


<b>Regulation: 3391-0 of 13/12/1982</b>	
Regulations for the Control of National Splits and Developments.	
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Reglamento para el Control Nacional de Fraccionamientos y Urbanizaciones.  
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## Regulations for the Control of National Splits and Developments.

### NATIONAL INSTITUTE OF HOUSING AND URBAN DEVELOPMENT REGULATIONS FOR THE CONTROL OF NATIONAL AND NEIGHBORHOODS Splits

Based on the authority granted to the National Institute of Housing and Urban Development for the disposition of the Provisional Article II of the Urban Planning Law, the Board of the Institute approved in the 3391 session December 13, 1982 the following Regulations for the said control current National Splits and repealing Regulation Developments to date as amended.

#### EXPLANATORY STATEMENT

The Regulations for the Control of National Splits and Developments is the result of a thorough analysis of principles and elements that guide and control not only to the development of the country in the time of crisis which we live. Consider necessary to make substantive changes intended to align the Regulation with the constant changes that occur in the present.

Regulation consists of the following items:

- General, subdivisions, simple developments, residential developments of Overall, projects promoted by the State Building Code and Part.
- Promotes a reduction in the cost of housing estates to make modifications or changes in road infrastructure to make it easier and cheaper, thus meeting a need of the country. Pathways that respond to the use they are getting. By reducing the width of the roller paths, the area that is in excess can be used as green space through which pass the infrastructure Water and Sewerage Authority, which also reduces cost because to give these conditions a saving in other materials, equipment and time required for development and for the city savings in the maintenance of pavements.
- Stimulated housing construction, especially of social interest, are those carrying including housing solution which significantly lowers the cost of development, resulting in this way, the incentive to undertake these developments.
- Regulates the assembly housing projects are also of interest social, regardless of social class to which to respond, given that the state benefits from the development of projects with high density, narrow streets, pedestrian and restricted use.
- Contemplate progressive housing projects are developments which deferred batch allocation services are sold.
- Regulates the transfer of public areas for the installation of buildings communal and recreational areas. The purpose of these standards is to assess these areas and require an allocation in relation to the real needs for a growing population whose services are not provided.
- Amendment to the percentage of areas to give; which can be reduced to trial and the Municipality INVU together, in the case of subdivisions and residential developments outside urban districts.
- Requires all developments in the provision of commercial areas and public and private offices to promote social interaction between them, preventing these centers become single bedrooms.
- The National Institute for Housing and Planning exercise supervision and authority indicated in the Law on Urban Planning for the due compliance of national interest included in this Regulation.

#### INTRODUCTION

For purposes of simplifying the use of the Regulation, the rules have been grouped according to the type of development to be carried out, separating them into standards: Fractionation, Simple Developments, Residential Developments and Projects Funded or set Promoted by The State. Also included is a Partial Building Regulations.

The performance of the functions that control the subdivisions and developments, assigned to the Institute for Housing and Planning Directorate of Urbanism and its Article 10, paragraph 2) of the Law on Urban Planning <sup>or</sup> 4240 N 15th November 1968, must conform to the provisions of this regulation.

#### CHAPTER I Overview

- Land development by splitting or development will be permitted provided that meets the following conditions:
- That **I.1** intended uses are consistent with zoning regulations established by the Regulatory Plan or otherwise by competent agencies;
  - I.2** What natural features of the land and that these alterations may cause the works to be performed, provide predictable risk guarantee of flooding, landslides or mudslides, taking into account the ecological character of the site;
  - I.3** That the geometric design of the development is as consistent as possible with the natural conditions of the area (including vegetation and landscape), taking into account not only the ground but also to develop their surroundings;
  - That **I.4** arising lots are of an acceptable size with adequate access to public roads and regularly as possible;
  - I.5** What could have lots of services essential to the characteristics of the area;

- I.6** That the land is free of encumbrances or limitations; otherwise, they can be reconciled with the proposed development;  
When the neighborhood I.7 other developments is required given that the project provides for the continuity of the infrastructure through adequate physical and functional integration;
- I.8** In the same farm may be combined projects, applying to each case as appropriate, provided that the uses are compatible;
- I.9** For the purposes of these rules shall apply:
- Regulatory Plan:** The local planning instrument that defines a set of plans, maps, regulations and any other document, graphic or supplement, development policy and plans for distribution of population, land use, roads, utilities, community facilities and construction, maintenance and rehabilitation of urban areas.
- Land use:** The use of land, the physical structure established or incorporated into it, or both, as to kind, form or intensity of their use.
- Zoning:** The division of a judicial district in areas of use for the purposes of rational development.
- Subdivision:** The division of any parcel of land in order to sell, transfer, trade, distribute, exploit or use separately, the resulting plots; includes both partitions judicial or award, undivided right locations and mere head segregations same owner as those in new buildings or developments of interest to control the formation and use of urban property.
- Urbanization:** Fractionation and empowerment of land for urban purposes by opening roads and provision of services.
- Official Map:** The plane or set of planes that accurately indicates the position of the paths of public roads and areas to be reserved for uses and community services.
- Urban Renewal:** The improvement process aimed at eradicating slums and rehabilitate urban areas in decline or defective condition; includes the conservation of urban areas and preventing spoilage.
- Urban Area:** The geographical area of development of a population center.
- Urban District:** The administrative territorial district whose boundary corresponds to the radius of the respective regulatory plan implementation.
- Metropolitan Area:** The set corresponding to different municipal jurisdictions and urban areas, to develop around a major population center, functions as a single urban unit.
- Withdrawals:** The unbuilt open space between a structure and the boundaries of the respective property.
- Institute:** National Institute of Housing and Urban Development.
- Section 4. Adiciónese previous legal definitions with the following:
- The INVU:** The National Institute of Housing and Urban Development.
- Communal Areas:** Those intended for public use, other than streets and roads for educational, health, worship, recreation, welfare and the like.
- Unrestricted area:** That which does not fall on restrictions for fractionating, such as established reserves, flood zones, sliding or similar reserves for national or regional roads, river canyons, slopes greater than 20 ° / o, easements, etc..
- Previously Built-up Area:** All those developments, subdivisions and public areas whose assignment has been duly approved.
- Malls:** Routes of pedestrian traffic only.
- Antejardín:** The period between the property line and the building space.
- Roads:** Those public roads not classified by the Ministry of Public Works and Transport as roads or by the municipality and urban streets. You apply the rules of primary roads.
- Special Roads Restricted access:** those to which only allowed the access or egress of vehicles at certain points. Cross section variable according to the needs and topographic features.
- Regional roads:** All public roads included as part of Road Network established by the Ministry of Public Works and Transport, serve only to fill a region and one of the following requirements: a) connect two cities that, according to the last census , have a minimum population of two thousand inhabitants; b) communicating a city of two thousand inhabitants or more in a national or regional road, air or sea port or a railway; c) have not less average daily traffic of 200 vehicles.
- National Roads:** All public roads included as part of the National Highway Network established by the Ministry of Public Works and Transport, to fill any of the following objectives: a) attaching to Costa Rica with a neighboring country; b) connecting two provinces; c) connecting two cities that appear in the last census with a minimum population of five thousand inhabitants; or, d) connecting a town of five thousand inhabitants or more with another national road, air and sea port, a rail network.
- Calzada:** The band comprised between cords, gutters or drainage ditches, designed to vehicles.
- Right of Way:** The total width of the road, street, trail easement, that is, the distance between property lines in your driveway including case, green belts and sidewalks.
- Gross residential density:** Ratio of the number of families or persons of a residential unit and its surface in hectares.
- Marginal Streets:** Side Streets: parallel to the road. At the discretion of the Ministry of Public Works and Transport, any particular national or regional road may require marginal access streets to the lots in front of her den.
- Building Line:** The boundary that marks the building allowed inside the property.
- Property Line:** The demarcating the boundaries of the particular property.
- Infrastructure works:** Set of facilities that allow the operation of public services such as water supply, sewerage, drainage and electricity and public waterways.
- Condo:** One type of building where the person is the sole owner of a flat, apartment or building and commoner of property pertaining to common usage.
- Public Roads:** One whose current or future transit is important. Secondary roads and channels used to connect with other parts of the city or highways. Secondary routes: those whose traffic is continuous and serves no more than 120 dwelling units. Includes streets "U" (rings), blind and limited continuity.
- I.10** This regulation will be applied throughout the national territory and so long as the town does not exist in a regulatory plan indicating a different standard.

