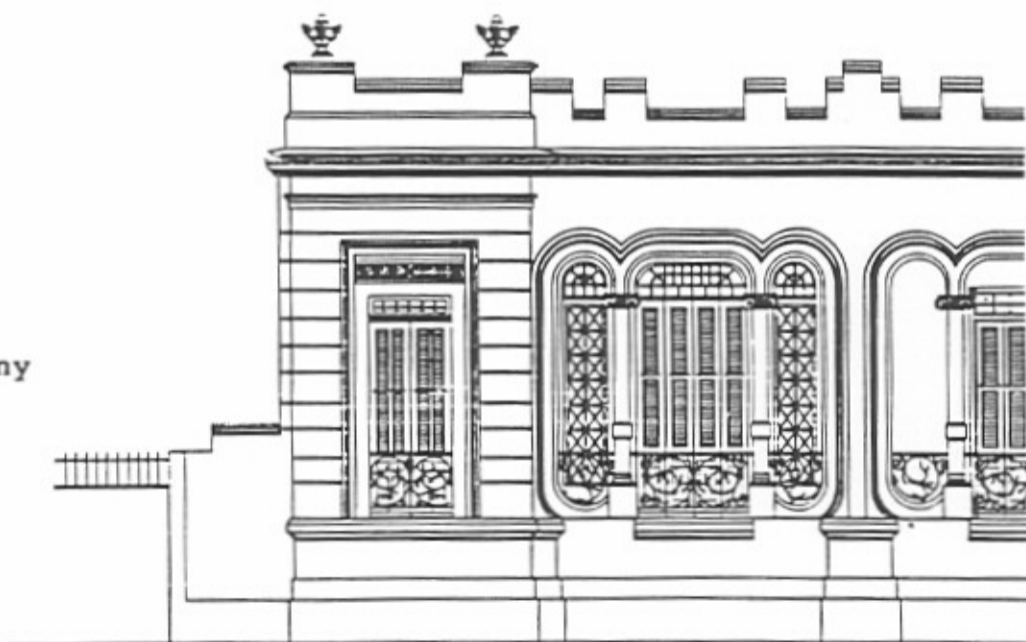


GRAPHIC ANNEX
TYPES OF BALCONIES

Combined Facade
Running Balcony
Split Balcony



Parapet Balcony



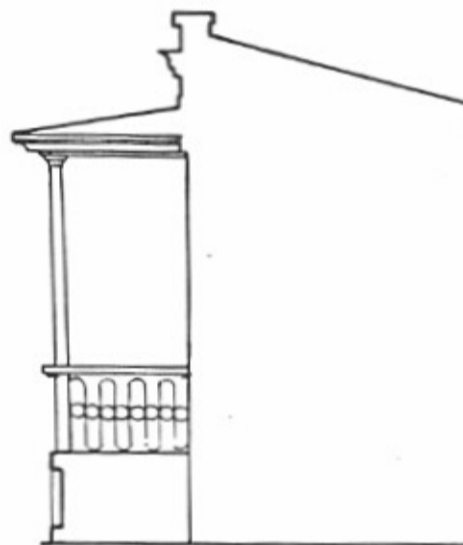
20.82 TYPES OF ROOFS

GRAPHIC ANNEX
TYPES OF ROOFS

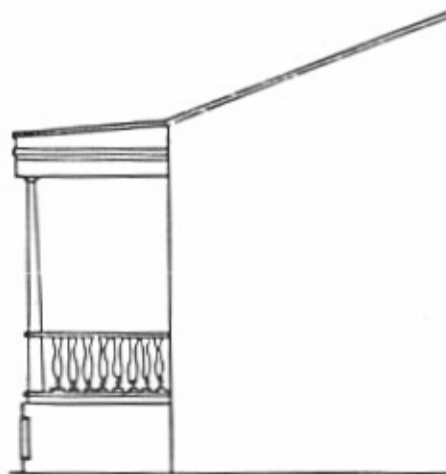
Corrugated zinc peak roof with
with frontal gable over the
gallery.



