



## Distance Corridors or Mandatory Setbacks in The Construction of Houses in the Puerta Del Mar Residential Development

### DISTANCE CORRIDORS OR MANDATORY SETBACKS IN THE CONSTRUCTION OF HOUSES IN THE PUERTA DEL MAR RESIDENTIAL DEVELOPMENT

**1. Front setback of 3.00 meters for the house portion of the building only.** Construction of an enclosed garage does not need to observe any setback. See the drawing Annex "M".

**2. A side setback or corridor of 1.00 meter from the property line.** For the purposes of creating the illusion of space between one property and another, to allow circulation to the corresponding part of the lot and air and light through the house, but mainly to serve as a means of access for emergency services for situations of this nature. The following process is designed to minimize having houses with adjoining walls:

- a) If an undeveloped lot has developed lot on both sides, the setback should be on the side that allows for no adjoining wall whenever possible.
- b) If there are contiguous undeveloped lots, the Architectural Committee will have its retained architect review all the undeveloped contiguous lots to determine which side to have the setback in order to minimize the potential of lots with adjoining walls; and
- c) If the setback can be on either side without creating an adjoining wall potential, the setback is to be on the left side when viewed from the street.

**3. A back corridor or setback of 1.00 meter from the property line** is required to allow circulation to the corresponding part of the lot and air and light through the house, but mainly to serve as a means of access for emergency services for situations of this nature. The following exceptions will apply to this rule:

- a) Ocean front lots that are located within blocks 4, 10, 14 and 18 of the Puerta del Mar Residential Development, are not obliged to create and maintain the rear corridor or setback referred to in this section.
- b) Lots that back up against PDM's perimeter wall located within blocks 1, 6, 11 and 15, may have the 1.00 meter setback waived with the signing of an indemnity agreement to release from liability and hold the Association harmless from any damage that may occur to the house due to the perimeter wall, repairs being done to said wall, water seepage from the wall against the house or other damages to the house due to the wall being less than 1.00 meter from the house.

#### **4. Variances/Variations to front, side and rear setbacks.**

- a) Lots that are between 10.0 meters and less than 11.0 meters in width are required to provide a setback of 60 centimeters instead of full 1 meter side setback.
- b) Lots that are less than 10.0 meters in width are not required to provide a side setback, although a setback is still recommended.



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c) Small, odd-shaped lots may have setbacks requirements that are proportionally modified from those required of typical lots.

d) The final determination of variance will be at the discretion of the architectural committee based on review of the dimensions and characteristics of the lot. The decision will be final and definitive.

The above rules are established and based on the Building Law of the State of Baja California and the Construction Regulations of the Municipality of Playas de Rosarito, in force at the time of issuance thereof.

*Annex was amended by General Members Meeting OCT-23-21*