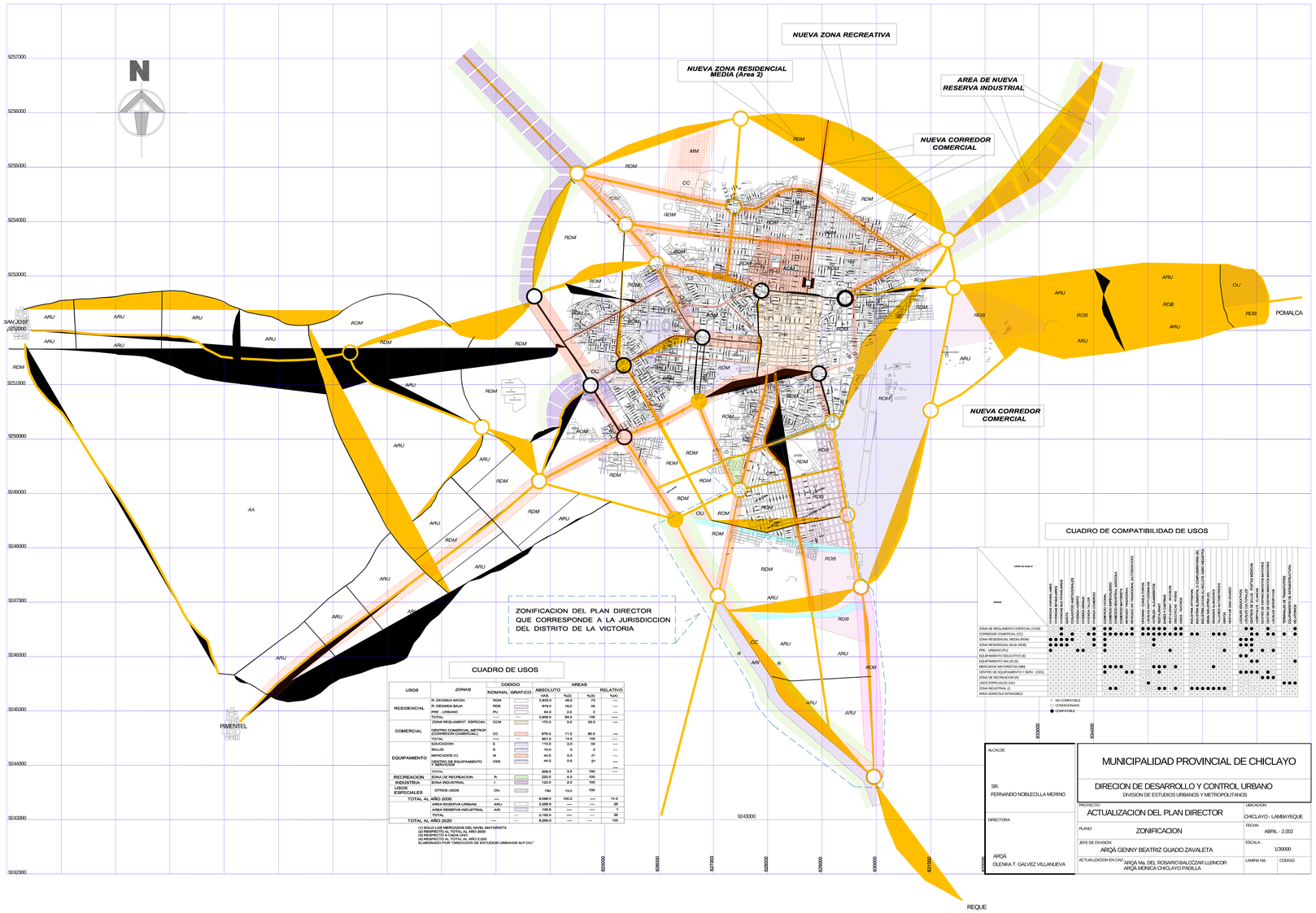


## CUADRO DE USOS

| USOS | ZONAS | CODIGO NOMINAL | CODIGO GRAFICO | AREAS ABSOLUTO HAS. | AREAS ABSOLUTO %(2) | AREAS RELATIVO %(3) | AREAS RELATIVO %(4) |
|---|---|---|---|---|---|---|---|
| RESIDENCIAL | R. DENSIDA MEDIA | RDM | | 1,416.0 | 25.0 | 75 | ---- |
| | R. DENSIDA BAJA | RDB | | 878.0 | 15.0 | 25 | ---- |
| | PRE - URBANO | PU | | 94.0 | 2.0 | 0 | ---- |
| | TOTAL | ---- | | 3,388.0 | 64.0 | 100 | ---- |
| COMERCIAL | ZONA REGLAMENT. ESPECIAL | CCM | | 172.0 | 3.0 | 20.0 | ---- |
| | CENTRO COMERCIAL METROP. (CORREDOR COMERCIAL) | CC | | 679.0 | 11.0 | 80.0 | ---- |
| | TOTAL | ---- | ---- | 851.0 | 14.0 | 100 | ---- |
| EQUIPAMIENTO | EDUCACION | E | | 110.0 | 2.0 | 53 | ---- |
| | SALUD | S | | 10.0 | 0 | 5 | ---- |
| | MERCADOS (1) | M | | 44.0 | 0.5 | 21 | ---- |
| | CENTRO DE EQUIPAMIENTO Y SERVICIOS | CES | | 44.0 | 0.5 | 21 | ---- |
| | TOTAL | | | 208.0 | 3.0 | 100 | |
| RECREACION | ZONA DE RECREACION | R | | 220.0 | 4.0 | 100 | |
| INDUSTRIA | ZONA INDUSTRIAL | I | | 123.0 | 2.0 | 100 | |
| USOS ESPECIALES | OTROS USOS | OU | | 790 | 13.0 | 100 | |
| TOTAL AL AÑO 2000 | | ---- | | 6,096.0 | 100.0 | ---- | 74.0 |
| | AREA RESERVA URBANA | ARU | | 2,058.5 | ---- | ---- | 25 |
| | AREA RESERVA INDUSTRIAL | ARI | | 106.5 | ---- | ---- | 1 |
| | TOTAL | ---- | ---- | 2,165.0 | ---- | ---- | 26 |
| TOTAL AL AÑO 2020 | | ---- | ---- | 8,260.0 | ---- | ---- | 100 |

(1) SOLO LOS MERCADOS DEL NIVEL MAYORISTA
(2) RESPECTO A LA CAPACIDAD AL AÑO 2000
(3) RESPECTO A CADA UNO
(4) RESPECTO AL TOTAL AL AÑO 2.020
