

Liu Housing units with a low height regime disposed on an urban plot plan

APPROVED RULES	PROPOSAL FOR THE AMENDMENT AND COMPLETION OF THE RULES
SECTION 1. THE AREA'S CHARACTER	
<p>The area is characterized by the low density residential function (predominantly one family housing units), by the homogeneous and regular plot plan resulted from certain urbanization operations (with generous plots, with an opening onto the street of 12-20 m, a depth of 30-55 m, and a surface area of 450 – 1000 square meters), and by the isolated construction regime, with modern urban housing buildings, receding from the alignment (the character being marked by the presence of the national Romance architecture and the international style).</p> <p>Sub-areas: S_Et – Sub-area of tertiary economic activities located in residential areas – see Rules associated to the UTR Et 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 A</p>	<p>The area is characterized by the low density residential function (predominantly one family housing units), by the homogeneous and regular plot plan resulted from certain urbanization operations (with generous plots, with an opening onto the street of 12-20 m, a depth of 30-55 m, and a surface area of 450 – 1000 square meters), and by the isolated construction regime, with modern urban housing buildings, receding from the alignment (the character being marked by the presence of the national Romance architecture and the international style).</p> <p>Sub-areas: S_Et – Sub-area of tertiary economic activities located in residential areas – see Rules associated to the UTR Et 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 A</p>
A. PRIMARY CONDITIONS	
<p>A PUZ shall be elaborated for the institution of new S_Et or S_Is sub-areas. In the case of the elaboration of a PUZ, the following conditions shall be respected:</p> <p>(a) The minimum territory that is to be regulated through the PUZ shall be the Reference territorial unit. In well substantiated cases, a PUZ may be elaborated for a smaller territory, if it is emphasized as an independent, unitary, and coherent urban unit from a spatial and functional point of view. It shall include at least one block.</p> <p>(b) The detailed urban planning program, the public utility objectives and easements, the restrictions established by the PUG, as well as those subsequently identified or as an effect of the PUZ provisions, other specific conditions of the territory in question shall be specified by means of the Opportunity notice (The Chief Architect's notice) issued with the consultation / approval of the CTATU.</p> <p>The PUZ and RLU rules approved on the date on which the new PUG enters into force shall be replaced by the regulations within the present rules, under the conditions stipulated under Article 31, Regulation of transitory situations.</p>	<p>A PUZ shall be elaborated for the institution of new S_Et or S_Is sub-areas. In the case of the elaboration of a PUZ, the following conditions shall be respected:</p> <p>(a) The minimum territory that is to be regulated through the PUZ shall be the Reference territorial unit. In well substantiated cases, a PUZ may be elaborated for a smaller territory, if it is emphasized as an independent, unitary, and coherent urban unit from a spatial and functional point of view. It shall include at least one block.</p> <p>(b) The detailed urban planning program, the public utility objectives and easements, the restrictions established by the PUG, as well as those subsequently identified or as an effect of the PUZ provisions, other specific conditions of the territory in question shall be specified by means of the Opportunity notice (The Chief Architect's notice) issued with the consultation / approval of the CTATU.</p>

	<p>The PUZ and RLU rules approved on the date on which the new PUG enters into force shall be replaced by the regulations within the present rules, under the conditions stipulated under Article 31, Regulation of transitory situations.</p>
<p>B. EASEMENTS FOR PUBLIC UTILITY OBJECTIVES IN THE AREA, OTHER RESTRICTIONS</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 – Chapter 2. – <i>Special regime lands and areas</i> and Chapter 3 – <i>General conditions regarding constructions</i>.</p> <p>Public utility easements: 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, social housing etc., in accordance with the urban planning program established through the Opportunity notice (Chief Architect’s notice).</p> <p>The PUZ and RLU rules approved on the date on which the new PUG enters into force shall be replaced by the regulations within the present rules, under the conditions stipulated under Article 31, <i>Regulation of transitory situations</i>.</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 – Chapter 2. – <i>Special regime lands and areas</i> and Chapter 3 – <i>General conditions regarding constructions</i>.