## CHAPTER II

### Division

The purpose of this chapter is to define the urban and technical conditions necessary to enable municipalities subdivisions; therefore for all subdivision of land will be essential to meet the following requirements:

## **II.1 Requirements.**

**II.1.1** In districts subject to the municipal development control visa is not required when all the resulting plots measuring more than 5 ha., When its use is agricultural and is so stated in planes, on the grounds that these cases do not interest to urban use.

**II.1.2** To authorize visa planes is essential that the person concerned mother plane farm where all the resulting portions are shown. If any of them does not meet the minimum standards will be denied a visa. For this procedure just a sketch and properly bounded approximate scale.

**II.1.3** The lots shall have a minimum service existing in the area.

## **II.2 Hits:**

**Lots II.2.1 against slavery:** All plots resulting from a subdivision have direct access to public roads. In specific cases, the INVU and Municipalities may allow the subdivision of lots with easements, subject to compliance with the following standards:

The easement will be accepted on special grounds that its location or size it proves impossible to fractionate with adequate access to existing public roads, preferably used for cases already existing dwellings on the lot.

**II.2.1.1** In subdivisions to give three (3) lots for single family house, an easement ten feet (3.00 m.) Wide will. Of these, three feet (0.90 m.) Correspond to the curb. The length of an easement for access to interior lots shall not exceed 60 meters.

**II.2.1.2** For each additional lot for single family house one meter (1.00 m.) Additional required in the width of the easement, to complete six meters (6.00 m.) Wide.

**II.2.1.3** Facing easements may secrete only a maximum of six (6) lots.

**II.2.1.4** All lots resulting from the subdivision, shall have regulatory measures. The area of the easement is not computable for purposes of calculating the minimum lot area and it may not be structures, except those walls.

Section II.2.1.5. Segregation authorized against servitude, under the terms of the above items, the entry implies that the lots be considered common passage easement at any time for any authority or officials of entities to provide public services of any kind, as well as that corresponding to the urban, municipal control, public safety, health, fire and other similar.

However as indicated in the previous paragraph, as to easements, or municipality, or any public institution I have an obligation to maintain them, nor serve in the interior lots. "

"Section II.2.1.6. For agricultural, livestock and forestry purposes may allow segregation of plots against special easements, hereinafter referred to agriculture and forestry, the resulting lots shall be equal to or greater than 5000 m<sup>2</sup>, in these cases the individual plans must indicate "agricultural use", "livestock use."; or "forestry" as appropriate constructs housing and other facilities and structures are subject to a maximum of 15% in coverage area.

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Easements regulated in this article will be a minimum width of 7 meters and must be within the plots in whole or in proportional parts.

***(PARTIAL RENOVATED AND IMPLIED So the Meeting No. 5281 of May 28, 2003, published in Official Gazette 107 of 05 June 2003, which amends the Meeting No. 5277 of May 14, 2003 which was partially reformed II.2.1.5 and II.2.1.6 points., of this article.)***

**II.2.2** The Municipality may, by agreement so provides, accepting fractionation properties that address existing roads, even if they are not regulatory. In this case, the projections for future standardization should be taken. The fractionator should make all the improvements as determined by the municipality on the middle of the street to face lots including its extension.

**II.2.3** Lots fronting on less than standard road: In areas that allow their smallholding without opening channels in which its division into regular lots involving little use of existing infrastructure, lots will be accepted on an irregular basis and may in this case each have a face public road not less than ten feet (3.00 m.).

This strip provides access to the interior lot shall not exceed thirty meters (30.00 m.) In length to 3 m. wide and forty meters (40.00 m.) to 4 m. wide.

This area will not be computable for calculating the minimum area of the lot, or can be built on it.

**II.2.4.** Size, and shape the front of lots of any subdivision shall comply with the zoning requirements of the area and in their absence as provided in

## **III.3.**

In specific cases, the Directorate of Planning, taking into account the socio-economic situation of the area and the advantaged, apply the minimum laid down in Article V.5 for Progressive Housing.

## **II.3 Model Public Areas:**

All fractionator quadrant land outside of cities or previously urbanized areas, assign free for landscaping and street furniture 10 ° / o (ten percent) of the area, without restriction, except when fractionation is agricultural.

*(As amended section II.3 of this article by Resolution of the Constitutional Court No. 4205-96 of August 20, 1996.)*

**II.3.1** The City will use the public area assigned in the order of allocation indicated in Section **III.3.**

**II.3.2 Services Private:** You apply as described in Article III.3.6.3.2.

All public use areas shall be transferred in favor of the municipal domain. In greater than 250 square meters areas the transfer of public areas will be on the site. Areas for particular services should be left on all subdivisions when they are larger than 100 square meters.

*(As amended II.3.2 of this article by Resolution of the Constitutional Court No. 4205-96 of August 20, 1996.)*

**II.3.3** Where there official map, the municipality may negotiate a cash payment of park area and communal facilities of the developments in the areas determined by the Plan so that these paid immediately, acquiring others located in sites listed in the official map. These areas are referred to municipal reserves negotiate. The corresponding area or playground necessarily must be left in place.

If the owner does not want to negotiate these areas, these indicating them to leave the site in terms of urbanization as municipal reserve area or subject to change.

*(As extended by agreement of Board of Directors at Meeting No. 3912 of April 17, 1989)*

CHAPTER III  
NEIGHBORHOODS

**III.1 Hits:**

Regarding this aspect will be applied as indicated in the previous chapter.