ELABORADO POR "DIRECCION DE ESTUDIOS URBANOS M.P.CH."

## CUADRO DE COMPATIBILIDAD DE USOS

| USOS DE SUELO / ZONAS | ZONA DE REGLAMENTO ESPECIAL (CCM) | CORREDOR COMERCIAL (CC) | ZONA RESIDENCIAL MEDIA (RDM) | ZONA RESIDENCIAL BAJA (RDB) | PRE - URBANO (PU) | EQUIPAMIENTO EDUCATIVO (E) | EQUIPAMIENTO SALUD (S) | MERCADOS (M) | CENTRO DE EQUIPAMIENTO Y SERV. (CES) | ZONA DE RECREACION (R) | USOS ESPECIALES (OU) | ZONA INDUSTRIAL (I) | AREA AGRICOLA INTANGIBLE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ZONA DE REGLAMENTO ESPECIAL (CCM) | | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| CORREDOR COMERCIAL (CC) | ● | ● | ● | ● | ● | ● | X | X | X | X | X | X | X |
| ZONA RESIDENCIAL MEDIA (RDM) | ● | ● | ● | ● | ● | ● | X | X | X | X | X | X | X |
| ZONA RESIDENCIAL BAJA (RDB) | ● | ● | ● | ● | ● | ● | X | X | X | X | X | X | X |
| PRE - URBANO (PU) | ● | X | X | X | ● | ● | X | X | X | X | X | X | X |
| EQUIPAMIENTO EDUCATIVO (E) | X | X | X | X | X | X | ● | ● | ● | ● | X | X | ● |
| EQUIPAMIENTO SALUD (S) | X | X | X | X | X | X | ● | ● | ● | ● | X | X | ● |
| MERCADOS (M) (MAYORISTAS) | X | X | X | X | X | X | ● | ● | ● | ● | X | X | ● |
| CENTRO DE EQUIPAMIENTO Y SERV. (CES) | X | X | X | X | X | X | ● | ● | ● | ● | X | X | ● |
| ZONA DE RECREACION (R) | X | X | X | X | X | X | X | X | X | X | ● | X | X |
| USOS ESPECIALES (OU) | X | X | X | X | X | X | X | ● | X | X | X | X | ● |
| ZONA INDUSTRIAL (I) | X | X | X | X | X | X | ● | X | ● | X | X | X | ● |
| AREA AGRICOLA INTANGIBLE | X | X | X | X | X | X | X | X | X | X | X | X | X |