</p> <p>Public utility easements: 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, social housing etc., in accordance with the urban planning program established through the Opportunity notice (Chief Architect’s notice).</p> <p>The issuance of the Authorization for other works than those for public utility on the lands affected by a public utility easement, is prohibited. By exception, for the existing buildings encumbered by a public easement, up to their application, work may be authorized which do not lead to the amplification of the construction volume, such as: current maintenance works, interior modification works, or destination works, provisional works: advertising boards, companies, and adds.</p> <p>The land surfaces encumbered by public utility easements shall be separated from the initial ones and shall be registered under the Land Register with the destination land reserved for public utility easement.</p>
<p>C. PUBLIC SPACE REGULATIONS</p>	
<p>The development and use of the public space shall be carried out with the observance of the regulations comprised under Appendix 4 and of the regulations below.</p> <p>In the case of the rehabilitation / modernization of the street network, specialized projects shall be elaborated within which the unitary transversal profiles shall be applied, specifically the residential one (according to Appendix 6), which shall determine the public space and the area’s character. These shall be subject to CTATU approval.</p>	<p>The development and use of the public space shall be carried out with the observance of the regulations comprised under Appendix 4 and of the regulations below.</p> <p>In the case of the rehabilitation / modernization of the street network, specialized projects shall be elaborated within which the unitary transversal profiles shall be applied, specifically the residential one (according to Appendix 6), which shall determine the public space and the area’s character. These shall be subject to Chief Architect’s approval.</p>

<p>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.</p> <p>We recommend limiting the speed of vehicles on the streets of local interest to 30 km/h.</p> <p>Specialized projects shall be elaborated for the rehabilitation or development of public green / free spaces, projects within which, among others, playgrounds, sports and resting spots shall also be included. These shall obtain the Chief Architect's notice.</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>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>We recommend limiting the speed of vehicles on the streets of local interest to 30 km/h.</p> <p>The electricity and communication cables shall be introduced underground, as all other urban networks.</p> <p>Specialized projects shall be elaborated for the rehabilitation or development of public green / free spaces, projects within which, among others, playgrounds, sports and resting spots shall also be included. These shall obtain the Chief Architect's notice.</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>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>
1. APPROVED USES	
<p>Individual housing units (one family) and their annexes: garages, gazebos, enclosures/fences, roadway and pedestrian platforms, exterior developments, pools.</p> <p>Semi-collective housing units (family), with at most two housing units.</p>	<p>Individual housing units (one family) and their annexes: garages, gazebos, enclosures/fences, roadway and pedestrian platforms, exterior developments, pools.</p> <p>Semi-collective housing units (family), with at most two housing units on the plot (overlaid housing units or glued together). Alternatively, two individual housing units in isolated regime can be placed on a plot, case in which a PUD shall be elaborated.</p>
2. APPROVED USES WITH CONDITIONS	
<p>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.</p> <p>Public access services (proximity services), according to Appendix 1 to the present rules, provided mainly by owners, under the following conditions:</p> <p>(a) to mainly address the area's residents</p> <p>(b) the net surface area occupied by these services shall not exceed 80 square meters</p> <p>(c) these shall imply at most 5 persons</p> <p>(d) the activity (including storage) shall take place solely within the building</p> <p>(e) the services shall generate no sound, chemical, or visual pollution, and shall not affect the privacy of the neighboring plots.</p>	<p>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.</p> <p>Public access services (proximity services), according to Appendix 1 to the present rules, provided mainly by owners, under the following conditions:</p> <p>a) to mainly address the area's residents</p> <p>(a) the net surface area occupied by these services shall not exceed 80 square meters</p> <p>(b) these shall imply at most 5 persons</p> <p>b) the activity (including storage) shall take place solely within the building</p>

