

## **SUBREGIONAL DEVELOPMENT PROGRAM TODOS SANTOS-PESCADERO-LAS PLAYITAS**

### **Main Point Summary**

1. Area of Application: Las Playitas (Agua Blanca) to the South Border of Ejido Plutarco Elias Calles.
2. It came into effect on August 12, 2012.
3. The Program derived from a Study of the town of Todos Santos and surrounding areas, and it was based on the characteristics, culture, activities, zone, etc.
4. This Program is not a codified program, it rather gives guidelines. The difference between this Program and a codified program is that the latest one is unbreakable.
5. The studies of the Subregional Development Program give projections on a 30 year basis.
6. The Technical Zoning Regulations establish conditions, characteristics, requirements and other elements that should be covered by the land owners/holders and by the Experts in Urban Development in various aspects of the program, which help regulate the zoning and land uses of the subregional area, promoting the proper order thereof.
7. There should be a local person named as Advisory for the Master Plan and an Advisory Board formed which can review the document every 6 months.
8. The highlights of the program are:
  - Permitted Land Uses
  - Lot Coverage (Coeficiente de Ocupacion del Suelo 'COS' in Spanish). It means that portion of the lot that is covered by buildings.
  - Floor Area Ratio (Coeficiente de Utilizacion del Suelo 'CUS' in Spanish). It means the total covered area on all floors of all buildings on a certain plot.
  - Permitted Number of Levels and Heights of a Building
  - Double Heights
  - Premises Permitted to Have More Levels than the Allowed Number
  - Expansion of Existing Buildings
  - Merger of Lots
  - Parking
  - Risk Zones or Under Threat, and Hazard Area Land Uses
  - Advertising Signs on Thoroughfares
  - New Developments
  - Environment and Vegetation
  - Urban Image Guidelines
  - Urban Impact Study
  - Incentives and Conventions
  - Conditional Uses
  - Zoning Management Regulations

The program will also regulate densities, lights, green areas, and in some areas, colors of homes, as well as density types, restrictions on dunes, etc.

### **SPATIAL DIFFERENTIATION OF THE PROGRAM**

The Program has divided the towns of Pescadero, Todos Santos and Las Playitas in 3 different main zones (spatial differentiation). These 3 main zones are:

**La Matanza Zone:** This zone shall be dedicated to Traditional Tourism – maintaining: low level of services, residential and second homes, 4 homes/hectare, Natural Attractions.

**Todos Santos Zone:** Dedicated to traditional, cultural and alternative tourism - Service level medium to high, pueblo magico, sun and beach, kayak, residential and second homes, orchard homes (casas huerta), eco-hotels and hotels, community, rural adventure tourism, golf, boutique Hotels, ranches.

**Pescadero Zone:** For traditional and alternative tourism – Low level of services, sun and beach, surf, residential and second homes, boutique Hotels, rural adventure tourism.

### **REGIONAL TOURISM SYSTEM**

Todos Santos-Pescadero-Las Playitas

Tourism in these Zones of Todos Santos-Pescadero-Las Playitas has 4 different categories:

**FTR:** Tourist-Residential Strip - Agua Blanca-El Triunfo, Las Playitas-La Cachora, El Pescadero, Rancho Nuevo

**DTI:** Integral Tourist Development-Agua Blanca, Cala de Ulloa, Punta Lobos, Maravillas,

**UTE:** Ecological Tourist Unit-La Poza

**UT:** Tourist Unit- Los Cerritos.

### **LAND STRATEGIES AND TERRITORIAL RESERVES**

SUBREGION SECONDARY ZONING:

Residential Exploitation:

- Residential – high level
- Residential – medium level
- Social Housing
- Medium Housing
- Popular Residential
- Rural Residential

Tourism:

- Integral Tourist Residential
- Tourist Accommodation: 10 Rooms/ Hectare
- Special Category Accommodation: 5 Rooms/ Hectare
- **Tourist Residential: 4 homes/Hectare**

- Ecotourism Residential: 5 rooms/Hectare
- Social Tourism: 2.5 Rooms/ Hectare
- Recreational Services.

### **LAS TUNAS NEIGHBORHOOD:**

Las Tunas neighborhood is included in the Tourist Residential Zone (*Residencial Turistico*). This zone is restricted to 4 homes per hectare. It belongs to the Tourist Residential Strip of (Las Playitas-La Cachora).

