

Lc_A Collective residential ensembles created before 1990

APPROVED RULES	PROPOSAL FOR THE AMENDMENT AND COMPLETION OF THE RULES
SECTION 1. THE AREA'S CHARACTER	
<p>The area of the large monofunctional residential ensembles built during the communist era.</p> <p>Sub-areas:</p> <p>S_Is – Sub-area of institutions and public services or of public interest constituted by dedicated buildings, located outside of the central area – See Rules associated to the UTR Is</p> <p>S_Et – Sub-area of tertiary economic activities located in residential areas – see Rules associated to the UTR Et</p> <p>S_P – Sub-area destined for constructions for the neighborhood collective parking spaces.</p> <p>S_L – Sub-area of low height housing units disposed on isolated plots within the collective residential ensembles – with definitive construction prohibition – due to the reciprocal impediment / incompatibility with the existing urban framework.</p>	<p>The area of the large monofunctional residential ensembles built during the communist era.</p> <p>Sub-areas:</p> <p>S_Is – Sub-area of institutions and public services or of public interest constituted by dedicated buildings, located outside of the central area – See Rules associated to the UTR Is</p> <p>S_Et – Sub-area of tertiary economic activities located in residential areas – see Rules associated to the UTR Et</p> <p>S_P – Sub-area destined for constructions for the neighborhood collective parking spaces.</p> <p>S_L – Sub-area of low height housing units disposed on isolated plots within the collective residential ensembles – with definitive construction prohibition – due to the reciprocal impediment / incompatibility with the existing urban framework.</p>
A. PRIMARY CONDITIONS	
<p>All ensembles shall benefit from an Urban Regeneration Program. The program shall target an entire ensemble or part of it, which fulfills the conditions for being defined as an intervention unit. When creating the program, the “Methodological guide for the improvement of the quality and functionality of public spaces within large residential ensembles” – PLA_SPAL shall be taken into consideration.</p> <p>New constructions, expansion/restructuring of the existing ones, the functional conversions, the restructuring of the public spaces system shall be permitted only as a result of the application of the urban regeneration process, based on the PUZ associated to the program. In its absence, all of these operations are prohibited.</p> <p>In its spatial component, the Urban Regeneration program has as objective increasing the quality of living at urban level, by rehabilitating and re-functionalizing the residential space, implying:</p> <p>(a) reconsidering mobility / rendering mobility efficient (public transportation, slow traffic, car traffic, parking etc.)</p> <p>(b) the reorganization of the public space – by means of its differentiation, specialization, development</p>	<p>All ensembles shall benefit from an Urban Regeneration Program. The program shall target an entire ensemble or part of it, which fulfills the conditions for being defined as an intervention unit. When creating the program, the “Methodological guide for the improvement of the quality and functionality of public spaces within large residential ensembles” – PLA_SPAL.</p> <p>New constructions, expansion/restructuring of the existing ones, the functional conversions, the restructuring of the public spaces system shall be permitted only as a result of the application of the urban regeneration process, based on the PUZ associated to the program. In its absence, all of these operations are prohibited.</p> <p>In its spatial component, the Urban Regeneration program has as objective increasing the quality of living at urban level, by rehabilitating and re-functionalizing the residential space, implying:</p> <p>(a) reconsidering mobility / rendering mobility efficient (public transportation, slow traffic, car traffic, parking etc.);</p> <p>(b) the reorganization of the public space – by means of its differentiation, specialization, development;</p>

- (c) development of services – public and commercial
- (d) infrastructure rehabilitation
- (e) increasing the degree of functional mixture – on the corridors of most interest within the ensemble – by integrating new activities
- (f) improvement of environment conditions – in all its components
- (g) resolving situations and dysfunctions determined by the presence of individual housing units isolated within the neighborhood (sub-areas **S_L**) and of the legal situations of the lands associated to them. Upon the request made by the land owners in question, these lands may be placed under public domain, their owners being compensated by means of certain buildable land surfaces within the regeneration area or beyond it, with the application of a quantum that is equivalent to the value of the land.
- (h) the management of dysfunctional / problematic situations generated by the retrocession of lands within the collective housing ensembles.

Within the urban regeneration procedure, it is mandatory that a masterplan be drafted, and, based on it, a PUZ, which will constitute the regulation basis for interventions of any type.

Through the urban regeneration PUZ, the following sub-areas may be reorganized or introduced and regulated:

S_Va – Green sub-area – grass median, garden, park with unlimited public access – in accordance with the Urban planning rules associated to UTR Va

S_Is – Sub-area of institutions and public services and of public interest constituted by dedicated buildings – in accordance with the Urban planning rules associated to the UTR Is

S_Et – Sub-area of tertiary economic activities located in residential areas – in accordance with the Urban planning rules associated to the UTR Et

S_P – Sub-area destined for the construction of neighborhood collective parking spaces.