**III.2 Roads:**

**III.2.1** The road system of Suburbia should be tied to regulatory public roads as appropriate for their classification.

The Municipality may, by agreement so provides, building developments accept even if the access road to the proposed site is not regulatory; in this case you should take precautions for future standardization.

If the property facing existing roads, both subdivisions outside the quadrant to urbanization, borne by the developer extensions or improvements required to meet those standards due in both corresponding to half of way to face; as the width of the roller path improvements should be made at least 3,00 m or 4,50 m according to the type of roads. On the opposite side to the pipe shall be necessary to protect the pavement works. In rare cases, where the right of way can not be completed on the opposite side of the development, the Municipality may require greater free strip of land to regulate the width of the existing road, provided they do not cross the 25 ° / o fixing the Urban Planning Law.

**III.2.2** When urbanize land adjacent to a road is restricted, existing or proposed access has separated himself a suburb transit relative to said path through slum streets. These streets are to give access to the properties and therefore it is the duty of the developer to provide the necessary land and building works that demand. For design purposes it is treated as secondary streets.

**III.2.3.** Interconnection between streets and roads will be restricted only in the sites and in the manner determined by the Minister of Public Works and Transport.

**III.2.4. Classification of roads:** Geometric design Thoroughfare in Developments, (whose rules include the width of pavement, sidewalks and green stripes and critical design elements) depends on the average daily traffic volume, the topography, slopes, density of use and the like. Their classification, on the other hand, is done according to their importance within urban developments.

In this classification six (6) are defined road types, which are listed below, according to the decreasing order of their right of way and its importance.

**III.2.5 Pathways regulated by the Ministry of Public Works and Transport (MOPT.)** The right of way of roads and public roads shall be indicated by the MOPT, but the geometric characteristics of road pavements shall be governed by the provisions of the following , the rest of the right of way as a green area. The validity of the alignments will be 18 months.

*(As amended by agreement of the Board of Directors in its meeting No. 3773 of November 17, 1986)*

**III.2.6 Local Streets: Regulated by the Municipality:** where there is relevant regulations approved; otherwise shall be governed by the provisions of this Regulation, in accordance with the law N° 5990 of April 19, 1976:

*(As amended by agreement of the Board of Directors in its meeting No. 3773 of November 17, 1986)*

**III.2.6.1. Specials:** Those listed in the zoning plans or special or partial projects duly approved by the National Institute of Housing and Urbanism (INVU).

Your section shall be in each case and must be properly integrated to the existing or proposed roads for the area.

**III.2.6.2 Elementary:** those that constitute a continuous road network serve to channel the local pathways to areas of the city or towards road link between the proposed development and other population centers or considered that they may come to have that function.

Require the following dimensions: fourteen meters (14 m) right of way, nine meters (9 m) of road, one meter fifty centimeters (1.50 m) of curb and one meter (1 m) of green stripes .

They can enable an unlimited number of lots. In industrial areas the right of way shall be 17 m.

*(As amended by agreement of the Board of Directors in its meeting No. 3773 of November 17, 1986)*

**III.2.6.3 Secondary:** Those collector of internal roads in the development pathways, have the right of way of 10 m, the road is 7 m and the rest is divided between sidewalks and green areas.

*(As amended by agreement of the Board of Directors in its meeting No. 3773 of November 17, 1986)*

**III.2.6.4 Tertiary:** those that serve 100 or fewer dwelling units or lots. Have a right of way 8.50 m, with a walkway of 5.50 m and the rest is divided between sidewalks and green areas.

*(As amended by agreement of the Board of Directors in its meeting No. 3773 of November 17, 1986)*

**III. 2.6.5 Restricted use:** Son tertiary showing characteristics of continuity will have a limited right of way 7 m, 5 m walkway rest being sidewalk or green. Its maximum length is 120 m.

In the cases specified in Chapter V may admit a driveway ten feet (3 m) including unpaved.

*(As amended by agreement of the Board of Directors in its meeting No. 3773 of November 17, 1986)*

**III.2 6.6 Streets projects receiving Condominium Act:**

In these cases the buildings should be located so that, in a possible subsequent segregation, previews and private streets may be released for public use in compliance with the above standards. The right of way shall be calculated in accordance with the above provisions, by number of households.

**III. 2.6.7 Pedestrian:**

**III.2.6.7.1 malls or pedestrian paths:** They will have a minimum right path with sidewalk 6 m 2 m to the center and the rest for parkland. When you have access to two vehicular streets may be a length of 200 m; if not, the maximum length is 135 m.

*(As amended by agreement of the Board of Directors in its meeting No. 3773 of November 17, 1986)*

**III.2.6.7.2** When the distance between two vehicular ways greater than eight hundred feet (240), the block must be split open by a no less to produce intermediate crosswalk 6.00 m wide space. In this case no the front yard is required if there is lots that face him.

**Repealed III.2.6.7.3**

*(As repealed by resolution of Board of Directors in its meeting No. 3773 of November 17, 1986, although the publication of these regulations in the Collection of Laws and Decrees 1983 semester I volume II, this paragraph does not appear)*

**III.2.6.8 General rules**

The streets should end capped with a widening to facilitate the turning of vehicles, can do by designing roundabouts, "you" or "hammer" (see diagram of geometric design).

**III.2.** INVU and **6.8.1** The Municipality will review, draft level, the type of track that can be used in each development for which take into account the topography, the total number of households, generating continuity and road traffic, and others.

**III.2.6.8.2** For developments located in areas that do not allow proper integration with the rest of the area, INVU and the corresponding Municipality may accept easements other than those proposed in these regulations, provided when they are adequately demonstrate that the proposed design with equal or greater benefits to the community are obtained.

For **III.2.6.8.3** developments whose design is more use of a 20 ° / o of land for roads, INVU and the Municipality may require modification if the design is not justified as this is appropriate resolution. Excluded from this calculation the area required for municipal or MOPT special projects.

**III. 2.6.8.4** The maximum slope of the tracks will be the following order: For elementary and special streets 17% lower sections five hundred feet may have slopes up to 21% for secondary, tertiary and restricted use streets and 20% installments not exceeding five hundred feet (150 mts.) may have slopes up to 22%.

*(As amended by the previous paragraph Meeting No. 5677 of June 11, 2008)*

**III. 2.6.9 Intersections**

**III.2.6.9.1** The minimum distance between two vehicular intersections shall be forty (40) meters between the center lines of the streets.

**III.2.6.9.2** At an intersection of roads, one of which is considered the main tie between that and these shall have a maximum slope of 5% at a minimum distance of fifteen meters (15 m) outside the right of way, before the draw. The levels of street and sewer to lead to existing streets, shall be defined by the Municipality in line with the existing, if the tie is with existing or proposed road, the developer shall submit to MOPT, the longitudinal profile for study.