<p>(f) activities that do not comply with the previous provisions shall obtain the plot neighbors' consent. Furthermore, consent is required for any intervention upon the existing spaces / buildings that host activities such as those mentioned above</p> <p>(g) public food services activities shall obtain the consent of the neighbors over a 50 m radius from the plot line, in every direction.</p> <p>Professional or manufacturing services, according to Appendix 1 to the present rules, provided by owners / occupants only parallel to housing unit, under the following conditions:</p> <p>a) to mainly address the area's residents</p> <p>(b) the net surface area occupied by these services shall not exceed 80 square meters</p> <p>(c) these shall imply at most 5 persons</p> <p>(d) the activity (including storage) shall take place solely within the building</p> <p>(e) the services shall generate no sound, chemical, or visual pollution, and shall not affect the privacy of the neighboring plots.</p> <p>(f) activities that do not comply with the previous provisions shall obtain the plot neighbors' consent. Furthermore, consent is required for any intervention upon the existing spaces buildings that host activities such as those mentioned above</p> <p>(g) public food services activities shall obtain the consent of the neighbors over a 50 m radius from the plot line, in every direction.</p> <p>Tourism functions, under the following conditions:</p> <p>(a) shall not include public food services;</p> <p>(b) the neighbors' consent shall be received</p> <p>Educational / learning institutions – day-care facility, kindergartens, public and private schools, under the following conditions:</p> <p>(a) a PUZ shall be elaborated for the organization of the plot occupation</p> <p>(b) the necessary surfaces (land, net, developed) shall be provided, as well as the required capacity function, according to norms regarding design, execution, and exploitation of said constructions (c) no other functions shall exist on the plot</p>	<p>c) the services shall generate no sound, chemical, or visual pollution, and shall not affect the privacy of the neighboring plots.</p> <p>d) activities that do not comply with the previous provisions shall obtain the plot neighbors' consent.</p> <p>Furthermore, consent is required for any intervention upon the existing spaces buildings that host activities such as those mentioned above</p> <p>Public food services activities shall obtain the consent of the neighbors over a 50 m radius from the plot line, in every direction.</p> <p>Professional or manufacturing services, according to Appendix 1 to the present rules, provided by owners / occupants only parallel to housing unit, under the following conditions:</p> <p>(a) to mainly address the area's residents</p> <p>(b) the net surface area occupied by these services shall not exceed 80 square meters</p> <p>(c) these shall imply at most 5 persons</p> <p>a) the activity (including storage) shall take place solely within the building</p> <p>b) the services shall generate no sound, chemical, or visual pollution, and shall not affect the privacy of the neighboring plots.</p> <p>c) activities that do not comply with the previous provisions shall obtain the plot neighbors' consent.</p> <p>Furthermore, consent is required for any intervention upon the existing spaces buildings that host activities such as those mentioned above.</p> <p>Tourism functions, under the following conditions:</p> <p>a) shall not include public food services;</p> <p>b) the neighbors' consent shall be received</p> <p>Educational / learning institutions – day-care facility, kindergartens, public and private schools, under the following conditions:</p> <p>a) a PUZ shall be elaborated for the organization of the plot occupation;</p> <p>b) the necessary surfaces (land, net, developed) shall be provided, as well as the required capacity function, according to norms regarding design, execution, and exploitation of said constructions;</p> <p>c) no other functions shall exist on the plot.</p>
3. PROHIBITED USES	
<p>Any uses, other than those at items 1 and 2. This regulation has a definitive character and cannot be amended through the PUZ.</p> <p>Earthworks and vertical systematization works that will affect the public space developments or the adjacent plots are prohibited.</p>	<p>Any uses, other than those at items 1 and 2. This regulation has a definitive character and cannot be amended through the PUZ.</p> <p>Earthworks and vertical systematization works that will affect the public space developments or the adjacent plots are prohibited.</p>

SECTION 3. BUILDING PLACEMENT CONDITIONS, FACILITIES AND CONFIGURATION	