A staging of the process may be regulated through the urban regeneration PUZ, under the condition of preserving the development coherence.

Construction execution authorization is permitted only after the approval of the urban regeneration PUZ. This regulation has a definitive character and cannot be modified through the PUZ or PUD.

PUDs shall be elaborated for intervention involving the expansion or restructuring of the existing buildings and for new buildings.

- (c) development of services – public and commercial;
- (d) infrastructure rehabilitation;
- (e) increasing the degree of functional mixture – on the corridors of most interest within the ensemble – by integrating new activities;
- (f) improvement of environment conditions – in all its components;
- (g) resolving situations and dysfunctions determined by the presence of individual housing units isolated within the neighborhood (sub-areas **S_L**) and of the legal situations of the lands associated to them. Upon the request made by the land owners in question, these lands may be placed under public domain, their owners being compensated by means of certain buildable land surfaces within the regeneration area or beyond it, with the application of a quantum that is equivalent to the value of the land;
- (h) the management of dysfunctional / problematic situations generated by the retrocession of lands within the collective housing ensembles.

Within the urban regeneration procedure, it is mandatory that a masterplan be drafted, and, based on it, a PUZ, which will constitute the regulation basis for interventions of any type.

Through the urban regeneration PUZ, the following sub-areas may be reorganized or introduced and regulated:

S_Va – Green sub-area – grass median, garden, park with unlimited public access – in accordance with the Urban planning rules associated to UTR Va;

S_Is – Sub-area of institutions and public services and of public interest constituted by dedicated buildings – in accordance with the Urban planning rules associated to the UTR Is;

S_Et – Sub-area of tertiary economic activities located in residential areas – in accordance with the Urban planning rules associated to the UTR Et;

S_P – Sub-area destined for the construction of neighborhood collective parking spaces.

A staging of the process may be regulated through the urban regeneration PUZ, under the condition of preserving the development coherence.

Construction execution authorization is permitted only after the approval of the urban regeneration PUZ. This regulation has a definitive character and cannot be modified through by PUZ or PUD.

PUDs shall be elaborated for intervention involving the expansion or restructuring of the existing buildings and for new buildings.

	Commercial advertising of any kind shall be in concordance with the specific regulation approved by the Local Council.
B. EASEMENTS FOR PUBLIC UTILITY OBJECTIVES IN THE AREA, OTHER RESTRICTIONS	
<p>The easements generated by the public utility objectives, as well as the other restrictions, shall be mandatorily applied, as they are underlined in the PUG – drawing 3.2. <i>“Urban planning regulations – Reference territorial units”</i>, and in the RLU – <i>Chapter 2. – Special regime lands and areas and Chapter 3 – General conditions regarding constructions.</i></p> <p>Public utility easements:</p> <p>Easements, as they are marked under the PUG, (please see drawing 3.2. <i>“Urban planning regulations – Reference territorial units”</i>) for the street network up to the collector level shall apply.</p> <p>In the case of PUZ elaboration, concrete locations and associated public utility easements shall be established within it for the street network of local interest, urban infrastructure, green spaces, playgrounds, squares, public educational institutions, healthcare etc., in accordance with the urban planning program established through the Urban Regeneration Program.</p>	<p>The easements generated by the public utility objectives, as well as the other restrictions, shall be mandatorily applied, as they are underlined in the PUG – drawing 3.2. <i>“Urban planning regulations – Reference territorial units”</i>, and in the RLU – <i>Chapter 2. – Special regime lands and areas and Chapter 3 – General conditions regarding constructions.</i></p> <p>Public utility easements:</p> <p>Easements, as they are marked under the PUG, (please see drawing 3.2. <i>“Urban planning regulations – Reference territorial units”</i>) for the street network up to the collector level shall apply.</p> <p>In the case of PUZ elaboration, concrete locations and associated public utility easements shall be established within it for the street network of local interest, urban infrastructure, green spaces etc., according to the urban planning program established through the Opportunity notice (the notice of the Chief Architect).</p> <p>The issuance of the construction authorization for other works than those for public utility on the lands affected by a public utility servitude is prohibited. By exception, works may be authorized for the existing buildings encumbered by a public easement, up to its application, works that do not lead to the amplification of the construction volume and to the extension of their life-cycle, such as: current maintenance works, interior modifications or destination changes, provision works: display boards, companies, adds.</p> <p>The land surfaces encumbered by public utility easements shall be separated from the initial plots and shall be registered within the Land Register with the destination <i>land reserved for public utility easement.</i></p>
C. PUBLIC SPACE REGULATIONS	
<p>The development and use of the public space shall be carried out with the observance of the regulations comprised within Appendix 4 and of the regulations below.</p> <p>The public spaces system – street network, pedestrian alleyways, squares, green spaces, playgrounds – shall be completely regulated through the urban regeneration PUZ as well, and the detailed technical projects shall be subsequently elaborated, as part of the Urban Regeneration Program. These shall be subject to CTATU approval.</p> <p>For the street network, unitary transversal profiles shall be applied in accordance with <i>Appendix 6</i> under the present Rules, profiles that will determine</p>	<p>The development and use of the public space shall be carried out with the observance of the regulations comprised within Appendix 4 and of the regulations below.</p> <p>The public spaces system – street network, pedestrian alleyways, squares, green spaces, playgrounds – shall be completely regulated through the urban regeneration PUZ as well, and the detailed technical projects shall be subsequently elaborated, as part of the Urban Regeneration Program. These shall be subject to CTATU approval.</p> <p>For the street network, unitary transversal profiles shall be applied in accordance with <i>Appendix 6</i> under the present Rules, profiles that will determine the character of the public space and of the area. The transversal profiles shall</p>