*(As amended by agreement of the Board of Directors in its meeting No. 3773 of November 17, 1986)*

**III.2.6.9.3** Onset of public parking spaces on the tracks can not be within 100 m of a road intersection and 40 m in the case of streets.

**III.2.6.10 Geometric Design**

**III.2.6.10.1** public roads shall be constructed according to the brochure called INVU Minimum Standards Developments in Geometric Design or as detailed in tables called "Classification of Roads and Paths" for pathways regulated by the Ministry of Public Works and Transport.

**III.2.6.10.2** For streets with center fielder, it should be discontinued in areas of pedestrian crossing with a free slot at street level, a minimum width of 120cm.

**III.2.6.10.3** bearing layer must be constructed according to the rules on thickness, material and construction that determine e] Ministry of Public Works and Transportation or the municipality, in accordance with their respective responsibilities, for which they must seek their opinion to nivel de anteproyecto.

The INVU and the Municipality may reject the materials or specifications proposed construction for driveways where data are not consistent with the topography or predicted traffic flow.

**III. 2.7 Railways:**

**III.2.7.1** Rating: Four classes are distinguished. railways according to their importance, traffic, alignment, maximum slope, maximum speed and structural characteristics of rails, sleepers and joints.

**III.2.7.2** minimum track law: Class 1<sup>to</sup>. and 2<sup>at</sup>. : 17 m

Classes 3<sup>to</sup>. and 4<sup>at</sup>. Size: 14 m

**III.2.7.2.1** not be allowed to face the railroad subdivision lots or developments, except marginal streets are built.

**III.2.7.2.2** When the right of way, not owned by the railroad company shall be understood as an exclusive easement and therefore can not be used to set about it other easement or right of way except as authorized by company.

**III.2.7.2.3** The right of way for the railroad marginal streets shall be 11 m. The paved area is 6 m, will have a sidewalk of 1.15 m and a green strip of 2.50 m. The rest will be located on the side of the railway, with no sidewalk.

**III.2.7.4** The number of transverse to the railroad crossings should be the minimum and its location and design are subject to authorization by the MOPT

**III.2.7.5** In places where there are anticipated marginal streets, part of the public area to yield to the Municipalities shall be placed along the railway line with a minimum width of (6) meters, as a linear park with access by the edges and where not allow any type of building.

The buildings in adjacent lots with the railway, where there is no street marginal, should save a retreat built 3 m above that boundary.

**III.2.7.6** The plans of development or fractionation crossed or adjacent to railway lands must be approved MOPT.

**III.2.8 Sidewalks:** Construction of sidewalks shall be required as part of the development works when. go to build homes simultaneously; when  $\mu$ e contemplates this, be required for developments off the primary streets. In other cases the construction of sidewalks may be deferred until the completion of works on each batch, a municipal discretion. However, the forecast these maintain a proper relationship with the gutters and storm sewer flush pavement. For commercial uses may require greater sidewalk width to set in this Regulation, at the discretion of the Municipality and INVU.

*(As amended by agreement of the Board of Directors in its meeting No. 3773 of November 17, 1986)*

**III.2.8.1** The finish is slip pavements.

**III. 2.8.2 No steps are allowed on sidewalks, except walkways.**

**III.2.8.3** The slope in the transverse direction has a maximum of 3% and at least 2%.

**III.2.8.4** In the case of vehicular access to the premises, the gap must be bridged with ramps built on green belt. When this does not exist, the ramp shall be resolved in a maximum length of eighteen inches (50 cm.). Unevenness generated on the sides also be resolved with no sloping ramps 30% greater than the one with the pavement.

**III.2.9 Green Stripe:**

**III.2.9.1** developments in non-interest where social housing projects are developed, the intermediate green stripes between the roadway and the sidewalk will arborization using species of trees or shrubs for their growth characteristics do not interfere with the proper operation of infrastructure; these slots 20 meters will be interrupted before the corners. The type of plants to use should include showy flowering native species and species that provide food for wildlife, following the technical recommendations issued about the Forestry Department of the Ministry of Natural Resources, Energy and Mines.

In playgrounds and park and preference will be given to fruit trees. The trees to be used shall include showy flowering species.

*(As amended by agreement of the Board of Directors in its meeting No. 3928 of June 19, 1989)*

**III.2.9.2** When the green stripes are not equal on both sides of the causeway, the narrower strip should be placed on the side where the power lines are located.

The species used in the planters shall comply as described in the previous article.

*(As amended by agreement of the Board of Directors in its meeting No. 3928 of June 19, 1989)*

**III.2.9.2.1** When the green stripes are not equal on both sides of the causeway, the narrower strip should be placed on the side where the power lines are located.

*(As amended by agreement of the Board of Directors in its meeting No. 3773 of November 17, 1986, which eliminated the 1st paragraph)*

**III.2.9.2.2** Ditches such a design that will allow vehicle access to the area unpaved street (shoulder) for possible use as parking.

**III. 2.10 eighths:**

In all intersection corners will be cut in the property line by a farthing two meters fifty centimeters (2.50) on each side. In the preferred case of a curve, it must be registered within the property lines and the farthing.

**III.2.11 Ramp corners:**

Ramps at all corners of length equal to the width of the green area to bridge the gap between the street and the sidewalk will be built. These ramps shall have a minimum width of 1.20 m. be slip material, having a groove 1 cm. minimum depth of 10 cm. and be located outside of the curved section of the intersection.

**III.2.12 Lace and spout.**

The curb and gutter at the corners of streets should be designed in a circular shape with "radius minimum of six (6) meters. For industrial or commercial areas or where there are road intersection angles acute type (never less than sixty degrees 60 ) in the corners, the radius will be increased to ten (10) feet minimum.

**III.2.13 Placing objects in public areas:**

Any sign or projecting object placed on streets, sidewalks or public spaces must be a minimum height of 2.40 m., except the poles, public telephones and telephone cabinets which should be located on the fringes green, so they do not obstruct the passage of people and vehicles, without that cross this strip.

**Signaling pathways III.2.14:**

The marking of streets and avenues, including all indications: high, directional arrows, speed and others, borne by the developer and signs will be provided by the Ministry of Public Works and Transport, designed according to established rules in conjunction with the National Council of Rehabilitation and Special Education.

This remark should be made prior to delivery of urbanization to Municipality, otherwise payable to MOPT The height and location of these signs will be as indicated by the Department of Road Marking the Ministry of Public Works and Transport.

**III.2.15 parking on primary streets:**

In sets that include the construction of more than 50 housing units and having primary street facing a parking area will be provided for public transport vehicles and right place at the curb for the eventual construction of a covered waiting shelters, extending the right of way at no less than 2.50 m. and a length of 12 m.

**III. Lotificación:**

**III.3.1 Amanzanamiento:**

The size and type of blocks or blocks of items depends on the surrounding urban development and existing conditions of the area, adapted to the shape and fit of plots and the provision of public spaces, parking, access and related facilities.

