

COMMONWEALTH OF PUERTO RICO  
LA FORTALEZA

San Juan, P. R., March 26, 1954

Administrative  
Bulletin  
No. 93

BY THE GOVERNOR OF PUERTO RICO

A PROCLAMATION

Amendment to Planning Regulation No. 3  
(Land Subdivision Regulation)

By virtue of Act No. 213 of 1942, Article 76  
of Planning Regulation No. 3(Land Subdivision)  
is hereby amended.

AMENDMENT TO  
PLANNING REGULATION NO. 3  
(LAND SUBDIVISION REGULATION)

ARTICLE 76- Subdivisions Undertaken by Public Agencies and Private Subdivision Projects to Provide Lots for Low-Cost Housing.

- (a) Government Public Subdivision Projects: When dealing with plans submitted and guaranteed by a Government agency or body, for a housing project for low income families, and which provide plans for the general development of an entire neighboring area or a community, the Board may waive the application and /or, accept alterations of the requirements of this Regulation. However, the Board shall require that such public projects provide open spaces necessary for recreation or other communal uses, and satisfy, in addition, traffic, light and ventilation requirements in such a way that the project promotes the welfare of the public interest. In such events, the respective agency shall also comply with the provisions of Planning Board Regulation No. 2, applicable to the hereinabove mentioned projects.
- (b) Private Subdivision Projects to Provide Lots for Low-Cost Housing: When dealing with subdivision projects to be constructed by private entities or individuals in any municipality of the Commonwealth of Puerto Rico, whose purposes are to provide lots to be sold to low or moderate income families for the construction of low-cost housing; they shall conform with the provisions hereinafter detailed. These provisions expressly require that the land subdivisions and lots shall provide all the necessary utilities and services at a minimum cost.

(1) Technical Requisites:

a- Size of the Lots- Lots for residential purposes shall have an area of not less than two hundred fifty two (252) square meters, but not more than three hundred (300) square meters. They shall have a width of not less than twelve (12) meters in the street line and in the front line of the building.

The blocks which have two tiers of lots shall have a width of not less than forty-two (42) meters.

(b) Local Streets - These shall have a right-of-way of thirteen (13) meters, which includes a roadway having a width of six (6) meters clear between the interior borders of the curbs; sidewalks having a minimum width of one and a quarter (1.25) meters, and planting strips two and a quarter (2.25) meters wide on both sides of the roadway.

The minimum type of acceptable pavement should include a telford base twenty (0.20 mts.) centimeters thick; a macadam paving ten (0.10 mts.) centimeters thick, with an

asphalt surfacing (AT-60, or better class) finish. The telford base may be substituted by gravel with a grading which conforms to requisites No.52- 2.2 (Class 1 "Grading A" material) of the Department of Public Works of Puerto Rico; but if thus substituted, the finish shall have to be improved using preferably a 1 inch coating of asphalt cement. Likewise the telford base may be substituted by broken stone.

In large projects, all local streets that are to be dedicated to heavy traffic shall be provided with a roadway eight (8) meters instead of six (6) meters wide. In such cases, and had the telford been substituted by gravel, the finish shall be a 1 1/2" coating of asphalt cement.

c- Wider Sheets - Streets with a wider right-of-way shall be required in all large projects, or when platted in the Master or Official Map. In the event that such wider streets are required, they shall conform with the cross section as provided herein.

- d- Curbs and Gutters- Concrete curbs and gutters of a design acceptable to the Board shall be constructed for the proper drainage of the surface water.
- e- Water Distribution System- This system shall be designed and constructed in such a way that it satisfies and conforms with the minimum standards established by the Puerto Rico Aqueduct and Sewer Authority.
- f- Sanitary Sewer System- This system shall be designed and constructed in such a way that it satisfies and conforms with the minimum standards established by the Puerto Rico Aqueduct and Sewer Authority.

In the event that main sanitary sewer pipe lines are not accessible, or are to be installed in the near future, or because of the small size of the project, the installation of sewage disposal units is unnecessary; the construction of a sanitary sewer system shall not be deemed necessary, and the construction of individual septic tanks shall be allowed; subject to the acceptance in each case of the Department of Health of Puerto Rico and the Planning Board. In such event, the minimum size of the lot shall be larger than the one required, and the Board shall determine such size after evidence of infiltration in the land to be subdivided is shown. All septic tanks and other accessory installations shall conform with the

minimum standard established herein, and also with the requirements of the Federal Housing Administration (F.H.A.), when the houses to be constructed are mainly financed through its programs.

g- Electrical Distribution System- The electrical distribution system shall be installed along the rear boundaries of the lots. Each pole shall supply six (6) lots when and if the respective easements are provided in those lots where the aerial power outlets extend over. The transformers, as well as all other electrical equipment used, shall satisfy and conform with the requirements of the of the Puerto Rico Water Resources Authority.

The Board shall allow the installation of distribution lines alongside the streets, when the design of the subdivision project and the local physical conditions so require.

h- Public Lighting System- Public lighting alongside the streets shall be provided by means of cables suspended from the distribution poles from which cables the lamps shall hang. Additional details for the installation of this system shall conform with the minimum standards established by the Puerto Rico Water Resources Authority.

i- Drainage System- Whenever physical and topographical conditions do not require special works, or drainage pipe lines, superficial drainage shall be permitted.

j- Commercial Centers- Commercial centers in suitable places shall be provided whenever deemed necessary, conforming with a plan to be approved by the Board.

Lots for business may be larger than the minimum previously established herein.

It shall be required that these commercial areas provide, in addition, parking places and service alleys and operation areas.

(2) General Provisions:

- a- In order to fully guarantee the enforcement of these special provisions, and to ensure that low or moderate income persons shall be provided with lots, the Board shall determine the maximum selling price of each lot, or each lot and house to be constructed thereon, before approving the urbanization of land to be developed in accordance with these regulations.
- b- In order to comply with the requirements of this Article, it shall be guaranteed in a manner acceptable to the Board that the final price charged by the subdivider for the lots and the houses built thereon shall be the higher maximum price determined in accordance with the above mentioned.
- c- The Permits official shall ascertain that these regulations are complied with; and shall not grant permits for new buildings in these subdivision projects which exceed the respective value as set forth by the Board.
- d- In those cases of Subdivision projects approved under the regulations herein provided, the requirements of the Zoning Regulation covering Interim Zoning shall be also applicable to such projects.

e- All other requirements of this Land Subdivisions Regulation, not otherwise altered by this Article, shall remain in full force and effect and shall also be applicable in these cases.

Thus Promulgated, in accordance with Article 20 of Act No. 213, approved by the Legislative Assembly of Puerto Rico, on the 12th. of May, 1942, as subsequently amended; the above amendment to Planning Regulation No. 3 (Land Subdivisions Regulation) adopted by the Planning Board of Puerto Rico on March 17th., 1954, which shall take effect with all the power and effect of law, thirty (30) days after the approval of this Proclamation, and its publication, in accordance with said Article, in one or more newspapers of general circulation in the Island of Puerto Rico.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the Commonwealth of Puerto Rico to be affixed, at the City of San Juan, this 26th. day of March, A. D., one thousand nine hundred and fifty-four.

LUIS MUÑOZ MARIN  
Governor

Promulgated according to law, this 26th. day of March, 1954.

N. L. ROTY  
Under-Secretary of State