<p>the character of the public space and of the area. The transversal profiles shall mandatorily comprise tree plantations in alignment, long-term stationing spots, sidewalks of at least 1.50 m in width, routes for bicyclists that are common with those for vehicles, with the exception of the collector street, on which these routes shall be separate.</p> <p>The electricity and communication cables shall be introduced underground, as all other urban networks. We recommend limiting the speed of vehicles on the streets of local interest to 30 km/h.</p> <p>Playgrounds, sports spaces, and resting spots shall be organized within the public green spaces/free spaces.</p> <p>The urban furniture shall be integrated within a coherent concept for the urban image of the public spaces within the entire ensemble.</p>	<p>mandatorily comprise tree plantations in alignment, long-term stationing spots, sidewalks of at least 1.50 m in width, routes for bicyclists that are common with those for vehicles, with the exception of the collector street, on which these routes shall be separate.</p> <p>The electricity and communication cables shall be introduced underground, as all other urban networks. We recommend limiting the speed of vehicles on the streets of local interest to 30 km/h.</p> <p>Playgrounds, sports spaces, and resting spots shall be organized within the public green spaces/free spaces.</p> <p>The urban furniture shall be integrated within a coherent concept for the urban image of the public spaces within the entire ensemble.</p>
--	--

SECTION 2. FUNCTIONAL USE

<p>The list of uses / activities corresponding to each category of functions shall be applied, in accordance with <i>Appendix 1</i> to the present Regulation.</p> <p>For:</p> <p>S_Va – Green sub-area – grass median, garden, park with unlimited public access – see the Urban planning rules associated to Va</p> <p>S_Is – Sub-area of institutions and public services and of public interest constituted by dedicated buildings – see the Urban planning rules associated to the Is</p> <p>S_Et – Sub-area of tertiary economic activities located in residential areas – see the Urban planning rules associated to the Et</p>	<p>The list of uses / activities corresponding to each category of functions shall be applied, in accordance with <i>Appendix 1</i> to the present Regulation.</p> <p>For:</p> <p>S_Va – Green sub-area – grass median, garden, park with unlimited public access – see the Urban planning rules associated to Va;</p> <p>S_Is – Sub-area of institutions and public services and of public interest constituted by dedicated buildings – see the Urban planning rules associated to the Is;</p> <p>S_Et – Sub-area of tertiary economic activities located in residential areas – see the Urban planning rules associated to the Et.</p>
---	--

1. APPROVED USES

<p>S_P - Sub-area destined for the construction of neighborhood collective parking spaces – the buildings for collective parking spaces / garages, both above and underground, on one or several levels, with the associated services.</p> <p>S_L - Sub-area of low height housing units disposed on isolated plots within the collective residential ensembles – with definitive construction prohibition. The current use shall be preserved only within the existing spaces / constructions. Maintenance works on the constructions and developments are allowed.</p>	<p>S_P - Sub-area destined for the construction of neighborhood collective parking spaces – the buildings for collective parking spaces / garages, both above and underground, on one or several levels, with the associated services.</p> <p>S_L - Sub-area of low height housing units disposed on isolated plots within the collective residential ensembles – with definitive construction prohibition. <i>Normally, the current use is preserved only for the existing spaces/constructions. Current maintenance works are approved for constructions and developments, interior and exterior modifications, destination changes, without amplifying the existing volumes.</i></p>
--	---

2. APPROVED USES WITH CONDITIONS

<p>Tertiary functions – foodstuffs and non-foodstuffs trade, services of interest and with public access, professional services, manufacturing services, ambulatory</p>	<p>Tertiary functions – foodstuffs and non-foodstuffs trade, services of interest and with public access, professional services, manufacturing services, ambulatory</p>
---	---

medical services – according to *Appendinx 1* under the present Rules, under the condition of placing them exclusively in spaces destined for them through the initial project on the ground floor of the housing buildings (apartment blocks with commercial ground floor).

