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Green area for the protection of waters or with the role of ecological corridor

SECTION 1. AREA CHARACTER

The area contains portions of the corridors of Somesul Mic river and Canalul Morii, including the lower riverbed, the hydrological developments, the bank developments, green sections or spaces, pedestrian and velo circulation, urban furniture etc., as well as the sections for the protection of secondary water courses – creeks – on the versants.

The corridors associated to the water courses offer the opportunity of developing a green space network that may include pedestrian routes, and, as such, the creation of advantageous links within the urban structure.

A. PRIMARY CONDITIONS

Changing the destination of this space category is prohibited. This regulation has a definitive character and cannot be changed through the PUZ.

The overall organization of the Somesul Mic and Canalul Morii corridors shall be regulated by means of certain masterplans / PUZ drafted for the entire built-area surface of said corridors or for the significant segments of these corridors. They shall establish the general character of each transom, the in principle sections / profiles of the banks, the relations with the nearby residential neighborhoods, the measure sets, recommendations, restrictions, easements etc. and the transoms for which the PUD shall be elaborated, as to concretely develop and organize the spaces.

A PUD shall be mandatorily drafted for any interventions that aim at developing / reorganizing these types of spaces.

The design brief for the elaboration of PUD shall be priorly approved by the CTATU.

The secondary water courses – creeks – on the versants and associated protection sections shall be subject to a complex development program, which shall aim at preserving or regaining the quasi-natural character of the aforementioned. The program shall aim at the hydrotechnical development, the creation of the infrastructure for slow traffic on certain portions, and the organization of green spaces, in a coherent landscaping concept.

Where they are adjacent to the urbanization areas, the lands associated to the protection section shall become part of the public domain. The affected land surfaces currently under private property shall pass on to public property, as part of a fixed share of 10% of the urbanized surface area destined for the public utility objectives. The operation shall be regulated within an urbanization PUZ.

The authorization of rehabilitation works shall be granted based on the present Rules, from which no derogations are accepted.

The interventions shall, aside from the technical aspects, aim at ensuring the urban image, rehabilitation of the developments, plantations, improvement of the landscape and of the environment.

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.

Concrete locations and associated public utility easements shall be established through the PUZ for the street network of local interest, urban infrastructure etc., according to the urban planning program established through the Opportunity notice (the notice of the Chief Architect).

C. REGULATIONS FOR THE PUBLIC SPACE

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.

Most spaces under this category are part of the public spaces system.

The organization, rehabilitation, or modernization of these spaces shall be approached in an integrated manner, and shall be carried out only based on complex specialized projects that will aim at improving the urban image, the priority development of pedestrian/velo areas and of the specific infrastructure, 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, in accordance with *Appendix 1* to the present Rules.

1. APPROVED USES

(a) High, medium, and low plantations

- (b) A system of alleys and platforms for pedestrian and velo traffic
- (c) Urban furniture, playgrounds, developments destined for rest, sports, and other compatible outdoor activities
- (d) Aedicula, components of the landscaping development
- (e) Hydrotechnical works and developments

2. APPROVED USES WITH CONDITIONS

The elements associated to the technical-urban infrastructure, as long as they are placed underground or in such a way as to have a minimal visual impact, generate no sound pollution or pollution of any other kind.

3. FORBIDDEN USES

Any other uses, except for those under items 1 and 2.

SECTION 3. BUILDING PLACEMENT CONDITIONS, FACILITIES AND CONFIGURATION

4. PLOT CHARACTERISTICS: SURFACES, SHAPES AND SIZES

The existing cadastral structure shall be preserved **within the constituted areas**.

Within the restructuring areas, by applying the regulated procedure within the masterplans and the restructuring PUZ, the expansion of the surfaces of this type of green spaces shall be ensured where need be, as well as the development of certain Va or Vs areas in the immediate vicinity.

In the urbanization areas, by applying the regulated procedure, within the masterplans and the urbanization PUZ, the constitution of the water course protection type Ve public spaces shall be ensured, as they are underlined within the drawing 3.2. "*Urban planning regulations – Reference territory units*", as well the development in the immediate vicinity of the aforementioned of certain UVa or UVs. For this purpose, use shall be made of the fixed 10% share of the land surfaces within the territory to be urbanized, destined for public utility objectives.

5. BUILDING PLACEMENT AGAINST THE ALIGNMENT

Not applicable.

6. BUILDING PLACEMENT AGAINST THE LATERAL AND POSTERIOR LIMITS OF THE PLOTS

No applicable.

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

Not applicable.

8. ACCESSES AND CIRCULATION

The modification of the spatial organization is allowed based on a masterplan and a PUD as to integrate it into 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 area is completely equipped from an urban point of view.

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

Water supply points connected to the public network shall be provided.

Aerial disposition of cables of any type (electrical, telephone wires, CATV etc.) is prohibited.

13. FREE SPACES AND PLANTED SPACES

Normally, the current structure of the green spaces, alleys and platforms system shall be preserved.

Interventions aiming at regulating riverbeds, hydrotechnical developments, low weir, retention tanks, organizing the green spaces, alleys and platforms systems etc. shall be carried out solely based on certain PUDs that will include hydrological, dendrological, landscaping etc. substantiation studies. A mandatory target is that of preserving / bringing back the quasi-natural character of the area. The plating of the riverbeds / banks with concrete plates or pouring concrete onto the aforementioned is prohibited.

In the restructuring / urbanization areas, the protection sections shall be organized as public green spaces with low, medium, and tall vegetation, aiming at securing the land, protecting it from erosion. Pedestrian and velo routes, resting spots can be organized.

Elimination of mature trees is prohibited, with the exception of the case in which they represent an imminent danger for the safety of persons or goods, or they would impede construction.

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

15. MAXIMUM PERCENTAGE OF LAND OCCUPATION (POT)

Maximum POT = 1%

16. MAXIMUM COEFFICIENT OF LAND USE (CUT)

Maximum CUT = 0.01