

CUADRO Nº II.01

CIUDAD DE JAEN - CUADRO DE COMPATIBILIDAD DE USOS

| CLAVE | USOS DE SUELO ZONAS | Vivienda unifamiliar | Vivienda multifamiliar | Vivienda taller | Vivienda huerta | Vivienda comercio | Conjunto habitacional | Complejo comercial | Centro comercial | Tienda por departamentos | Galería Comercial | Comercio Distrital | Comercio vecinal | Comercio Local | Super-mercados | Módulos venta comida rápida | Servicios financieros | Oficinas consultoras | Lobbies Institucionales | Centro de convenciones | Hoteles hostales | Restaurante | Recreos turísticos | Bares - Pub | Casinos | Discotecas - peñas | Cines - teatros | Clubs | Industria Artesanal - Elemental | Industria Liviana | Industria Mediana | Molinos - plantas procesadoras | Grandes Almacenes | Frigorífico - Logística | Teller Automotriz | Carpintería madera | Estaciones de Servicios - gaseocentro | Locales educativos | Escuelas superiores - Universidades | Centros de investigación | Locales de Culto | Locales Culturales | Locales de Salud | Hospitales - Clinicas | Instalaciones Deportivas al aire libre | Locales Deportivos | Centros de esparcimiento | Restaurant campestre | Centro de diversiones | Comisferías | Cementerios | Lenocinos | Granjas - establos | | |
|----------|--|----------------------|----------------------------|-----------------|-----------------|-------------------|-----------------------|--------------------|------------------|--------------------------|-------------------|--------------------|------------------|----------------|----------------|-----------------------------|-----------------------|----------------------|-------------------------|------------------------|------------------|-------------|--------------------|-------------|---------|--------------------|-----------------|-------|---------------------------------|-------------------|-------------------|--------------------------------|-------------------|-------------------------|-------------------|--------------------|---------------------------------------|--------------------|-------------------------------------|--------------------------|------------------|--------------------|------------------|-----------------------|--|--------------------|--------------------------|----------------------|-----------------------|-------------|-------------|-----------|--------------------|---|---|
| | | RDM | Residencial Densidad Media | * | * | X | * | * | X | X | X | X | X | X | * | * | O | X | X | * | O | X | O | * | O | X | X | X | X | O | X | * | * | X | X | X | O | X | * | * | X | * | * | * | * | * | X | * | * | O | X | X | * | O | X |
| RDM-R | Residencial Densidad Media- con Restricciones | * | * | X | * | * | X | X | X | X | X | X | * | * | O | X | X | * | O | X | O | * | O | X | X | X | X | X | O | X | * | * | X | X | X | O | X | * | * | X | * | * | * | * | * | X | * | * | O | X | X | * | O | X | X |
| RDB | Residencial Densidad Baja | * | * | X | * | * | X | X | X | X | X | X | * | * | O | X | X | * | O | X | O | * | O | X | X | X | X | X | O | X | * | * | X | X | X | O | X | * | * | X | * | * | * | * | * | X | * | * | O | X | X | * | O | X | X |
| RDB-R | Residencia Densidad Baja con Restricciones | * | * | X | * | * | X | X | X | X | X | X | * | * | O | X | X | * | O | X | O | * | O | X | X | X | X | X | O | X | * | * | X | X | X | O | X | * | * | X | * | * | * | * | X | * | * | O | X | X | * | O | X | X | |
| CC | Comercio Central | * | * | O | X | * | O | * | * | * | * | * | * | * | * | X | * | * | * | * | * | O | O | * | O | * | O | * | O | O | O | * | * | X | X | X | X | X | X | O | X | O | * | * | * | O | O | X | O | X | X | * | X | X | X |
| CC-R | Comercio Central con Restricciones | * | O | X | * | O | * | * | * | * | * | * | * | * | * | X | * | * | * | * | * | O | O | * | O | * | O | * | O | O | O | * | * | X | X | X | X | X | X | O | X | O | * | * | * | O | O | X | O | X | X | * | X | X | X |
| Eje C | Ejes Comerciales | * | * | X | * | * | * | * | * | * | * | * | * | * | * | X | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | X | X | X | X | * | * | * | * | * | * | * | * | X | O | X | O | X | * | X | X | X | |
| Eje C-R | Ejes Comerciales con Restricciones | * | * | X | * | * | * | * | * | * | * | * | * | * | * | X | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | X | X | X | X | * | * | * | * | * | * | * | * | X | O | X | O | X | * | X | X | X | | |
| CT-R | Comercio Turístico con Restricciones | * | * | X | * | O | O | X | O | * | * | * | * | * | * | X | X | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | X | X | X | X | X | X | O | X | X | * | * | * | * | O | X | X | X | X | X | X | | | |
| E | Educación | 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 | 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 | X | | | |
| S | Salud | 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 | 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 | | | | |
| P | Parques - Recreación | 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 | 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 | | | | |
| GPJ | Gran Parque Jaén | 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 | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | | | | | |
| CD | Complejos Deportivos | 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 | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | | | | | |
| CA | Comercio de Abastecimiento y de Feria | 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 | * | * | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | | | | |
| MM | Mercado Mayorista | 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 | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | | | | |
| OU | Otros Usos | 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 | 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 | | | | |
| CC Ts | Centro Comercial -Centro Civico y Termi Terres Sur | X | * | X | X | O | * | * | * | * | * | * | * | X | * | * | * | * | * | * | * | X | * | * | * | * | * | * | * | * | O | * | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | | | |
| CF y TTn | Campo Ferrial y Terminal Terrestre Norte | X | X | X | X | X | * | * | * | * | * | * | X | * | * | * | * | * | * | * | * | X | * | * | * | * | * | * | * | O | * | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | | | |
| C Cul | Centro Cultural Jaén | * | * | 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 | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | | | | | |
| I | Industria y Plataforma de Negocios | 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 | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | | | | | |
| ZTEP | Zona Tratamiento Especial Parque Principal | 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 | X | X | X | X | X | | | | |
| ZTER | Zona de Tratamiento Especial Ribereño | * | * | X | * | * | * | * | * | * | * | X | * | * | X | * | * | * | * | * | * | X | * | * | * | * | * | * | * | O | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | | | | |
| ZRR | Zona de Recreación Ribereña | 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 | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | | | | | |
| ZPOC | Zona de Protección de Quebradas y Canales | 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 | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | | | | | | |
| ZTEA | Zona de Tratami Espec por áreas Topog Accidentadas | 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 | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | | | | | | |
| ZAE | Zona de AmortiguaM Ecológico por Trat. Aguas Serv. | 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 | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | | | | | | |
| ZAI | Zona de Amortiguamiento Ecológico por Act. Indust. | 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 | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | | | | | | |
| ZA | Zoan Arqueológica | 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 | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | | | | | | |
| RU | Reserva Urbana | 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 | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | | | | | |
| Zag | Zoan Agrícola | 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 | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | | | | | |

* COMPATIBLE

O CONDICIONADO CON RESTRICCIONES

X INCOMPATIBLE (USO NO CONFORME)