

Ec

Economic commercial activities area – en detail – carried out in large units – big box, mall, showroom

SECTION 1. AREA CHARACTER

The area is dedicated to commercial activities such as supermarkets, hypermarkets, malls etc., of great sizes, with a general character, or which are specialized on certain profiles, with zonal addressability or that address the entire city, generally organized in dedicated buildings, some of them in “big box” format.

A. PRIMARY CONDITIONS

The important interventions aiming at expansion, integral or partial restructuring of the existing buildings, the addition of new buildings / building bodies, functional conversions, introduction / addition of new types of activities – only from the category of approved activities or those approved with conditions – shall be mandatorily regulated through the PUZ and the PUD that will aim, as applicable, at a unit / a group of commercial units.

The PUZ and the PUD shall mandatorily include and detail the provisions of the present rules with regards to the objectives and public utility easements, the functional use, placement conditions, building facilities and configuration, maximum occupation possibilities and the use of land etc.

Public advertising of any kind shall be in accordance with the specific regulation issued by the local council.

Temporary advertising is accepted for important events that regard the community (election campaigns, festivals, major cultural events).

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.

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).

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, modernization, and expansion process for the public space shall be carried out only based on complex specialized projects that will aim at improving the urban image in accordance with its character, 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.

For the street network, unitary transversal profiles shall be applied (in accordance with *Appendix 6*). These shall mandatorily contain tree plantations in alignment, long-term stationary spots, sidewalks measuring at least 3.00 – 4.50 m in width, bicycle lanes etc.

The squares shall be organized as pedestrian spaces, monitored traffic occupying at most 2 sides.

The green spaces, such as grass medians and gardens, shall have unlimited public access.

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

The utilities shall be completely moved underground.

SECTION 2. FUNCTIONAL USE

The list of uses / activities corresponding to each category of functions shall be applied, in accordance with *Appendix 1* to the present Regulation.

Functional structure dedicated to the large commercial economic activities.

1. APPROVED USES

- (a) Commercial uses such as supermarket, hypermarket etc., with food stuffs and non-food stuffs, generalized or specialized on various profiles, associated services, organized under “big box” buildings with an ADC greater than 1000 sq.m.
- (b) Commerce and services organized as “mall” systems.
- (c) Commercial representations that include presentation (showroom), “en detail” retail sale, long-term use goods, and provision of associated services (maintenance, revision, service, warranties etc.).

2. APPROVED USES WITH CONDITIONS

Complementary / supporting activities of the area's functional profile – administrative, commercial, touristic accommodations, leisure etc. – with the condition of placing the aforementioned in serving areas specially instituted in this respect through the PUZ.

The elements associated to the technical-urban infrastructure, with the condition of placing them underground or outside of the public space.

3. FORBIDDEN USES

Housing of any type.

Storage, with the exception of that associated to commercial activities.

Commerce and public food services practiced through windows / window displays.

Garages in provisional buildings.

Provisional buildings of any type.

Aboveground elements that are independent of the technical-urban infrastructure on the public space.

Commercial advertising made through the placement of advertising materials of any kind on the buildings – facades, dead walls, roofs, terraces – or the enclosures.

Any uses, other than those allowed through item 1 and item 2.

Any earthworks or vertical systematization works with the purpose of affecting the developments on the public space or the adjacent plots are prohibited.

SECTION 3. BUILDING PLACEMENT CONDITIONS, FACILITIES AND CONFIGURATION

The buildings placement condition, their facilities and configuration shall be established within the PUZ or the PUD, as applicable, by observing the provisions under the present Rules.

4. CHARACTERISTICS OF THE PLOTS: SURFACES, SHAPES, SIZES

Regularly, the existing zoning structure is maintained.

The division of plots may be done under the condition that the resulting plots cumulatively fulfill the following criteria:

- (a) They have a street front
- (b) The length of the street front must be greater or equal with 50 m
- (c) The depth must be greater than the street front
- (d) The surface area must be greater or equal with 3000 square meters
- (e) They must have a regular shape

By exception, in the case of plots that exist in the urban sense of things, and which do not fulfill the aforementioned conditions, a PUD shall be elaborated through which emphasis shall be made of the manner in which these plots may comply to the provisions of the present rules with regards to the functional use, placement, building facilities and configuration, vehicle stationing, maximum occupation possibilities and use of lands.

5. BUILDING PLACEMENT AGAINST THE ALIGNMENT

The existing alignment shall be kept, with the exception of situations in which the present PUG stipulates realignment.