### **TOURIST RESIDENTIAL (RT) RESIDENCIAL TURISTICO**

The tourist residential zoning shall have the Land Use of Single-Family Homes and the permitted uses set out in Land Use Compatibility Section of the program. Also the Tourist Residential Areas will follow the following:

1. The minimum area of the lots shall be of 2,000 m<sup>2</sup>.
2. The net density is of 5 homes /Hectare and the neighborhood density is 4 homes/hectare.
3. The Lot Coverage (Coeficiente de Ocupacion del Suelo 'COS' in Spanish) shall be no greater than 0.25 of the total area of the lot.
4. The Floor Area Ratio (Coeficiente de Utilizacion del Suelo 'CUS' in Spanish) shall not exceed 0.60 of the total area of the lot. This density is to be applied to: Las Playitas, Cañada Honda, Las Tunas, The Cachora, El Pescadero, Cerritos and Rancho Nuevo.
5. The roads that provide access to the lots must have a minimum dimension of 13 meters with a stream (*Arroyo*) width of 9 meters and 2 meters of sidewalk on each side, according to the provisions of the Residential Development Regulations for the State of Baja California Sur. Sidewalks should be predominantly made of sand to allow water seepage into the ground, building the flagstones of (0.60 m.) width minimum for the transit of people. The sidewalks may be landscaped with plants of the area or region.

### **DIFFERENT LAND USES FOR LAS TUNAS:**

All the Tourist Residential Zones (including Las Tunas) shall have different land uses, which have been divided in three categories: Permitted Uses, Conditional Uses and Prohibited Uses:

#### **Permitted Uses:**

1. Single-Family Homes.
2. Outdoor Sport fields, tracks and Swimming pools.
3. Short term art, music or exhibition events.
4. Trails and viewpoints.
5. Bicycle pathways.
6. Squares, esplanades, gardens or parks.

### **Conditional Uses:**

1. Convenience stores up to 150m<sup>2</sup>. Located only in donation lands. Donation lands mean: The donation land, as well as the urban infrastructure and green spaces/open spaces are spaces/lands that the developer donates to the Municipality for it to provide the population with equipment and services; socially, donation lands are portions of land which 'uses and purposes' should be decided by the residents and neighbors of those lands considering that they were donated to them after all. The municipality's real estate should be published periodically to the public, this would allow each neighborhood to defend their donation lands, green spaces and areas of urban infrastructure, and decide their final use.
2. Golf Clubs or country clubs without residential homes. Located within the main project. Subject to urban impact study. They shall be located more than 100m from educational, health care and social assistance institutions.
3. Golf Clubs or country clubs with residential homes. Located within the main project. Subject to urban impact study. They shall be located more than 100m from educational, health care and social assistance institutions.
4. Hotels, inns, guest houses with up to 120 rooms. Only 25% of the total capacity.
5. Huts and guard houses. Subject to meeting the urban image guidelines and parking standards for staff and visitors.
6. Pumping stations, treatment plants or suction pits. Subject to urban impact study. Only on primary and secondary roads.
7. Water containers or tanks with capacity greater than 1,000 m<sup>3</sup>. They shall be located more than 100m from educational, health care and social assistance institutions. Their location shall not be on primary roads.

### **Prohibited Uses:**

These are all those with high level of incompatibility with other main uses, due to their degree of contamination or damage to the urban environment, which location is banned within the urban and/or natural area. Such prohibited uses are the following:

1. Public and/or private administrative offices.
2. Storage and supply premises.
3. Grocery and specialty food stores.
4. Supermarkets over 150m<sup>2</sup>.
5. Department Stores.
6. Shopping centers.
7. Sale of construction materials and vehicles.
8. Beauty parlors, gyms, massage, cleaning equipment sales and home maintenance services.
9. Rental services in general, courier and shipping agencies.
10. Health centers and social welfare.
11. Animal assistance, veterinary and pet centers.

12. Any level or type of school.
13. Communication centers.
14. Religious institutions.
15. Restaurants, bars, sport bars, video bars, etc.
16. Entertainment centers such as theaters, cinemas, convention centers.
17. Youth and children's camps.
18. Motocross track.
19. Sports training.
20. Hotels of 250 rooms.
21. Command headquarters.
22. Fire and ambulance stations.
23. Funeral homes and services.
24. Air and ground transportation terminals.
25. Communication agencies.
26. Industrial zone.
27. Antennas and towers.
28. Transfer stations and waste treatment plants.
29. Collection centers for recyclable and organic materials.
30. Agricultural and forestry production.