Tertiary functions - foodstuffs and non-foodstuffs trade, services of interest and with public access, professional services, manufacturing services, ambulatory medical services – according to *Appendinx 1* under the present Rules – in spaces resulted from the functional conversion of the housing units on the ground floor of the existing residential buildings or in new dedicated buildings with a maximum ADC of 1,500 square meters, with the following conditions:

- (a) that they be placed, through the urban regeneration PUZ, only adjacent to the primary traffic artery (up to the level of the collectors) or to certain public spaces / routes (pedestrian) of interest.
- (b) both public accesses and service accesses (for supply / waste evacuation etc.) shall be made directly from the public space and shall be separated from the housing units accesses.
- (c) they shall in no way affect the exterior spaces within the blocks, destined exclusively for residents – no accesses should exist to these spaces.

The exterior installations (air-conditioning, heating, heat pump etc.) with the condition that, while operating, these shall produce a level of noise that will be inaudible at the level of the neighbors' windows.

Tertiary activities of residents, carried out within their homes, without requiring a functional conversion – professional or manufacturing services, according to *Appendinx 1* under the present rules, rendered only by owners / occupants, under the following conditions:

- (a) they are carried out within the apartment in question, alongside the living function;
- (b) the total net area does not exceed 30 square meters;
- (c) the activity involves at most 3 persons;
- (d) the activity has limited public access (occasional);
- (e) the activity generated no sound, chemical, or visual pollution;
- (f) the activity (including storage) shall take place exclusively within the home;

medical services – according to *Appendinx 1* under the present Rules, under the condition of placing them exclusively in spaces destined for them through the initial project on the ground floor of the housing buildings (apartment blocks with commercial ground floor). **For independent buildings with other destinations than that of housing (for ex., neighborhood furnace), the functional conversion is approved according to the tertiary functions listed above.**

The function change can be carried out only within the existing commercial spaces (ground floor, mezzanine, or level) within the initial projects on the specified approved functions, including public food services. The destination change can be carried out in its entirety.

Tertiary functions - foodstuffs and non-foodstuffs trade, services of interest and with public access, professional services, manufacturing services, ambulatory medical services – according to *Appendinx 1* under the present Rules – in spaces resulted from the functional conversion of the housing units on the ground floor of the existing residential buildings or in new dedicated buildings with a maximum ADC of 1,500 square meters, with the following conditions:

- (a) that they be placed, through the urban regeneration PUZ, only adjacent to the primary traffic artery (up to the level of the collectors) or to certain public spaces / routes (pedestrian) of interest.
- (b) both public accesses and service accesses (for supply / waste evacuation etc.) shall be made directly from the public space and shall be separated from the housing units accesses.
- (c) they shall in no way affect the exterior spaces within the blocks, destined exclusively for residents – no accesses should exist to these spaces.

The exterior installations (air-conditioning, heating, heat pump etc.) with the condition that, while operating, these shall produce a level of noise that will be inaudible at the level of the neighbors' windows.

By exception, professional services or manufacturing services carried out by the owners / occupants are allowed within the apartment units with housing destination, without implying a functional conversion of the apartments, under the following conditions:

- (a) they are carried out within the apartment in question, alongside the living function;
- (b) the total net area does not exceed 30 square meters;
- (c) it involves at most 3 persons;
- (d) it has limited public access (occasional);
- (e) it generated no sound, chemical, or visual pollution;
- (f) the activity (including storage) shall take place exclusively within the home;