| USOS DE SUELO / ZONAS | VIVIENDA UNIFAMILIAR | VIVIENDA UNIFAMILIAR CON ANEXO | QUINTA | VIVIENDA CLUBES | VIVIENDA TALLER | VIVIENDA HOTEL | COMERCIO CENTRAL | COMERCIO ESPECIALIZADO | COMERCIO MAYORISTA | COMERCIO MINORISTA | OFICINAS - CONSULTORIOS | HOTELES, MOTELES, CAMPEROS | BARES, CANTINAS, PEÑAS | RESTAURANTES, CAFETERIAS | ZONA INDUSTRIAL | INDUSTRIA LIVIANA | INDUSTRIA LIVIANA (ALMACENAMIENTO) | INDUSTRIA LIVIANA (ALMACENAMIENTO) | CHACRAS Y HUERTAS | CEMENTERIO | CEMPRO | CAMPO DEPORTIVO | CENTRO DE ESPECIALIDADES MAYORES | CENTRO DE ESPECIALIDADES MENORES | TERMINAL DE TRANSPORTES | TERMINAL DE INFRAESTRUCTURA | GALPONES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ZONA DE REGLAMENTO ESPECIAL (CCM) | | | ● | | ● | | ● | ● | | ● | ● | ● | ● | ● | | | | | | | | ● | ● | | | | |
| CORREDOR COMERCIAL (CC) | | | ● | ● | ● | ● | ● | ● | X | X | X | X | ● | X | X | | X | X | X | X | X | ● | ● | X | X | X | X |
| ZONA RESIDENCIAL MEDIA (RDM) | ● | ● | ● | ● | | ● | | ● | X | X | X | X | ● | X | X | | X | X | X | X | X | ● | ● | X | X | X | X |
| ZONA RESIDENCIAL BAJA (RDB) | ● | ● | ● | | | ● | | ● | X | X | X | X | ● | X | X | | X | X | X | X | X | ● | ● | X | X | X | X |
| PRE - URBANO (PU) | ● | | X | X | ● | ● | | ● | X | X | X | X | X | X | X | | X | X | X | X | X | X | X | X | X | X | X |
| EQUIPAMIENTO EDUCATIVO (E) | X | X | X | X | X | X | | | | | | | | | X | | X | X | X | X | X | ● | ● | X | X | X | ● |
| EQUIPAMIENTO SALUD (S) | X | X | X | X | X | X | | ● | ● | ● | | | | | X | | X | X | ● | X | X | ● | ● | X | X | X | ● |
| MERCADOS (M) (MAYORISTAS) | X | X | X | X | X | X | | ● | ● | ● | | | | | X | | X | X | X | X | X | ● | ● | X | X | X | ● |
| CENTRO DE EQUIPAMIENTO Y SERV. (CES) | X | X | X | X | X | X | | ● | | ● | ● | | | | X | | X | X | X | X | X | ● | ● | ● | ● | X | ● |
| ZONA DE RECREACION (R) | X | X | X | X | X | X | | X | X | X | X | X | X | X | X | | X | X | X | X | X | ● | ● | X | X | X | X |
| USOS ESPECIALES (OU) | X | X | X | X | X | X | | X | | X | ● | X | ● | X | X | | X | X | X | X | X | X | X | X | X | ● | ● |
| ZONA INDUSTRIAL (I) | X | X | X | X | X | X | | ● | ● | X | X | ● | ● | X | ● | | ● | ● | ● | ● | ● | X | X | X | X | X | X |
| AREA AGRICOLA INTANGIBLE | X | X | X | X | X | X | | X | X | X | X | X | X | X | X | | X | X | X | X | X | X | X | X | X | X | X |

○ : NO COMPATIBLE
◐ : CONDICIONADO
● : COMPATIBLE

ALCALDE:

SR.
FERNANDO NOBLECILLA MERINO

DIRECTORIA:

ARQÃ
OLENKA T. GALVEZ VILLANUEVA

# MUNICIPALIDAD PROVINCIAL DE CHICLAYO

## DIRECION DE DESARROLLO Y CONTROL URBANO

DIVISION DE ESTUDIOS URBANOS Y METROPOLITANOS

| | |
|---|---|
| PROYECTO: ACTUALIZACION DEL PLAN DIRECTOR | UBICACION: CHICLAYO - LAMBAYEQUE |
| PLANO: ZONIFICACION | FECHA: ABRIL - 2.002 |
| JEFE DE DIVISION: ARQÃ GENNY BEATRIZ GUADO ZAVALETA | ESCALA: 1/30000 |
| ACTUALIZACION EN CAD: ARQÃ Ma. DEL ROSARIO BALCÇZAR LLENCKOR<br>ARQÃ MONICA CHICLAYO PADILLA | LAMINA NÃ: CODIGO: |

## MUNICIPALIDAD PROVINCIAL DE CHICLAYO

DIVISION DE ESTUDIOS URBANOS Y METROPOLITANOS

PROYECTO:

*ACTUALIZACION DEL PLAN DIRECTOR*

| | | | |
|---|---|---|---|
| JEFE DE AREA: *ARQ. ENRIQUE FRIAS ARICA* | PLANO: D.E.U. | DEPARTAMENTO: LAMBAYEQUE | |
| DIRECTOR DE LA DIVISI: *ARQ. OSCAR GARCIA CHECA* | ESCALA: 1/30,000 | PROVINCIA: CHICLAYO | |
| ELABORADO POR: ARQ°. Ma. DEL ROSARIO BALCAZAR | DIBUJO: CENTRO DE INFORMATICA DE LA DDCU | FECHA: MAYO, 2002 | DISTRITO: CHICLAYO |