Inclined corrugated zin roof
with slope independent of the
main roof of the building



Main inclined corrugated zinc
roof with slope trill over the
gallery



20.83 TYPES OF SIGNS

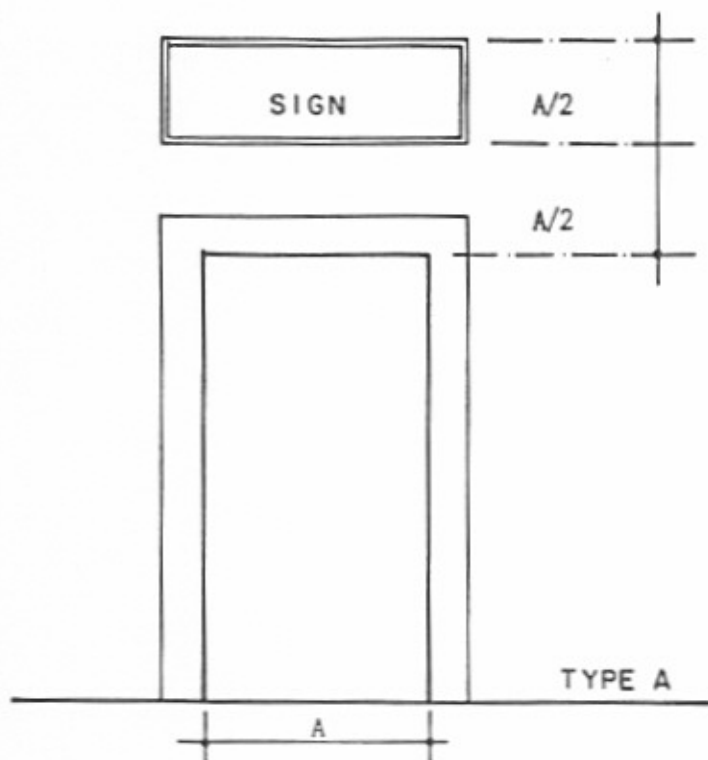
20-78



Estado Libre Asociado de Puerto Rico
OFICINA DEL GOBERNADOR
JUNTA DE PLANEACION

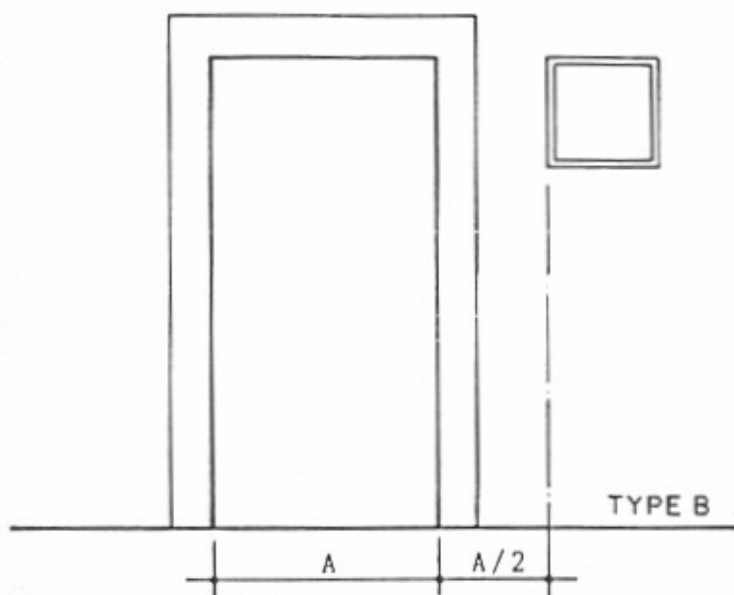
TYPES OF SIGNS

SIGN ON THE SOLID PARTS OF THE FACADE

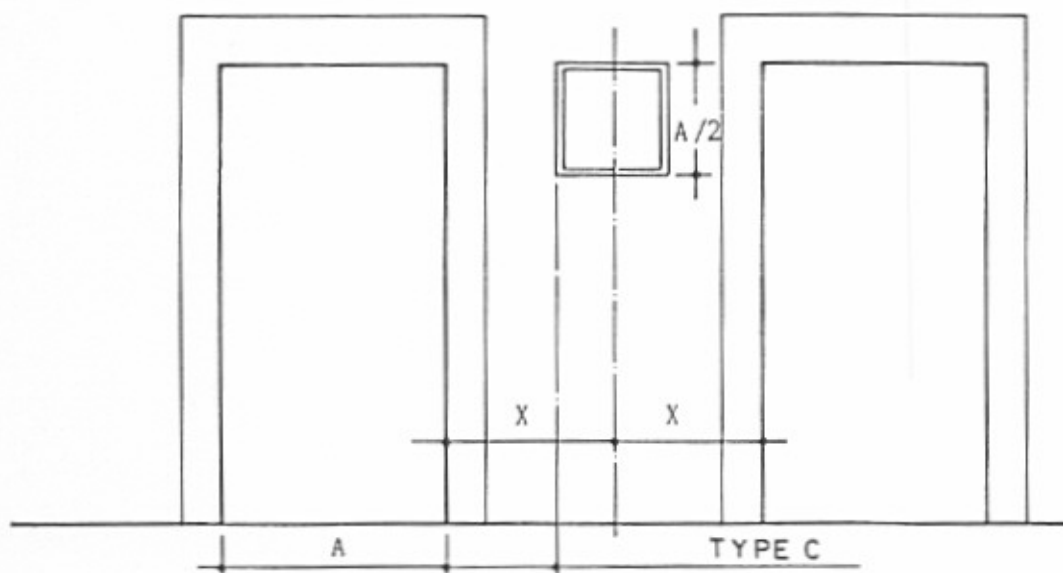


Type "A" signs, shall be placed horizontally above the openings of the lower story without exceeding the width of the opening and on a height not greater than "A" between the closure of the opening and the upper border of the sign.