3. PROHIBITED USES	
<p>Industrial or quasi-industrial activities / services, generating pollution in any way, with technological risk or inconvenient through the traffic they generate.</p> <p>En gros storage.</p> <p>Storage of reusable materials.</p> <p>En gros commerce.</p> <p>Commerce and public food services practiced through windows/window cases.</p> <p>Individual garages in temporary or permanent independent buildings.</p> <p>Temporary buildings of any type.</p> <p>Exterior installations / equipment mounted on the façade from the real estate public space.</p> <p>Commercial advertising done by placing any type of advertising materials on the buildings – facades, dead walls, roofs, terraces – or the enclosures.</p> <p>Any uses, other than those allowed through item 1 and item 2.</p> <p>Any earthworks or vertical systematization works with the purpose of affecting the developments on the public space or the adjacent plots are prohibited.</p> <p>S_L - Sub-area of low height housing units disposed on isolated plots within the collective residential ensembles – with definitive construction prohibition.</p> <p>The expansion, addition of floors, attic conversion by changing the roof's geometry, the reconstruction or replacement of existing buildings.</p>	<p>Industrial or quasi-industrial activities / services, generating pollution in any way, with technological risk or inconvenient through the traffic they generate.</p> <p>En gros storage.</p> <p>Storage of reusable materials.</p> <p>En gros commerce.</p> <p>Commerce and public food services practiced through windows/window cases.</p> <p>Individual garages in temporary or permanent independent buildings.</p> <p>Temporary buildings of any type.</p> <p>Exterior installations / equipment mounted on the façade from the real estate public space.</p> <p>Any uses, other than those allowed through item 1 and item 2. This regulation has a definitive character and cannot be amended through the PUZ.</p> <p>The construction of new housing buildings and the creation of new housing units through the expansion of/addition of floors to/attic conversions of the existing buildings.</p> <p>Any earthworks or vertical systematization works with the purpose of affecting the developments on the public space or the adjacent plots are prohibited.</p> <p>S_L - Sub-area of low height housing units disposed on isolated plots within the collective residential ensembles – with definitive construction prohibition. The expansion, addition of floors, attic conversion by changing the roof's geometry, the reconstruction or replacement of existing buildings.</p>
SECTION 3. BUILDING PLACEMENT CONDITIONS, FACILITIES AND CONFIGURATION	
<p>For:</p> <p>S_Va – Green sub-area – grass median, garden, park with unlimited public access – see the Urban planning rules associated to Va</p> <p>S_Is – Sub-area of institutions and public services and of public interest constituted by dedicated buildings – see the Urban planning rules associated to the Is.</p> <p>S_Et – Sub-area of tertiary economic activities located in residential areas – see the Urban planning rules associated to the Et</p>	<p>For:</p> <p>S_Va – Green sub-area – grass median, garden, park with unlimited public access – see the Urban planning rules associated to Va.</p> <p>S_Is – Sub-area of institutions and public services and of public interest constituted by dedicated buildings – see the Urban planning rules associated to the Is.</p> <p>S_Et – Sub-area of tertiary economic activities located in residential areas – see the Urban planning rules associated to the Et.</p>
4. CHARACTERISTICS OF THE PLOTS: SURFACES, SHAPES, SIZES	

For new buildings – in accordance with the regulations under the urban regeneration PUZ. S_P - Sub-area destined for the construction of neighborhood collective parking spaces – in accordance with the regulations under the urban regeneration PUZ.	For new buildings – in accordance with the regulations under the urban regeneration PUZ. S_P - Sub-area destined for the construction of neighborhood collective parking spaces – in accordance with the regulations under the urban regeneration PUZ.
5. BUILDING PLACEMENT AGAINST THE ALIGNMENT	
For new buildings – in accordance with the regulations under the urban regeneration PUZ. S_P - Sub-area destined for the construction of neighborhood collective parking spaces – in accordance with the regulations under the urban regeneration PUZ.	For new buildings – in accordance with the regulations under the urban regeneration PUZ. S_P - Sub-area destined for the construction of neighborhood collective parking spaces – in accordance with the regulations under the urban regeneration PUZ.
6. BUILDING PLACEMENT AGAINST THE LATERAL AND POSTERIOR LIMITS OF THE PLOTS	
For new buildings – in accordance with the regulations under the urban regeneration PUZ. S_P - Sub-area destined for the construction of neighborhood collective parking spaces – in accordance with the regulations under the urban regeneration PUZ.	For new buildings – in accordance with the regulations under the urban regeneration PUZ. S_P - Sub-area destined for the construction of neighborhood collective parking spaces – in accordance with the regulations under the urban regeneration PUZ.
7. BUILDING PLACEMENT IN RELATION WITH OTHERS ON THE SAME PLOT	
For new buildings – in accordance with the regulations under the urban regeneration PUZ. S_P - Sub-area destined for the construction of neighborhood collective parking spaces – in accordance with the regulations under the urban regeneration PUZ.	For new buildings – in accordance with the regulations under the urban regeneration PUZ. S_P - Sub-area destined for the construction of neighborhood collective parking spaces – in accordance with the regulations under the urban regeneration PUZ.
8. CIRCULATION AND ACCESSES	
For new buildings – in accordance with the regulations under the urban regeneration PUZ. S_P - Sub-area destined for the construction of neighborhood collective parking spaces – in accordance with the regulations under the urban regeneration PUZ.	For new buildings – in accordance with the regulations under the urban regeneration PUZ. S_P - Sub-area destined for the construction of neighborhood collective parking spaces – in accordance with the regulations under the urban regeneration PUZ.
9. VEHICLE STATIONING	
The stationing of vehicles shall be organized under the urban regeneration PUZ: (a) in parking spot packs placed on the ground	The stationing of vehicles shall be organized under the urban regeneration PUZ: (a) in parking spot packs placed on the ground;