**III.3.2 Lotificación:**

**III.3.2.1** The area, the front and the shape of lots shall conform to the zoning requirements and in their absence, to the following:

Area	Minimum Area	Minimum Front	
Sewer service:	Level 1	72 m <sup>2</sup>	6 meters
	2 level	60 m <sup>2</sup>	4 meters
	urbanization	90 m <sup>2</sup>	6 meters

No sewer service: Both urbanization and housing developments, the fronts are the same as those for lots with sewer service. The area is determined by the infiltration test.

*(As amended by agreement of the Board of Directors in its meeting No. 3773 of November 17, 1986)*

**III.3.2.2** front bends and roundabouts, the front will be 3.50 m provided the area is set low.

*(As amended by agreement of the Board of Directors in its meeting No. 3773 of November 17, 1986)*

**III.3.2.3** filtration tests must be carried out (in accordance with the Ministry of Health) per 5000 m<sup>2</sup>. The results should be reported based on the time it takes to lower the water level 2.5 cm. in saturated soil conditions in each gap (test).

**III.3.2.4** infiltration tests will run concurrently with the preliminary studies and the result will be sent to the institution or office responsible for the area. In cases where the natural terrain is substantially altered by topography or other reasons, a new leak test will be required for the final levels.

The Department of Planning and the Ministry of Health the authority to modify the minimum area or standard design if so required tests are reserved.

*(As amended by agreement of the Board of Directors in its meeting No. 3773 of November 17, 1986)*

**III.3.2.5** The back of the lot shall not exceed seven times the front. The lower front corner lots with 6 m will have greater compared to others in somewhat equal to the minimum required front yard area.

*(As amended by agreement of the Board of Directors in its meeting No. 3773 of November 17, 1986)*

**III.3.2.6** Repealed

*(As repealed by resolution of Board of Directors in its meeting No. 3773 of November 17, 1986)*

**III.3.2.7** To the extent possible, the lateral boundaries of the lots will be perpendicular to the line of curb and gutter.

**III.3.2.8** The design of sewage drains the standards set by the Ministry of Health in case of septic tank and A and A to apply Slip case.

**III.3.2.9** In soils with slopes greater than 15% a preliminary study of soil and terracing shall be submitted, to determine the size of the lots and their slopes. On land with slopes greater than 30% should be provided the stability study of the terrain. Such land shall be in accordance with arborizados approved by the Forestry Department of the Ministry of Natural Resources, Energy and Mines plan.

*(As amended by agreement of the Board of Directors in its meeting No. 3928 of June 19, 1989)*

**III.3.2.10** Repealed

*(As repealed by resolution of Board of Directors in its meeting No. 3773 of November 17, 1986)*

**III.3.2.11** Repealed

*(As repealed by resolution of Board of Directors in its meeting No. 3773 of November 17, 1986)*

**III.3.2.12** In larger batches may build more housing units per lot, whether single-family or multifamily.

In this case deprive the set zoning densities and in default the following rule shall apply:

- Maximum coverage: 60%
- Floor Area: 180% of the lot size.
- The number of units will be calculated considering the following:

**HOUSING UNITS BY LOT  
(Area under bedrooms)**

Resulting from the division of the lot between the permissible area according to the picture area.

<b>N<sup>o</sup> of bedrooms</b>	<b>without sewer *</b>	<b>with sewer</b>	<b>Housing complexes</b>
3		90	60
2		75	45
1		60	30

\* Proof of infiltration.

The regulations regarding water supply, sanitary sewers and storm sewers shall be governed by the rules set by the Costa Rican Institute of Aqueducts and Sewers.

*(As amended by agreement of the Board of Directors in its meeting No. 3773 of November 17, 1986)*

**III.3.3 Industrial Areas:** Where no industrial zoning the following rule applies: The plot may not have a lower front of fourteen (14) feet, no less than four hundred and twenty (420 m) area.

**III.3.4 Commercial Areas:** Lots to trade may be smaller to established residential areas, provided they are part of a set or planned commercial center due to which public parking facilities and loading or unloading are provided goods off the streets.

\* These areas shall apply provided that the permeability of the ground permits.

**III. 3.5 Special Areas:**

**III.3.5.1. Craft Areas:** For this use may be allowed smaller batches of game in the area, according to the prevalent use, in the opinion of INVU.

**III.3.5.2 Mixed Use:** A development project may include both residential, commercial, industrial or special areas, apart from the communal use, provided that the uses are compatible. In these cases it should be clearly designated each use and store compliance with zoning regulations. Areas of industrial or commercial activity night or those that generate excessive vehicle traffic must be separated from residential through intermediate stripes with width not less than thirty (30) meters. These slots will be allocated to green areas, allowing them to establish roads with a width of not more than twenty (20) meters, with recharged location to the area for industrial or commercial use. All this unless the zoning ordinance defines it differently.

**III. 3.6 Public Areas:**

The Urban Planning Law, by forcing the transfer of public areas, developments expected to exist in the land required for the installation of community buildings and recreational areas.

The purpose of this policy is to revalue these areas and require the provision relating to the real needs for a growing population whose services are not provided.

**Areas to give III.3.6.1:** The developer or fractionator will dispose freely for green areas and communal equipment the following percentage of developable area:

*(As amended by agreement of the Board of Directors in its meeting No. 3773 of November 17, 1986)*

**III.3.6.1.1 Private or residential subdivision:** The criterion used is the population density must be assigned (20) square feet per lot or 20 m<sup>2</sup> dwelling unit. This percentage amount shall not be less than 5% nor more than 20% of the developable area, except in social housing in which case the minimum shall be 10%.

- Commercial 10%
- Industrial 10%
- Tourism 15%

*(As amended by agreement of the Board of Directors in its meeting No. 3833 of June 15, 1987)*

**III.3.6.1.2 Repealed**

*(As repealed by resolution of Board of Directors in its meeting No. 3773 of November 17, 1986)*

**III.3.6.1.3** from this figure, in the industrial, commercial developments and residential low density (less than 80 inhab. / ha), are necessarily located on the site of the community and may be dealt a third and two thirds with the town, so that it invests the money in the purchase of land for communal use on other sites, all in accordance with Article 41 of the Law on Urban Planning.

In these cases, it will require the assessment of Direct Taxation and seek authorization from the negotiation of the Directorate of Planning.

The money raised will be invested in improving existing communal areas or in the purchase of new land for this use have been reserved or where deemed necessary.

*(This partly renovated by agreement of Board of Directors, at its meeting on March 17, 1986, which amended the 2nd paragraph)*

**III.3.6.2 Greenbelt:**

**III.3.6.2.1** The portion of the area it is located in the residential area should be primarily intended to playground and park.

The need for these uses shall be calculated as follows: lot or house 10 m<sup>2</sup> / for playgrounds.

Rest of the area, to make 1/3 of the area's public park or sports games. These two areas should be preferably together.

**III.3.6.2.2** Land that public areas are located shall have a quality surveying no more than average that has all the developable land.