The minimum value of "A" shall be of 2'- 6" and the maximum of 4'- 0".



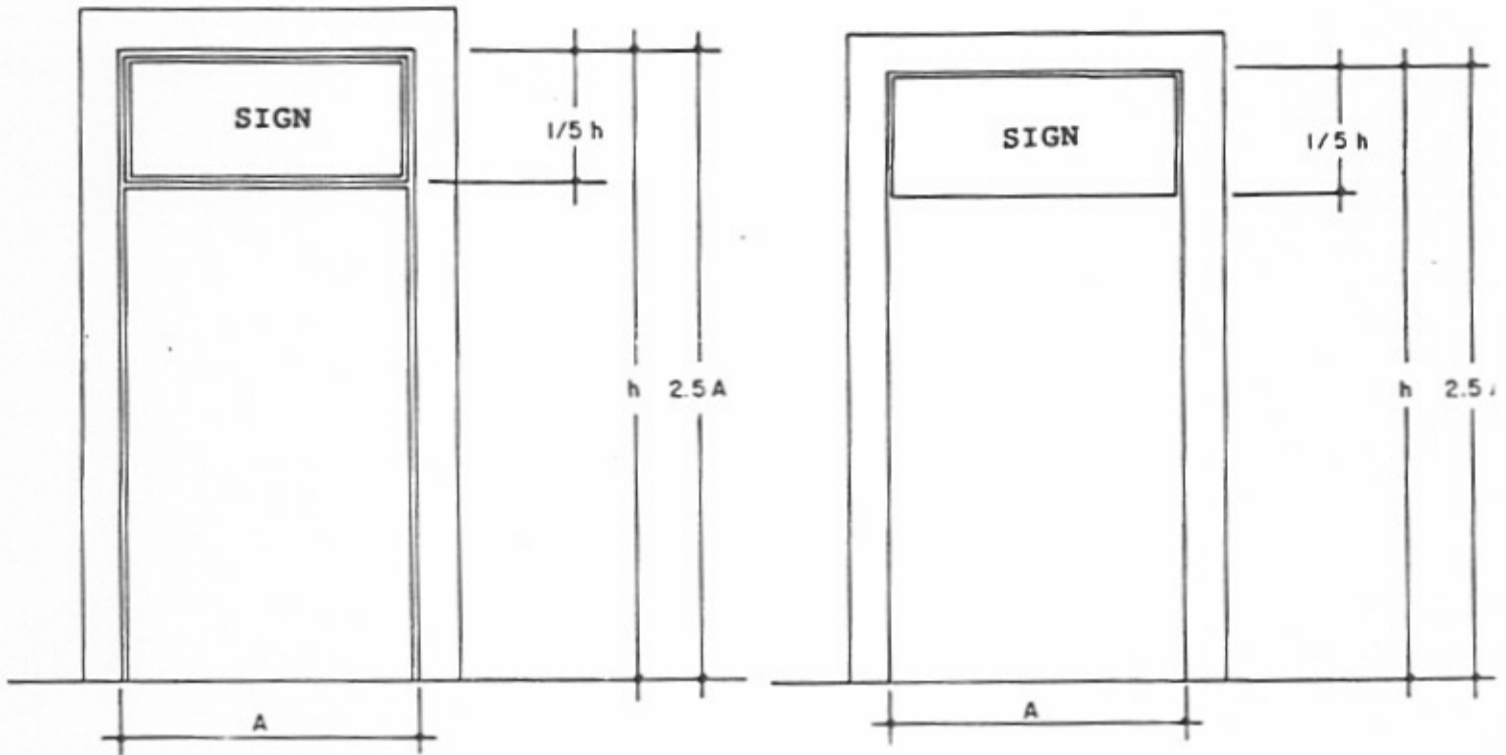
Type "B" signs, shall be placed between the opening on the lower story and without hiding or altering the ornamental elements of the building. The minimum distance between the opening and the sign shall be of $A/2$. The height shall be determined by the size of the sign and the visual effect to the pedestrian without neglecting the formal aspect and effective integration with the architectural lines of the building.