<p>(b) in buildings for above and underground collective parking spaces / garages, on one or several levels (c) on the basement / semi-basement floor of new buildings with other destinations (d) along secondary road arteries for limited duration parking and for visitors</p> <p>The parking spaces / garages shall be placed at distances of at most 150 m from the farthest serviced housing unit. In the case of placement of parking spaces on the ground, the distance from the aforementioned up to the closest window of a housing space shall be of at least 5 m. Vehicle parking within the blocks, behind housing buildings is prohibited. The necessary parking spaces: Housing: this shall be determined through a direct investigation or other means within the urban regeneration PUZ. Alternatively, a parking space for each apartment. Other activities: - in accordance with <i>Appendix 2</i>.</p>	<p>(b) in buildings for above and underground collective parking spaces / garages, on one or several levels; (c) on the basement / semi-basement floor of new buildings with other destinations; (d) along secondary road arteries for limited duration parking and for visitors. The parking spaces / garages shall be placed at distances of at most 150 m from the farthest serviced housing unit. In the case of placement of parking spaces on the ground, the distance from the aforementioned up to the closest window of a housing space shall be of at least 5 m. Vehicle parking within the blocks, behind housing buildings is prohibited. The necessary parking spaces: Housing: this shall be determined through a direct investigation or other means within the urban regeneration PUZ. Alternatively, a parking space for each apartment. Other activities: - in accordance with <i>Appendix 2</i>.</p>
10. MAXIMUM BUILDING HEIGHT ALLOWED	
<p>For new buildings with other destinations than housing, the maximum height of said buildings shall be established through urban regeneration PUZ. Normally, the maximum height shall not exceed 2 aboveground levels (GF, GF + 1), respectively 8 m. S_P - Sub-area destined for the construction of neighborhood collective parking spaces – in accordance with the regulations under the urban regeneration PUZ.</p>	<p>For new buildings with other destinations than housing, the maximum height of said buildings shall be established through urban regeneration PUZ. Normally, the maximum height shall not exceed 2 aboveground levels (GF, GF + 1), respectively 8 m. S_P - Sub-area destined for the construction of neighborhood collective parking spaces – in accordance with the regulations under the urban regeneration PUZ.</p>
11. MAXIMUM BUILDING HEIGHT ALLOWED	
<p>The authorization of construction execution is permitted solely if their exterior aspect does not contravene their function, the area's character (G.D. 525/1996, Art. 32), as it is described in the preamble and urban landscape. The authorization of construction execution which, through compliance, volumetry, and exterior aspect, contradicts the general aspect of the area and depreciates the generally accepted values of urban planning and architecture, is prohibited (G.D. 525/1996, Art. 32).</p> <p>New buildings The buildings' architecture shall be modern and shall express the program's character. The creation of architectural imitations or the imitation of historical styles is prohibited. The volumetry shall be balanced, specific to the architectural program.</p>	<p>The authorization of construction execution is permitted solely if their exterior aspect does not contravene their function, the area's character (G.D. 525/1996, Art. 32), as it is described in the preamble and urban landscape. The authorization of construction execution which, through compliance, volumetry, and exterior aspect, contradicts the general aspect of the area and depreciates the generally accepted values of urban planning and architecture, is prohibited (G.D. 525/1996, Art. 32).</p> <p>New buildings</p>