**III.3.6.2.3** Such areas shall be located:

- a) Adjacent to established public areas (if your location is suitable), if any, or preferably in the periphery when the surrounding areas are not developed or if the scale of urbanization requires concentrated equidistantly housing.
- b) At distances not greater than 300 m from the farthest house (taken on streets) for children's play areas and sites which should not cross roads, primary to reach them from the homes they serve. These areas shall have a minimum frontage of 10 m not form sharp angles or have surveillance remote areas.

**III.3.6.2.4** The developer shall deliver to the children's play area with the necessary equipment. The park area should be left enzacatada and wooded.

To arborization park areas and playgrounds will continue as indicated in Article III.2.9.1.

*(As amended by agreement of the Board of Directors in its meeting No. 3928 of June 19, 1989)*

**III.3.6.2.5** To accomplish this, INVU and submit to the City a complete shot in the works to be performed and the equipment that will be given are shown. These works include: games, shelters, paving, sidewalks, fences, tree planting, terraces, benches and all other details, all as may be the case. In any case it outputs provide drinking water, distributed according to a coverage of not less than fifty meters (50 m) radius. For purposes of calculating the games to install be considered a core for every 50 housing units. For projects over 1000 homes or lots the number of games will be defined in each case.

**III.3.6.2.6** order games that are appropriate to the area, durable and safe, INVU provide game plans whose use is recommended. The blueprints will be paid by stakeholders. Because of safety or durability, or INVU Municipality may refuse the types of games proposed by the developer. In the

event that the playground is immediate to a stream, river, canal or primary street and generally dangerous sites the developer's obligation to close the site mesh, fence, wall or other system that offers security.

**III.3.6.2.7** When urbanization is not to be inhabited immediately, the developer will pay cash to the City the cost of works and equipment to enable this area in the time required, as price determine the Municipality.

**III.3.6.2.8** Of the listed 10 m<sup>2</sup> / family will go to playgrounds: 2 m<sup>2</sup> / property play area for toddlers (under 3 years).

4 m<sup>2</sup> / property play area for children (3-7 years).

4 m<sup>2</sup> / property playground for school children (aged 7 and under 13 years).

**III.3.6.2.9** In the playground for school-age child may include soccer fields, basketball and purpose. In the nursery area should include an area for babies with appropriate facilities for adults to stay long periods of time.

**III.3.6.2.10** In areas designated park, games and general outdoor recreation, the developer will provide open spaces for shelter of persons, with a minimum area of 6 square meters per 500 square meters. For additional fraction increased proportionally park area shelter. The design of these structures should be approved INVU and the Ministry of Health and the Municipality.

**III.3.6.3 Community Services:**

The 2/3 of the public area corresponding to communal services should be clearly indicated on the drawings according to use.

Corresponding to a separate park and games area instead, use the remaining area will be according to the following table showing the number of square meters required for housing and priority (in descending order) are established: In the district not more than 1000 m of the far house:

m<sup>2</sup> / housing

2.5	Kindergarten
8.0	School
1.5	Centre for Education and Nutrition
11.0	Sports games
0.5	Police

In the field to no more than 2000 m

4.0	School
1.5	Community Center
1.5	Library
0.5	Health Post
0.5	Utility Office
1.0	Technical Education

Varying distances according to population density and village hierarchy

1.5	Creche
1.0	Health Unit

The priority or use can be varied with the approval of the plans, according to the characteristics of the area through previous study showing that the use is already covered or not required.

According to the figures above the minimum required by housing communal space is 35 m2. When occasionally into high density area specified in Article III.3.6.1.2 not enough to cover this percentage, the developer must leave up to an additional 5% in a batch immediate area to give the public the opportunity to the State or individuals through the Municipality of acquisition in accordance with applicable laws and respect for their intended uses. Individuals:

In residential developments to meet the need of such services the developer must reserve areas for the following uses (given in m2 / housing) and in order of priority:

m <sup>2</sup> / housing	Use
1	Pulpería (provider) at distances no greater than 300 m.
3	Supermarket and shops.
0.75	Office for personal services (barber, soda, laundry, beauty salon, cafe, bar).
0.25	Offices for professional services.
0.50	Crafts, trades, repair.
0.50	Parking.

The priority or use can be varied with the approval of the plans, according to the characteristics of the area through previous study showing that the use is already covered or required.

**III.3.6.3.3 Municipal Fund for Urban Equipment '**

When the developer has paid in cash the area's public services, the money must be used by the City only for the purchase and provision of land reserved for the uses defined in Article III.3.6.3. The reservation of land for public use shall be located preferably near schools or proposed or existing schools, as long as compliance with the rules for distance footpaths. These areas are called "integral units of service." Areas that should be reserved for each use shall be calculated based on the above tables and expected density in the area.

**III.3.7 Protection of rivers:**



**III.3.7.1** If it is intended to develop farms crossed by rivers or streams or abut these should not be provided a strip of construction with a minimum width of 10 m along the bed and measured up on each side of thereof in the horizontal projection. This strip will be given to public use in excess of that specified in Article III.3.6.3, for cleaning purposes, modification of rivers, urban forest, placement of infrastructure like water. However, when it is fully integrated park area or slope being not more than 25% compared to a street and not a lot of funds, it will be counted as public area. The assignment of the area for public use shall apply to not more than 20% set the Urban Planning Law.

*(As amended by agreement of the Board of Directors in its meeting No. 3773 of November 17, 1986)*

**III.3.7.2** for ditches and channels of intermittent streams, shall be deemed to 5 m instead of 10 m.

**III.3.7.3** In urban districts, in the event that they had fulfilled the previous paragraph remain not constructible stripes on the banks of watercourses, they must form a single farm between streets unfit for construction and should be on a channel protection.

**III.3.7.4** For river canyons, the land adjoining the channel which have more than 25% slope can not be urbanized for purposes of the transfer of public areas such land shall not be computed by serving on the developable area. In such slopes may carry earthworks that alter the natural topography of land, this implies prohibition of terracing and storage or removal of materials.

In very special cases, INVU and the municipality may authorize some of these works it is shown that will not cause deterioration to the local ecology.

*(As amended by agreement of the Board of Directors in its meeting No. 3773 of November 17, 1986)*

**III.3.7.5** For land with slopes greater than 20 ° / oo with slopes on the banks of waterways, must be submitted, accompanied by the draft urbanization, geological studies of the area to develop demonstrating that the land is suitable for building.

**III.3.7.6** Should a perennial watercourse born in an area to develop, the eye should be protected from water within at least 50 meters, area in which they can not build any work, except for the use of water. This area may be delivered within the percentage to give the municipality for public use and in this case be assigned to park.

**III.3.7.7** -. For all types of land described in Article III.7, it must submit a reforestation plan approved by the Forestry Department of the Ministry of Natural Resources, Energy and Mines.