<p>It is recommended that the placement, orientation, and configuration of the housing buildings observe the area’s specific typology.</p> <p>The expansion, attic conversion, or addition of levels to the existing buildings is possible only by observing the development and configuration conditions regulated within the present section. The existing buildings or parts of the existing buildings that do not fall under the provisions of the present regulation shall not be eligible for amplification, only to be maintained within the current parameters.</p>	<p>It is recommended that the placement, orientation, and configuration of the housing buildings observe the area’s specific typology.</p> <p>The expansion, attic conversion, or addition of levels to the existing buildings is possible only by observing the development and configuration conditions regulated within the present section.</p> <p>The existing buildings or parts of the existing buildings that do not fall under the provisions of the present regulation shall not be eligible for amplification, only to be maintained within the current parameters.</p>
4. CHARACTERISTICS OF THE PLOTS: SURFACES, SHAPES, SIZES	
<p>The plots that cumulatively fulfill the following conditions shall be deemed buildable plots:</p> <ul style="list-style-type: none"> (a) they have an opening to the street (b) the length of the street front is greater or equal to 12 m. (c) the depth is greater than the street front (d) the surface area is greater or equal with 350 square meters. (e) the plot has a regular shape <p>By exception, in the case of existing plots in the urban sense that do not fulfill the conditions listed above, a PUD shall be elaborated and it shall emphasize the manner of compliance with the provisions under the present regulation regarding the functional use, placement, building facilities and configuration, vehicle stationing, maximum occupation possibilities and maximum land use possibilities.</p> <p>In the case of existing plots on the date on which the PUG enters into force, plots that are accessible through right of way, resulted from the division in depth of an initial plot, their constructability shall be conditioned by the neighbors’ consent, if their plots are not, in turn, in the same situation.</p> <p>Plot division or merging operations are allowed, under the condition that all resulting plots observe the aforementioned conditions, specific to the area.</p>	<p>The plots that cumulatively fulfill the following conditions shall be deemed buildable plots:</p> <ul style="list-style-type: none"> a) they have an opening to the street b) the length of the street front is greater or equal to 12 m. c) the depth is greater than the street front d) the surface area is greater or equal with 350 square meters. e) the plot has a regular shape <p>By exception, in the case of existing plots in the urban sense that do not fulfill the conditions listed above, a PUD shall be elaborated and it shall emphasize the manner of compliance with the provisions under the present regulation regarding the functional use, placement, building facilities and configuration, vehicle stationing, maximum occupation possibilities and maximum land use possibilities.</p> <p>In the case of existing plots on the date on which the PUG enters into force, plots that are accessible through right of way, resulted from the division in depth of an initial plot, their constructability shall be conditioned by the neighbors’ consent if their plots are not, in turn, in the same situation.</p> <p>Plot division or merging operations are allowed, under the condition that all resulting plots observe the aforementioned conditions, specific to the area.</p>
5. BUILDING PLACEMENT AGAINST THE ALIGNMENT	
<p>In the situations in which there are certain unitary alignments (the same retreat from the alignment on at least four neighboring plots on the same front with the plot in question), the buildings shall recede on the same distance from the alignment as the other neighboring buildings.</p> <p>In the situations with variable alignment, the buildings shall recede with at least 3 m and at most 5 m from the alignment.</p>	<p>In the situations in which there are certain unitary alignment (the same retreat from the alignment on at least four neighboring plots on the sale front with the plot in question), the buildings shall recede on the same distance from the alignment as the other neighboring buildings.</p> <p>In the situations with variable alignment, the buildings shall recede with at least 3 m and at most 5 m from the alignment.</p>

<p>In the case of corner plots, the retreat shall be carried out in relation to both alignments. The garages shall recede with at least 6 m from the alignment, as to allow parking a vehicle in front of them.</p>	<p>In the case of corner plots, the retreat shall be carried out in relation to both alignments. The garages shall recede with at least 6 m from the alignment, as to allow parking a vehicle in front of them.</p>