In the case of addition of new building, expansion of the old ones, these shall be disposed in receding plane from the alignment, in discontinuous (open) front. In the situation of corner plots, the receding plane shall be realized against both alignments. The receding plane's size shall be established through the PUZ/PUD, as applicable, it being greater or at most equal to that of the existing neighboring buildings, but no less than 10 m.

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

The buildings shall mandatorily retreat from the lateral limits of the plot over a distance greater or at most equal with half of the buildings' heights, but no less than 6 m.

In the case of a neighboring dead wall pertaining to a building compliant to the area's regulations, the new constructions shall be built in contact with the latter. The dead walls of the annex buildings and/or provisional buildings or of buildings that can be restructured (lacking economic value or value of another nature), found on neighboring plots, shall not be considered. The concrete coupling system shall be established through the PUD, within which the street front associated to an entire block shall be analyzed. Coupling agreements can be concluded between neighbors on the property line.

Retreat from the posterior property limit shall be greater than or equal to the height of the buildings, however, no less than 6 m.

7. BUILDING PLACEMENT IN RELATION WITH OTHERS ON THE SAME PLOT

In the case of two building bodies co-existing on the same plot, a minimum distance of at least two thirds of the tallest building's height shall be ensured between the facades of the two buildings, but no less than 6 m.

8. CIRCULATION AND ACCESSES

The authorization of construction execution is permitted only if there are adequate possibilities for access to the public roads. The roadway accesses shall be made, where

possible, from the inferior rank road arteries. It is recommended that accesses be done through special doubling arteries on the primary traffic arteries. The existing special access arteries or their replacement with parking lots is prohibited.

Normally, separate roadway / pedestrian accesses shall be provided: for personnel, visitors, technological purposes (the latter shall have such a size as to support heavy traffic).

Aside from the public traffic, in the roadway access areas on the plot, the space needed for stationing and vehicle maneuver for vehicles waiting to enter the premises shall be provided.

Any access on the public roads shall be carried out in accordance with the notice and special construction authorization, issued by their administrators.

It is recommended that permeable linings be used for the development of pedestrian and roadway yards within the plots.

9. VEHICLE STATIONING

The required number of signs/markings shall be sized in accordance with *Appendix 2* under the present Regulation. When various functions are foreseen within the same plot, the required number of signs/markings shall be determined by summing up all signs/markings required for each function.

Normally, parking lots on the lands of the commercial units shall be created for vehicle stationing. Alternatively, dedicated buildings may be created, underground or aboveground, or integrated ones within the commercial buildings.

Goods transportation means, vehicles of any type, other than cars, shall station exclusively outside of the public space, on the premises, in spaces expressly designed for them.

10. MAXIMUM BUILDING HEIGHT ALLOWED

The maximum height at the overhang shall not exceed 21 m, and the total (maximum) height shall not exceed 25 m.

For buildings found in privileged urban positions (dominating), greater height regimes may be established through the PUZ, without exceeding 28 m at their highest point.

11. THE EXTERIOR ASPECT OF THE BUILDINGS

The authorization of construction execution is permitted solely if their exterior aspect does not contravene with their function and 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).

The buildings' architecture shall be modern and shall express the program's character.

The commercial / non-commercial companies and their window cases shall respect the regulations under Appendix 3 of the present rules.

12. URBAN UTILITIES AND WASTE EVACUATION CONDITIONS

The area is completely equipped from an urban point of view.

All buildings shall connect to the urban public networks as to ensure all utilities necessary.

The orientation of rainwater towards the public domain or neighboring plots is prohibited.

The connection and metering infrastructure shall be integrated within the surroundings or on dedicated buildings, located on the premises.

The aerial disposition of cables of any type (electrical, telephone wires, CATV etc.) on the public space is prohibited.

Each unit shall dispose of a space within the plot (potentially integrated within the building) destined for waste collection to be evacuated by means of the urban sanitation services, accessible from the public space.

13. FREE SPACES AND PLANTED SPACES

On the plot, the green spaces organized on the natural soil shall occupy at least 20% of the entire surface area and shall be exclusively comprised of vegetation (low, medium, and high). The surfaces that have any type of linings fall under the free spaces categories.

On the land surface between the street / public space and the buildings retreated from the alignment (the façade garden), at least 60% of the surface shall be organized as green spaces.

The on the ground parking lots shall be created with a tree planted after each 6 parking spots.

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

14. ENCLOSURES

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 hedgerows.

The enclosures to the neighboring plots shall have a maximum height of 2.20 m and shall be either opaque or transparent.

The gates of enclosures located in alignment shall open without affecting the public space.

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

15. MAXIMUM PERCENTAGE OF LAND OCCUPATION (POT)

Maximum POT = 60%

16. MAXIMUM COEFFICIENT OF LAND USE (CUT)

Maximum CUT = 1.2