*(As extended by agreement of the Board of Directors at its meeting No. 3928 of June 19, 1989)*

### **III.3.8 Piping rivers:**

When urbanization is crossed by a watercourse may be made pipe or tubing works, in which case overflows must be provided for maintaining maximum flood on the tube an additional "open channel". Where there any municipal or institution for the piping of such water projects, the developer shall pay the proportionate fair share of the work.

### **III.3.9 Earthworks:**

**III.3.9.1** By projecting developments on rough terrain or steep, both rows of housing and roads should preferably be placed parallel to the contour lines.

**III.3.9.2** The topsoil is removed should be provisionally placed in appropriate to use after the final treatment of the areas attractions.

**III.3.9.3** No debris should be left on the area for future buildings or public areas, but in places specifically designated by the City as dumps, when it should be so indicated on the drawings.

**III.3.9.4** The areas for construction shall not be in areas of fill; eventually INVU and the Municipality based on studies submitted by the developer, may allow homes to be built in these areas, in which case it should clearly specify the degree of compaction of fills and report the time that the works will start INVU compaction and the Municipality, all without responsibility.

The INVU and municipalities the right to reject the compactness proposed for the area when it disagrees with the soil studies or other technical design variables are reserved.

**III.3.9.5** landfill sites may be used for parks in which case the INVU may require the construction of retaining walls and protective elements against accidents, if appropriate.

### **III.3.10 Drainage**

Each project must have a study of the basin within which is included in order to take into account the development of other projects both upstream and downstream.

In the case of strong terrain slopes (over 10%) and provided their terracing shall procure adequate stormwater out of the lots, prevented erosion of embankments and ponding of small valleys you may have in the field.

Delivery to a rainwater collector (creek or river) must take into account the probable maximum flood level of the latter, so as not to hinder the incorporation of water. This release should not be made perpendicular to the current collector, but at an angle no greater than 45 °. In regards to the design of the storm sewer network and ancillary works, you must comply with the rules of the Costa Rican Institute of Aqueducts and Sewers.

### **III.3.11 Aqueduct:**

The supply of drinking water and roof drainage shall conform to the standards of the Costa Rican Institute of Aqueducts and Sewers (A and A). If the network of collecting rainwater falls directly into a river or stream, the output must be in the direction of flow of water at an angle not more than forty-five degrees (45 °) and no more than one meter in height lessen the blow of falling water.

### **III.3.12 Sewer:**

When service areas with sewage collector will urbanize running, the developer should be connected to the system.

When the collector intends to a later stage, the developer must leave built a sewer system within the development for empatarse in a future collector system provided.

In the absence of sewer operating or planned, the following alternatives are considered:

**III.3.12.1** For more sets to five hundred (500) housing units building a treatment plant wastewater itself is required: unless with the Costa Rican Institute of Aqueducts and Sewers (A and A) dealt with larger sets septic tank.

**III.3.12.2** In sets with a number of smaller lots or homes you should adjust the minimum lot size for use as septic tank fixed this Regulation.

### **III.3.13 Telecommunications:**

**III.3.13.1** The construction of the main telephone network, the design adopted in each case the ICE can be contracted with private companies or directly with ICE.

**III.3.13.2** The project should be referred to the telephone distribution cabinets whose location must be consulted to draft ICE level, so that the necessary areas to be reserved.

**III.3.13.3** Networking Location: The passage of networks for electricity, water and sewage and other systems, preferably should be located in the right of way and, in any case, through or over public use areas. Thus property taxes will not be acceptable easements as opposed to the standard indicated.

When the property is located and affected by easement as indicated, they should also be able to join in public area in streets, parks or playgrounds.

*(As extended by agreement of the Board of Directors at its meeting No. 55 of February 17, 1988)*

### **III.3.14 Infrastructure and Finishes:**

The competent institution shall determine the infrastructure required by the subdivisions and developments, considering the location and character of the same and according to the rules.

Municipalities will rule on the finished pavement, storm drains, sidewalks and the like.

**III.3.14.2** Approval of the construction plans by the City does not constitute approval to segregation of lots. For this procedure should be obtained a special visa, which clearly indicate that is given for the purposes of Article 33 of the Law on Urban Planning.

### **III.3.15 Guarantees compliance work**

**III.3.15.1** When a municipality is willing to permit batch segregation without which added the development works, shall require for this guarantee mentioned in Article 38 of Law No. of 4240 (Urban Planning).

For these cases, INVU be sent to the following documents:

- Type of security offered.
- Budget and missing works done, signed by the of a licensed construction company.
- Budget arborization required ensuring the maintenance of the trees during the first two years.

This document must have the approval of the Forestry Department of the Ministry of Natural Resources, Energy and Mines.

*(As amended by agreement of the Board of Directors in its meeting No. 3928 of June 19, 1989)*

**III.3.15.2** The INVU resolved within a period not exceeding one month if the guarantee and the amount is satisfactory and notify the municipality to the extent applicable.

**III.3.15.3** No permissions are granted segregation based on blueprints.

#### CHAPTER IV RESIDENTIAL DEVELOPMENT JOINT

This chapter focuses on standards for development projects or fractionation included as part of the construction of housing units (isolated semi-detached houses in one or two plants in rows, isolated o; semi-detached houses on two floors in rows isolated or semi-isolated, multi-family in various plants.

##### IV. 1 Purpose:

The purpose of these rules is to give greater design freedom in these projects as this type of solution allows for lower coverages, higher densities, joint with aesthetic value, best location of services, while avoiding urban land remain idle for long prolonged.

##### IV.2 Requirements:

**IV.2.1** To receive the benefits of this program is the requirement that net densities of projects ranging between 160 and 350 inhab. / ha in areas lacking sewage collectors (sewers) and between 250 and 700 inhab. / ha where there cloaca. The Directorate of Planning may allow higher densities subject to studies showing that the existing infrastructure and services are sufficient or alternatively the developer is able to provide them.

**IV.2.2** lot area governed to the provisions of chapter developments \* **III.3.2.12** . As the front of the batch coverage height and the minimum are:

**IV.2.2.1 Front:**

N of flats	Type of building	Front
1	Row	6.00 m
1	Semi-isolated	7.50 m
1	Isolated	8.00 m
2	Row	4.00 m
2	Semi-isolated	7.00 m
3 or more floors	Multifamily	10.00 m

*(As amended by tacit agreement of the Board of Directors in its meeting No. 6 of August 3, 1987, which amended the last row of this table)*

**IV.2.2.2 Building Height:** In the absence of regulatory plan, the maximum building height is set over 4 floors and 5 in the case of duplex from 4th floor.

**IV.2.2.3 Hedges:**

Homes on 1 plant	70%
Houses on 2 levels	60%
Property for plants or 3-4 (5 duplexes)	50%

**IV.3 Incentives:** In joint projects in areas over 5000 m<sup>2</sup> may be given greater coverage whenever the public area to give the municipality is increased. All as approved by the Department of Planning negotiation.