<p>6. BUILDING PLACEMENT AGAINST THE LATERAL AND POSTERIOR LIMITS OF THE PLOTS</p>	
<p>For plots with a street front with a length between 12 and 15 m: (a) in the case in which there is a neighboring dead wall, the buildings shall be glued to it. The new dead wall shall not exceed the length of the existing one. The dead walls of the annex constructions and/or of the temporary buildings on the neighboring plots shall not be taken into consideration. A new dead wall may be built only in order to cover an existing dead wall. The buildings shall mandatorily recede from the side opposing the one that includes an existing dead wall with at least 3 m. In the case of dead walls on both sides of the plots, the front shall be closed up. (b) in the case in which there are no dead walls on the lateral property lines, the buildings shall mandatorily recede from them with a distance of at least 3 m. By exception, in the situation in which a “local rule” (area rule, a custom of the place) regarding building placement on the plot is identified – demonstrated through the presentation of the neighboring real estate on the situation plan – which implies a smaller retreat from the lateral property line, it can be applied only on one of the sides. In this case, the building’s height, on this side, shall not exceed 4.50 m. For the plots with a street front with a length greater than 15 m: (a) in the case in which there is a neighboring dead wall, the buildings shall be glued to it. The new dead wall shall not exceed the length of the existing one. The dead walls of the annex constructions and/or of the temporary buildings on the neighboring plots shall not be taken into consideration. A new dead wall may be built only in order to cover an existing dead wall. The buildings shall mandatorily recede from the side opposing the one that includes an existing dead wall with at least 3 m. (b) in the case in which there are no dead walls on the lateral property lines, the buildings shall mandatorily recede from them with a distance of at least 3 m. By exception, in the situation in which a “local rule” (area rule, a custom of the place) regarding building placement on the plot is identified – demonstrated through the presentation of the neighboring real estate on the situation plan – which implies a smaller retreat from the lateral property line (but no less than 2 m), it can be applied only on one of the sides, under the condition that the neighboring building has a minimum 3 m retreat from the line in question. In this case, the building’s height, on this side, shall not exceed 4.50 m. For all situations:</p>	<p style="text-align: center;">For plots with a street front with a length between 12 and 15 m:</p> <p>a) in the case in which there is a neighboring dead wall, the buildings shall be glued to it. The new dead wall shall not exceed the length of the existing one. The dead walls of the annex constructions and/or of the temporary buildings on the neighboring plots shall not be taken into consideration. A new dead wall may be built only in order to cover an existing dead wall. The buildings shall mandatorily recede from the side opposing the one that includes an existing dead wall with at least 3 m. In the case of dead walls on both sides of the plots, the front shall be closed up. b) in the case in which there are no dead walls on the lateral property lines, the buildings shall mandatorily recede from them with a distance of at least 3 m. By exception, in the situation in which a “local rule” (area rule, a custom of the place) regarding building placement on the plot is identified – demonstrated through the presentation of the neighboring real estate on the situation plan – which implies a smaller retreat from the lateral property line, it can be applied only on one of the sides. In this case, the building’s height, on this side, shall not exceed 4.50 m. For the plots with a street front with a length greater than 15 m: a) in the case in which there is a neighboring dead wall, the buildings shall be glued to it. The new dead wall shall not exceed the length of the existing one. The dead walls of the annex constructions and/or of the temporary buildings on the neighboring plots shall not be taken into consideration. A new dead wall may be built only in order to cover an existing dead wall. The buildings shall mandatorily recede from the side opposing the one that includes an existing dead wall with at least 3 m. b) in the case in which there are no dead walls on the lateral property lines, the buildings shall mandatorily recede from them with a distance of at least 3 m. By exception, in the situation in which a “local rule” (area rule, a custom of the place) regarding building placement on the plot is identified – demonstrated through the presentation of the neighboring real estate on the situation plan – which implies a smaller retreat from the lateral property line (but no less than 2 m), it can be applied only on one of the sides, under the condition that the neighboring building has a minimum 3 m retreat from the line in question. In this case, the building’s height, on this side, shall not exceed 4.50 m.</p>