<p>The coverings shall be flat or terrace. The full – empty ratio shall be the one specific to the program. The colors shall be pastel, open, close to the natural ones. The use of saturated, ostentatious, dark colors is prohibited on all construction elements.</p> <p>Interventions upon the existing buildings The thermal rehabilitation of the facades, involving thermo-isolating enveloping works, replacement of joineries, shall be mandatorily done on the entire building, solely based on the technical specialized projects, with the strict conservation of the architectural expression, where it is considered valuable. In the case of the buildings’ architectural expression, this shall be carried out in a unitary manner over the entire ensemble, becoming one of its specificity elements. It is recommended that the projects be subjected to CTATU assessment. Any intervention regarding the partial restructuring, expansion, modification etc. of a building shall be integrated into and subordinated to its overall architectural image. On existing residential buildings, the occupants’ professional services shall be marked by means of engraved metallic plates, measuring at most 30x50 cm, in the entryway area.</p>	<p>The buildings’ architecture shall be modern and shall express the program’s character. The creation of architectural imitations or the imitation of historical styles is prohibited. The volumetry shall be balances, specific to the architectural program. The coverings shall be flat or terrace. The full – empty ratio shall be the one specific to the program. The colors shall be pastel, open, close to the natural ones. The use of saturated, ostentatious, dark colors is prohibited on all construction elements.</p> <p>Interventions upon the existing buildings The thermal rehabilitation of the facades, involving thermo-isolating enveloping works, replacement of joineries, shall be mandatorily done on the entire building, solely based on the technical specialized projects, with the strict conservation of the architectural expression, where it is considered valuable. In the case of the buildings’ architectural expression, this shall be carried out in a unitary manner over the entire ensemble, becoming one of its specificity elements. It is recommended that the projects be subjected to CTATU assessment. Any intervention regarding the partial restructuring, expansion, modification etc. of a building shall be integrated into and subordinated to its overall architectural image. On existing residential buildings, the occupants’ professional services shall be marked by means of engraved metallic plates, measuring at most 30x50 cm, in the entryway area.</p>
12. URBAN UTILITIES AND WASTE EVACUATION CONDITIONS	
<p>All buildings shall connect to the public urban networks as to ensure the required utilities. The orientation of rainwaters towards the public space or the neighboring plots is prohibited. The service and metering boxes shall be integrated within buildings. Aerial disposition of cables of any type (electrical, telephone wires, CATV etc.) is prohibited. New buildings shall have a space integrated within the construction destined for common waste collection, accessible from the public space. The common waste collection points for several buildings shall be organized/reorganized in independent aedicula, in such a way as to ensure that the distance from said collection points to the farthest serviced building is of at most 75 m. the distance to the nearest window shall be of at least 15 m.</p>	<p>All buildings shall connect to the public urban networks as to ensure the required utilities. The orientation of rainwaters towards the public space or the neighboring plots is prohibited. The service and metering boxes shall be integrated within buildings. Aerial disposition of cables of any type (electrical, telephone wires, CATV etc.) is prohibited. New buildings shall have a space integrated within the construction destined for common waste collection, accessible from the public space. The common waste collection points for several buildings shall be organized/reorganized in independent aedicula, in such a way as to ensure that the distance from said collection points to the farthest serviced building is of at most 75 m. the distance to the nearest window shall be of at least 15 m.</p>

13. FREE SPACES AND PLANTED SPACES	
<p>Throughout the entire residential ensemble, the green spaces organized on the natural soil shall occupy at least 40% and shall exclusively comprise vegetation (low, medium, tall). The surfaces with any kind of lining fall under the category of free spaces.</p> <p>On the land strip between the street/public space and the buildings retreated from the alignment (façade garden), at least 60% of surfaces shall be organized as green spaces.</p> <p>The elimination of mature trees is prohibited, with the exception of the case in which they are an imminent danger for the safety of persons or goods, or they would impede construction.</p> <p>Within the blocks/between the housing buildings, the non-built land surfaces shall be used for green spaces, playgrounds, sports spaces, resting spots etc. Potential parking spaces shall be created (underground or partially underground) in such a way that their roofs shall be integrated at the level of the soil on at least two sides and used for the aforementioned purposes.</p>	<p>Throughout the entire residential ensemble, the green spaces organized on the natural soil shall occupy at least 40% and shall exclusively comprise vegetation (low, medium, tall). The surfaces with any kind of lining fall under the category of free spaces.</p> <p>On the land strip between the street/public space and the buildings retreated from the alignment (façade garden), at least 60% of surfaces shall be organized as green spaces.</p> <p>The elimination of mature trees is prohibited, with the exception of the case in which they are an imminent danger for the safety of persons or goods, or they would impede construction.</p> <p>Within the blocks/between the housing buildings, the non-built land surfaces shall be used for green spaces. Playgrounds, sports spaces, resting spots etc. Potential parking spaces shall be created (underground or partially underground) in such a way that their roofs shall be integrated at the level of the soil on at least two sides and used for the aforementioned purposes.</p>
14. ENCLOSURES	
<p>Enclosures shall be provided only for those properties which naturally require them – kindergartens, schools, high-schools, medical institutions, administrative institutions etc., in general, parts of the sub-areas contained within the residential territory. In this case, hedgerows shall mandatorily line the property lines. The enclosures of the public space shall have an opaque base with a maximum height of 80 cm and a transparent side, made from metallic grill or in a similar system that will allow visibility on both directions and vegetation. The maximum height of the enclosures shall be of 2.20 m. The enclosures may be doubled by green fences. The gates of the enclosures located in alignment shall open towards the inside of the plots. The architectural treatment of the enclosures shall be correlated with those of the buildings on the plot.</p>	<p>Enclosures shall be provided only for those properties which naturally require them – kindergartens, schools, high-schools, medical institutions, administrative institutions etc., in general, parts of the sub-areas contained within the residential territory. In this case, hedgerows shall mandatorily line the property lines. The enclosures of the public space shall have an opaque base with a maximum height of 80 cm and a transparent side, made from metallic grill or in a similar system that will allow visibility on both directions and vegetation. The maximum height of the enclosures shall be of 2.20 m. The enclosures may be doubled by green fences. The gates of the enclosures located in alignment shall open towards the inside of the plots.</p> <p>The architectural treatment of the enclosures shall be correlated with those of the buildings on the plot.</p>
SECTION 4. MAXIMUM POSSIBILITIES FOR THE OCCUPATION AND USE OF THE LAND	
15. MAXIMUM PERCENTAGE OF LAND OCCUPATION (P.O.T.)	
<p>The maximum POT shall be regulated through the urban regeneration rules (RGU) or specific norms for the respective architectural program, without exceeding:</p> <p>(a) for common plots: maximum POT = 60%</p> <p>(b) for corner plots: maximum POT = 75%</p>	<p>The maximum P.O.T. shall be regulated through the urban regeneration rules (RGU) or specific norms for the respective architectural program, without exceeding:</p> <p>for common plots: maximum POT = 60%</p> <p>for corner plots: maximum POT = 75%</p>