**IV.4 Building Retreats:** In the single family homes that are safe lateral removal of combustible material is required. In multi-this will be at least 1/3 of the height of the building, when they are separated from the boundary. The subsequent withdrawal shall be 3 m. or at least one third of the height of the tallest building govern greater, may be replaced by a subsequent withdrawal equivalent patio area.

*(As amended by agreement of the Board of Directors in its meeting No. 3833 of June 15, 1987)*

##### IV.5 floor area

It will be possible to build a total floor area according to the size of the lot and down the street opposite to it in accordance with the following indices:

Lot area	Way 7 m	16.917 m to 23.9 m	24 m or more open space
Children	150 m <sup>2</sup>	1.80	1.80
150 <sup>to</sup>	199 m <sup>2</sup>	2.70	2.70
200th	399 m <sup>2</sup>	2.80	3.20
400 <sup>to</sup>	599 m <sup>2</sup>	3.00	3.60
600th	799 m <sup>2</sup>	3.30	4.00
800th	999 m <sup>2</sup>	3.70	4.70

1000th                      more m<sup>2</sup>                      4.20                      5.50                      6.40

*(As amended by agreement of the Board of Directors in its meeting No. 3833 of June 15, 1987, which changed "Routes of 11 m" a "Way of 7 m")*

**IV.6 Communal Areas of Use:**

Up to 50 % of communal areas to sag under chapter of developments, it may be located inside a building in the case of condominiums or as part of the project is to build a community building. Nuclei playground \* must be provided at most one per every 50 dwelling units or fraction.

For the definition of the uses of the communal areas of the table of chapter developments including the provision of commercial areas that may be provided on the ground floor will apply.

In the case of condominiums, the green community and public use areas shall be located so that it dissolved if the areas can be transferred to the municipality.

**IV.7 Roads and Parking;**

In such projects, the distances indicated in Chapter III of these rules for different types of track may be amended according to the terrain features, design and economic levels to which it is addressed. It will also allow, to propose right of way and finishes with regulatory, they may be accepted provided that their chance of success is demonstrated. Moreover, the direction of Planning reserves the right to reject projects where more than 20 % of the land is used for roads (excluding special projects MOPT).

In the case that are not within the parking lot or] building, they shall be located in parking lots to serve a maximum of 50 vehicles per park, conveniently separated within the project; considering a minimum of one parking space for every 10 homes in cases of social interest.

In matters not stated in this chapter shall govern the respective normal rules.

**CHAPTER V  
RULES FOR PROGRESSIVE HOUSE**

**V.1 Purpose:**

This chapter applies only to housing projects, individually or as a whole, of the State or the private sector in accordance with the regulations and specifications hereinafter described and that are intended to allow a substantial reduction in prices the dwelling unit so that the solutions proposed can reach the lower strata of economic resources.

**V.2 Overview:**

Progressive housing is defined as any dwelling unit that leaving the lot with minimal services may evolve with time to grow into a full house; therefore, within the possible physical solutions can be presented the following:

**Lot V.2.1 with basic services:**

Batch Solution basic services whose purpose is that future owners can gradually build your home.

The basic services required in each zone shall be defined by the Department of Planning and the respective municipality.

**Core health V.2.2 on lot with basic services:**

In urban areas the sanitary core consist of an area built for kitchen, bathroom and batteries have between 7.50 and 15 m<sup>2</sup> of total useful area.

**V.2.3 Core health and roofed area:**

It will consist of a combined solution of a health center and a covered area, which may vary between 20 m<sup>2</sup> and 35 m<sup>2</sup> with possibility of future expansion.

**House V.2.4 shell:**

Housing solution including sanitary core and exterior walls; your area may vary between 30 m<sup>2</sup> and 55 m<sup>2</sup>.

V.2.5 accommodation finished to the same area that indicated in the previous article.

*(As extended by agreement of the Board of Directors at its meeting No. 3833 of June 15, 1987)*

**V.3 Application of Standards:**

The application of standards for progressive housing can occur from any of the above alternatives.

**V.4 maximum and minimum densities:**

Densities established in these Regulations in Chapter Urbanization apply.

**Minimum lot V.5 properties:**

The minimum lot in development with sanitary sewer service in operation is 60 m<sup>2</sup> and a maximum of 120 m<sup>2</sup>. In sets with septic systems and individual or collective drains will be 120 m<sup>2</sup> minimum and 240 m<sup>2</sup> maximum governed by soil filtration rate (section III.3.2.5 of this regulation). In rural areas should be increased 50 m<sup>2</sup> in all cases. Infrastructure to achieve economies interior lot is accepted with the minimum regulatory areas but with access from 3 m Street as indicated in Article II.2.3.

In progressive housing projects, this front 3 m may be used simultaneously by two homes in the form of bondage.

\* See glossary of terms.

The minimum lot size in terms of foreground and background in joint sanitary sewer service in operation shall be determined by the design of the house so that all habitable areas (kitchens, bedrooms, living and dining) have adequate lighting and ventilation (SDDS as Progressive Housing Construction and have not indicated there under the Building Regulations).

The size of the lots in terms of foreground and background in joint with collective and individual septic tank or drains shall be in accordance with the design of the drainage system to use so there is no waste in area or length thereof.

The minimum frontage of lots where there are dividing walls of incombustible material and construction is one or two floors is 4 m; and when no party walls or property will provide will be 8 m.

***(This partly renovated by resolution of the Board of Directors, at the meeting of June 13, 1984)***

The occupancy rate of the lot or hedging may not exceed 70%, except that the solution of several homes allow proper design in the whole view of the Ministry of Health and the Department of Planning, in any case, the percentage of open area for Property may be less than 20% of the lot area. The rate of construction or permitted floor area shall be as provided in Chapter IV of Joint Residential Development.

**V.5 Roads:**

It will be in accordance with the provisions set for Residential Developments

**V.6 conditions to qualify for these rules:**

The rules of this chapter shall apply to housing projects promoted by the state or by private enterprise when it meets the following requirements:

That the project is aimed at the most needy sectors (low-low, medium, high) which correspond to the following percentiles of income:

- Low - Low                      from 0 to 20 percentile
- Low:                              20 to 40 percentile
- Medium - Low                      40 to 60 percentile

The estimated household income for each of the above categories are provided by the Statistics and Census quarterly. The amount of the monthly repayment of long-term loan may not exceed 30 % of the monthly household income (calculated at the interest rate and time limits in each case). The type of design solution must be consistent with the layer to which it is addressed.

The projects under the rules of this chapter, shall be constructed and sold within the limits of each project receives approval, for which applicants must submit both the drafting stage as final project approval letter of commitment of the entity that finances where adequate control accountable for compliance with this regulation and the use of appropriated funds. No project shall be approved by the National Institute of Housing and Urbanism (INVU) if the respective burdens of commitment are not presented with appropriate procedural documents. Failure of any of the above provisions shall entitle the Planning Directorate, under the Urban Planning Law, to require the application of ordinary rules to the project according to each case.