#### **HISTORICAL CENTER OF TODOS SANTOS (Combined Use)**

The elements that are part of the urban structure (Urban Center (CU), Residential Center (CB), Neighborhood Center (CV) and the Historical Center (CHM)) do not have a precise definition, but are indicative of the relative position that the urban structure should have, so that the competent authority manages the uses thereof in accordance with the permitted land uses established by the Manual of Standards for Urban Infrastructure of SEDESOL.

All (and the only) permitted uses of the Historical Center of Todos Santos are conditional subject to meet certain guidelines and these are as follows:

- The following uses are subject to meet the urban image guidelines and parking standards for staff and visitors:
  1. Single-Family Homes.
  2. More than 2 Homes.
  3. Residential + Commercial. Also subject to Environmental Impact Study.
  4. Government Offices up to 1000 m2.
  5. Banking and Money Exchange Institutions.
  6. Pharmacies, drugstores up to 500 m2.
  7. Convenience stores up to 150m2.
  8. Boutique Stores up to 150 m2.
  9. Stores up to 1,000 m2.
  10. Beauty salons, barber shops, Laundromats, dry cleaners, tailor shops, Photographic Laboratories up to 500 m2.

11. Art galleries, museums, exhibition centers, either temporal or outdoors.
  12. Data and information processing centers.
  13. Libraries and newspaper libraries.
  14. Churches and temples for adoration.
  15. Religious premises.
  16. Multipurpose Centers.
  17. Auditoriums, theaters, cinemas and concert halls.
  18. Trails and viewpoints.
  19. Huts and guard houses.
  20. Public parking and taxi sites.
  21. Squares, esplanades, gardens or parks.
  22. Community centers, cultural centers, and for kids party venues.
- All the following uses are the Historical Center Uses permitted subject to meet one or more combined regulations:
    23. Cafes and establishments and restaurants that don't sell alcoholic drinks. Subject to meet the urban image guidelines and parking standards for staff and visitors. Also Only 25% of the total capacity.
    24. Restaurants that sell alcoholic drinks. Also Subject to Official Regulations. Only on primary and secondary streets. Subject to meet the urban image guidelines and parking standards for staff and visitors.
    25. Night clubs and discotheques. Subject to Official Regulations. Only on primary and secondary streets. Subject to meet the urban image guidelines and parking standards for staff and visitors.
    26. Doctor Offices up to 30 m2, integrated to their residence. Subject to safety study. Located only in donated areas.
    27. Daycare centers, kindergartens, or schools for kids with special needs. Subject to meet the urban image guidelines and parking standards for staff and visitors. They shall be public and located in the donated areas.
    28. Bowling, billiards and board games. Subject to Official Regulations. Subject to meeting the urban image guidelines and parking standards for staff and visitors
    29. Hotels, inns, guest houses with up to 120 rooms. Only 25% of the total capacity.
    30. Bicycle pathways. Subject to safety study.

#### **DANGER ZONES AND HAZARD AREA LAND USES**

❖ Criteria for the Maritime Federal Zone (Zona Federal Marítima Terrestre/ZOFEMAT):

- The Dunes represent a system of protection to the coastline, since they dissipate the effects created by the waves; in addition they act as sand reserve for eroded beaches. They are considered fragile eco-systems.
- Building will be restricted in these areas in order to preserve the dynamic of the beach, dunes and habitat, maintaining its function and natural balance, as protection of the coastal erosion in the event of a hurricanes and storms.
- In areas where the dunes present an evident movement, no building of permanent nature will be allowed.
- Permanent structures on the beach dune area will only be allowed in areas where the coastal tree vegetation is established and only as low intensity construction.
- Beach areas that contain natural rocks should not be modified.
- Lighting in the dune areas: should not be higher than trees in the area and should always be oriented towards the floor, not upwards or horizontally. Particularly in areas where turtles nest.

**STANDARDS OF LAND COVERAGE IN THE TOURIST RESIDENTIAL ZONES  
OF TODOS SANTOS**

Homes/hectare: **4**

Minimum lot size: **2,000 m<sup>2</sup>**.

Minimum lot frontage: **25m**.

Maximum lot coverage of the total area (Lot Coverage): **0.25**

Intensity of the building floor area (Floor Area Ratio): **0.6**

Permitted levels: **2 and 3**

Height range: **7.5 - 10.5**

This is other relevant information about the program in TS:

- The street vendors shall be removed from the urban and historical center.
- The Urban Development Program and the Pueblo Magico Program should work together.
- The Tourist Residential Zone (from the road to the beach) is mainly residential.
- Lighting on the federal maritime zone has to be pointing down or towards the mountains, not to the ocean.
- All businesses to be under public image regulations.

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