In cases where the sign is located on the lower story between two openings this shall be symmetrically located with regards to both.

SIGNS ON THE TRANSOM OF THE DOOR

SIGNS ON THE DOORHEAD OF THE DOOR

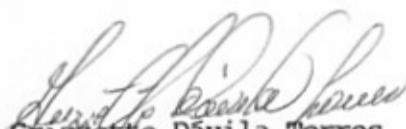


Adopted in San Juan, Puerto Rico, today August 1, 1990.

(SIGNED)
LINA M. DUENO
ASSOCIATE MEMBER

(SIGNED)
PATRIA G. CUSTODIO
PRESIDENT

I CERTIFY AS ADOPTED


Grizzette Dávila Torres
Secretary

GENERAL ANNEXES

ANNEX 1

NOMINATION REQUIREMENTS FOR A HISTORIC SITE

Any district, place, building, structure or object of historical value that satisfy the eligibility criteria can be nominated as a historic site. This nomination requires that a study be made of the property to be nominated and evidence is shown that the eligibility criteria are met. The nomination is made by filing out a nomination form and submitting the original and a copy to the Planning Board. The nominating form shall contain the following information:

1. Original of the topographic map (scale 1:20,000) indicating the location of the property.
2. Site map (scale 1:500).
3. Map of the district, place, building, structure or object to be nominated (scale 1:200).
4. Copy of the zoning map if available-(scale 1:2,000).
5. Photographs in black and white, 8" x 10", in fiber paper (not synthetic, nor covered with resin). A minimum of five photographs shall be submitted, or those necessary to describe the property. The photographs shall be identified with the name of the property, address, name of the photographer, date of the photograph and location of the negative of the photograph.
6. Name of the property (historic and actual).
7. Physical address of the property.
8. Name of the owner.
9. Use of the property (historic and actual).
10. Historic account of the property (uses, owners, events, transformations, et. al.)

11. Description of the architecture of the property (name of the architect; actual and historic description; style; number of floors; roof interior and exterior walls, floors, doors and windows, materials graphic description of the type of floor in an approximate scale of 1:200., sequence of doorways, meritorious artisan work; architectural details; et. al.)
12. Declaration of the significance of the property (narrative of the eligibility criteria of the property).
13. Description of its relation with the surroundings.

ANNEX 2

NOMINATION REQUIREMENTS FOR A HISTORIC ZONE

Any group of properties that satisfy the established eligibility criteria can be nominated as a historic zone. The nomination of a historic zone requires that a study of the area to be designated be carried out and evidence is shown that the eligibility criteria are met.

The nominating process is made by filing out a nominating form and submitting the original and a copy to the Planning Board. The nomination form shall contain the following information:

1. Original of the topographic map (scale 1:20,000) indicating the location of the property.
2. Base plan of the areas lot to be nominated, including the surrounding area (scale 1:2,000). The surrounding area indicated in the plan shall not be smaller to the area to be nominated and shall have a similar linear distance, in all directions, of the periphery that surrounds the area to be nominated.
3. Plan of the structures of the area to be nominated and surrounding area (scale 1:2,000).
4. Historic essay about the property to be nominated, whence the social, economic, cultural, political and architectural history is indicated.
5. Criteria for the selection of the area to be nominated and the non-inclusion of the surrounding area within the area to be nominated.

Together with these documents individual nominating forms shall be submitted. Two types of individual forms, shall be prepared, one for the eligible properties within the area to be nominated and the surrounding area and the other one for the non-eligible properties within the area to be nominated.

The individual form for eligible properties within the area to be nominated and the surrounding area shall include the following:[B

1. Name of the property (historic and actual).
2. Physical address of the property.
3. Name of the owner.
4. Use of the property (historic and actual).
5. Brief historic account of the property (uses, owners, events transformations, etc.).
6. Description of the architecture of the property (name of the architect; actual and historic description; style; number of floors; roof interior and exterior walls, floors, doors and windows, materials graphic description of the type of floor at an approximate scale of 1:200, sequence of doorways, meritorious artisan work; architectural details, et. al.)
7. Declaration of the significance of the property (narrative of the eligibility criteria of the property).
8. Property plan (scale 1:200).
9. Two contact proofs, black and white, of 120 mm negatives.

The individual nominating form for non-eligible properties within the area to be nominated shall include the following information:

1. Name of the property.
2. Name of the owner.
3. Physical address of the property.
4. Use of the property.
5. Brief physical description of the property.
6. Two contact proofs, black and white, of 35 mm or 120 mm negatives.