<p>This regulation shall also apply in the case of the expansion of existing buildings or the addition of new building bodies, the calculation being mandatorily performed on the entire plot, in its urban planning sense.</p> <p>Maximum POT - S_Is – Sub-area of institutions and public services and of public interest constituted by dedicated buildings – in accordance with the Urban planning rules associated to the UTR Is.</p> <p>Maximum POT - S_Et – Sub-area of tertiary economic activities located in residential areas – in accordance with the Urban planning rules associated to the UTR Et.</p> <p>Maximum POT - S_P – Sub-area destined for the construction of neighborhood collective parking spaces – according to the urban regeneration PUZ.</p>	<p>This regulation shall also apply in the case of the expansion of existing buildings or the addition of new building bodies, the calculation being mandatorily performed on the entire plot, in its urban planning sense.</p> <p>Maximum P.O.T. - S_Is – Sub-area of institutions and public services and of public interest constituted by dedicated buildings – in accordance with the Urban planning rules associated to the UTR Is.</p> <p>Maximum P.O.T. - S_Et – Sub-area of tertiary economic activities located in residential areas – in accordance with the Urban planning rules associated to the UTR Et.</p> <p>Maximum P.O.T. - S_P – Sub-area destined for the construction of neighborhood collective parking spaces – according to the urban regeneration PUZ.</p>
16. MAXIMUM COEFFICIENT OF LAND USE (CUT)	
<p>The maximum CUT shall be regulated through norms specific for the respective architectural program, without exceeding:</p> <p>(a) for common plots: maximum CUT = 1.2 (b) for corner plots: maximum CUT = 1.5</p> <p>This regulation shall also apply in the case of the expansion of existing buildings or the addition of new building bodies, the calculation being mandatorily performed on the entire plot, in its urban planning sense.</p> <p>Maximum CUT - S_Is – Sub-area of institutions and public services and of public interest constituted by dedicated buildings – in accordance with the Urban planning rules associated to the UTR Is.</p> <p>Maximum CUT - S_Et – Sub-area of tertiary economic activities located in residential areas – in accordance with the Urban planning rules associated to the UTR Et.</p> <p>Maximum CUT - S_P – Sub-area destined for the construction of neighborhood collective parking spaces – according to the urban regeneration PUZ.</p>	<p>The maximum C.U.T. shall be regulated through norms specific for the respective architectural program, without exceeding:</p> <p>for common plots: maximum CUT = 1.2 for corner plots: maximum CUT = 1.5</p> <p>This regulation shall also apply in the case of the expansion of existing buildings or the addition of new building bodies, the calculation being mandatorily performed on the entire plot, in its urban planning sense.</p> <p>Maximum C.U.T. - S_Is – Sub-area of institutions and public services and of public interest constituted by dedicated buildings – in accordance with the Urban planning rules associated to the UTR Is.</p> <p>Maximum C.U.T. - S_Et – Sub-area of tertiary economic activities located in residential areas – in accordance with the Urban planning rules associated to the UTR Et.</p> <p>Maximum C.U.T. - S_P – Sub-area destined for the construction of neighborhood collective parking spaces – according to the urban regeneration PUZ.</p>