

Vpr

Green protection area against major infrastructure, for sanitation protection, plantations for the stabilization of versants and for ecologic reconstruction

SECTION 1. THE AREA'S CHARACTER

The area comprises:

- (a) Green spaces with the purpose of protection against major infrastructure – electricity and methane gas master networks, railroads, and roadways etc.
- (b) Green spaces with the purpose of sanitary protection against active or under preservation landfills, wastewater treatment plants etc.
- (c) Green areas for ecologic reconstruction of certain degraded territories
- (d) Plantations for the stabilization of steep versants, resulted from certain anthropic interventions or with a natural landslide risk

A. PRIMARY CONDITIONS

The present Rules shall apply in correlation with the normative framework specific to each situation / case.

A PUD shall be elaborated for the urban planning organization of these areas.

Changing the destination of this category of spaces is prohibited.

B. EASEMENTS FOR PUBLIC UTILITY OBJECTIVES IN THE AREA, OTHER RESTRICTIONS

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. “*Urban planning regulations – Reference territorial units*”, and in the RLU – *Chapter 2. – Special regime lands and areas* and *Chapter 3 – General conditions regarding constructions*.

Public utility easements:

Easements, as they are marked under the PUG, (please see drawing 3.2. “*Urban planning regulations – Reference territorial units*”) for the street network up to the collector level shall apply.

C. PUBLIC SPACE REGULATIONS

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.

The rehabilitation and modernization of the public space shall be approached in an integrated manner, given that the green spaces are a component of the system, and shall be carried out only based on complex specialized projects that will aim at improving the urban image, the priority development of pedestrian areas and of the spaces destined for them, of the velo movement methods, the regulation of car traffic and parking, organization of vegetation and urban furniture. These shall be subjected to CTATU notice.

The urban furniture shall be integrated within a concept that is coherent for the urban image of the overall public spaces.

SECTION 2. FUNCTIONAL USE

The list of uses/activities corresponding to each category of functions shall apply, according to *Appendix 1* under the present Rules.

1. ALLOWED USES

- (a) Tall, medium, and low plantations, in accordance with the normative framework specific to each category of uses.

2. USES ALLOWED WITH CONDITIONS

Green spaces with public access:

- (a) Alleys and platforms system for pedestrian and velo traffic.
- (b) Urban furniture playgrounds, developments destined for rest, sports, and other compatible outdoor activities
- (c) Aedicula, components of the landscaping development

Under the condition that establishing the functional profile is done in correlation with the specific normative framework of each use category in part.

The elements associated to other types of technical-urban infrastructures, subject to compatibility.

3. PROHIBITED USES

Any uses, other than those admitted under items 1 and 2.

SECTION 3. BUILDING PLACEMENT CONDITIONS, FACILITIES, AND CONFIGURATIONS

4. PLOT CHARACTERISTICS: SURFACES, SHAPES, SIZES

Not applicable.

5. BUILDING PLACEMENT AGAINST THE ALIGNMENT

Not applicable.

6. PLACEMENT OF BUILDINGS AGAINST PLOT LATERAL AND POSTERIOR LIMITS.

Not applicable.

7. PLACEMENT OF BUILDINGS IN RELATION TO EACH OTHER ON THE SAME PLOT

Not applicable.

8. CIRCULATION AND ACCESSES

They shall be integrated within the general urban system of pedestrian and velo routes.

The pedestrian and velo alleys within the green spaces shall use specific route systems – compacted aggregates, natural stone pavements etc. The use of permeable asphalt linings, with superficial treatments from gravel pit aggregates, similar in image to the compacted aggregate alleys, is allowed.

9. VEHICLE STATIONING

The parking of vehicles on the territory of the green spaces is prohibited. These shall be organized / regulated as part of the public parking / garage system.

10. MAXIMUM APPROVED BUILDING HEIGHT

Not applicable.

11. EXTERIOR ASPECT OF THE BUILDINGS

Not applicable.

12. URBAN UTILITIES AND WASTE EVACUATION CONDITIONS

The areas shall be completely equipped from an urban point of view.

Special consideration shall be granted to the public lighting, which shall be subjected to specialized studies.

In the case in which public access is permitted, water supply points connected to the public network shall be provided.

13. FREE SPACES AND PLANTED SPACES

Important interventions on the green spaces and on the alleys and platforms system shall be carried out only based on dendrological and landscaping studies, based on a PUD, in correlation with the normative framework specific to each category of use in part.

14. ENCLOSURES

As a general rule, the enclosures towards the adjacent public spaces shall be created through the perimeter arrangement of hedgerows.

The enclosures on the areas neighboring private properties shall be transparent, with a maximum height of 2.20 m.

SECTION 4. MAXIMUM POSSIBILITIES FOR THE OCCUPATION AND USE OF THE LAND

1. MAXIMUM PERCENTAGE OF LAND OCCUPATION (POT)

Maximum POT = 0%

2. MAXIMUM COEFFICIENT OF LAND USE (CUT)

Maximum CUT = 0