<p>(a) the buildings shall recede from the posterior property line with a minimal distance equal to the building's height, but no less than 6 m.</p> <p>(b) the garages, including those within the main building body, can be glued to the plots' lateral property lines, under the condition that the dead wall's height does not exceed 2.80 m.</p> <p>(c) the garages shall retreat with at least 6 m from the plot's posterior property line.</p> <p>(d) all buildings on plot in the urban sense shall be placed on the strip adjacent to the alignment with a depth of 25 m, with the exception of temporary aedicula that contribute to the development of the garden (gazebos / pavilions, storages for tools etc.), whose overall surface area shall be of at most 15 square meters.</p>	<p>For all situations:</p> <p>a) the buildings shall recede from the posterior property line with a minimal distance equal to the building's height, but no less than 6 m.</p> <p>b) the garages, including those within the main building body, can be glued to the plots' lateral property lines, under the condition that the dead wall's height does not exceed 2.80 m.</p> <p>c) the garages shall retreat with at least 6 m from the plot's posterior property line.</p> <p>d) all buildings on plot in the urban sense shall be placed on the strip adjacent to the alignment with a depth of 25 m, with the exception of temporary aedicula that contribute to the development of the garden (gazebos / pavilions, storages for tools etc.), whose overall surface area shall be of at most 15 square meters.</p>
<p>7. BUILDING PLACEMENT IN RELATION WITH OTHERS ON THE SAME PLOT</p>	
<p>The minimum distance between two buildings on the same plot shall be equal with half of the tallest building's height, measured at the overhang or the attic, at the highest point, but no less than 3 m.</p> <p>In the case in which the main rooms (living room, bedroom) are oriented towards the space between the two buildings, the minimum distance shall be of at least 6 m.</p>	<p>The minimum distance between two buildings on the same plot shall be equal with half of the tallest building's height, measured at the overhang or the attic, at the highest point, but no less than 3 m.</p> <p>In the case in which the main rooms (living room, bedroom) are oriented towards the space between the two buildings, the minimum distance shall be of at least 6 m.</p>
<p>8. CIRCULATION AND ACCESSES</p>	
<p>The authorization of construction execution is permitted only if there is direct access to the public roads. By exception, for the situations that exist on the date on which the PUG enters into force, the construction of plots with access through right of way to the public roads is permitted. A plot may have a single pedestrian access and a single roadway access. The roadway access shall have a maximum width of 3 m. Any other access to the public roads shall be made in accordance with the notice issued by their administrator.</p> <p>Permeable linings are recommended for the pedestrian ways and roadways within the plots.</p>	<p>The authorization of construction execution is permitted only if there is direct access to the public roads. By exception, for the situations that exist on the date on which the PUG enters into force, the construction of plots with access through right of way to the public roads is permitted. Normally, a plot may have a single pedestrian access and a single roadway access. The roadway access shall have a maximum width of 3 m.</p> <p>Any other access to the public roads shall be made in accordance with the notice issued by their administrator.</p> <p>Permeable linings are recommended for the pedestrian ways and roadways within the plots.</p>
<p>9. VEHICLE STATIONING</p>	
<p>Vehicle stationing shall be organized within the plots.</p> <p>The necessary number of parking spots: Individual housing units (one-family) or semi-collective housing units (family), including the case in which the occupants carry out liberal or manufacturing activities:</p> <p>(a) at least one parking space for buildings with a net surface smaller than 100 square meter</p>	<p>Vehicle stationing shall be organized within the plots.</p> <p>The necessary number of parking spots:</p> <p>Individual housing units (one-family) or semi-collective housing units (family), including the case in which the occupants carry out liberal or manufacturing activities:</p>

