

**Abbreviated Version of Zoning Laws and Building Regulations
for the County of Bahia de Banderas (Sayulita) Nayarit, Feb. 10, 2005**

Zone	H84	H127	H211	CUC	CUR or CRU	T15	T5	T2
Sub-Division and Building Restrictions	<i>Habitational</i>	<i>Habitational</i>	<i>Habitational</i>	<i>Mixed Use</i>	<i>Mixed Use</i>	<i>Tourist Development</i>	<i>Tourist Development</i>	<i>Tourist Development</i>
Land Use - Not Allowed In certain zones, no building of any type is permitted. It is essential that you check the source document to ensure that you are within the zoning laws for the particular area that you are considering purchasing and/or	NO - Multi-Family Vertical, Hotel Installations, Motels, Inns, B&Bs, Tourist Residences, Trailer Parks, Camp grounds	NO - Hotel Installations, Motels, Inns, B&Bs, Tourist Residences, Trailer Parks, Camp grounds		No - Country & Golf Clubs, Trailer Parks, Camp grounds	No - Country & Golf Clubs, Trailer Parks, Camp grounds	No - Country & Golf Clubs, Trailer Parks, Camp grounds		
Number of Dwellings per hectare	20-23	30-54	50-104	60-100	30-54	8	3	1
Dwelling Types (See Legend)*	"S" "H"	"S" "H" "V"	"S" "H" "V"	"S" "H" "V"	"S" "H" "V"	No Specific Types	No Specific Types	No Specific Types
Setback Restrictions (Meters)								
Frontal when Bordering Streets	0, 5	0,3,5	0, 3, 5	0 (All Types)	0 (All Types)	15	20	20
Beach Front	10, 15	10,15,20	10, 15, 20	5, 5, 10	10, 10, 10	15	20	20
Rear (Neighboring Lots)	5, 5	3,3,5	2, 2, 3	3, 3, 5	3, 3, 5	5	10	10
Rear to Water Bodies (Rivers, Lagoons, etc)	10, 10	10,10,15	10,10,15	10,10,15	8, 10, 10	20	25	25
Side								
Road	0 (All Types)	0 (All Types)	0 (All Types)	0 (All Types)	0 (All Types)	3	5	5
Lot	0 (All Types)	0 (All Types)	0 (All Types)	0, 0, 3	0, 3, 5	3	5	5
Water Bodies (Rivers, Lagoons, etc)	10, 15	5,10,15	5, 10, 15	5, 5, 10	10, 10, 15	15	20	20
Minimum Lot Size (Sq. Meters) **	300, 500	182, 260, 480	90, 120, 200	200,160,200	333, 467,600	1,333	4,000	10,000
Minimum Street Frontage (Linear Meters)	10, 12	8,8,16	6, 8, 12	6,10, 12	7, 7, 14	40	50	50
Minimum Parking Places	1, 2	1,2,4	1, 2, 4	1, 2, 4 habitational or in areas of tourists, 1 per hotel room	1, 2, 4 habitational or in areas of tourists, 1 per hotel room	1 per hotel room	2 per hotel room	2 per hotel room
Green Area % (No Construction)	40, 40	30 (All Types)	20 (All Types)	30, 50, 45	20, 35, 35	80	90	92
Maximum Floors (Including palapas; not including basements, ornamental structures, water storage)	2, 2	2,2,3	2, 2, 3	6, 6, 6	3 (All Types)	3	2	1
	No Load Sharing Weight Bearing Walls							

*** Legend**
 "S" = Single Family Dwelling
 "H" = Multi Family - Horizontal
 "V" = Multi Family - Vertical

**** Minimum Lot Size** - Certain minimum lot sizes may not be allowed building permits