<p>(b) at least two parking spaces for buildings with a net surface greater than 100 square meter</p> <p>Services with public access (proximity services):</p> <p>(a) at least two parking spaces</p> <p>By exception, in the situation in which, due to demonstrable reasons, reasonable parking conditions or the necessary parking spaces for the partial restructuring works (destination changes, partial demolitions, expansions, attic conversions, addition of new building bodies etc.) cannot be created within the plot, parking on the public domain may be accepted, based on a subscription plan. A PUD shall be elaborated in these cases.</p> <p>Tourism functions, under the following conditions:</p> <p>(a) the functions do not include public food services;</p> <p>(b) the neighbors' consent is obtained</p> <p>Educational / learning institutions – day-care institutions, kindergartens, public or private schools – parking spaces for personnel:</p> <p>(a) at least one parking space for every 5 persons, but no less than two.</p>	<p>a) at least one parking space for buildings with a net surface smaller than 100 square meter</p> <p>b) at least two parking spaces for buildings with a net surface greater than 100 square meter</p> <p>Services with public access (proximity services): at least two parking spaces.</p> <p>By exception, in the situation in which, due to demonstrable reasons, reasonable parking conditions or the necessary parking spaces for the partial restructuring works (destination changes, partial demolitions, expansions, attic conversions, addition of new building bodies etc.) cannot be created within the plot, parking on the public domain may be accepted, based on a subscription plan. A PUD shall be elaborated in these cases.</p> <p>Tourism functions, under the following conditions:</p> <p>a) the functions do not include public food services;</p> <p>b) the neighbors' consent is obtained</p> <p>Educational / learning institutions – day-care institutions, kindergartens, public or private schools – parking spaces for personnel: at least one parking space for every 5 persons, but no less than two.</p>
10. MAXIMUM BUILDING HEIGHT ALLOWED	
<p>The maximum approved height regime is of three aboveground levels (ground floor + level + attic / lower level) or (semi-basement + ground floor + attic / lower level). The retraction of the last level shall be greater or equal to 1.80 m in relation to the façade's plan towards the street / public space.</p> <p>In total, the height regime cannot exceed one of the following configurations: (B)+GF+1+A, (B)+GF+1+LL, SB+GF+A, SB+GF+LL (abbreviations: B – basement, SB-semi-basement, GF – ground floor, A – attic, LL – lower level).</p> <p>The maximum approved building height, measured at the higher overhang or at the attic of the last lower level, at its highest point, shall not exceed 8 m.</p> <p>The maximum approved building height, measured at the roof's crown or at the attic of the last lower level, at its highest point, shall not exceed 12 m.</p>	<p>The maximum approved height regime is of three aboveground levels (ground floor + level + attic / lower level) or (semi-basement + ground floor + attic / lower level). The retraction of the last level shall be greater or equal to 1.80 m in relation to the façade's plan towards the street / public space.</p> <p>In total, the height regime cannot exceed one of the following configurations: (B)+GF+1+A, (B)+GF+1+LL, SB+GF+A, SB+GF+LL (abbreviations: B – basement, SB-semi-basement, GF – ground floor, A – attic, LL – lower level).</p> <p>The maximum approved building height, measured at the higher overhang or at the attic of the last lower level, at its highest point, shall not exceed 8 m.</p> <p>The maximum approved building height, measured at the roof's crown or at the attic of the last lower level, at its highest point, shall not exceed 12 m.</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</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.</p>

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 creation of architectural imitations or the imitation of historical styles is prohibited.
 The volumetry shall be balanced, specific to the architectural program.
 The coverings with roof framings shall have simple shapes, with a roof ridged in two or four points, with equal and constant slopes which shall not exceed 60°, or with a terrace. The overhangs shall be urban.
 The full – empty ratio shall be the one specific to the program.
 The finishes materials shall be those specific to the area – ceramic tile or fine folded sheet metal for inclined roofs, masonry for facades, stone or masonry plating for bases and other architectural elements.
 We recommend wood for joineries (doors and windows)
 The colors shall be pastel, open, close to the natural ones, specific. The use of saturated, ostentatious, dark colors is prohibited on all construction elements.
 It is prohibited to eliminate specific decorations (borders, overhangs, platbands, colonette, pillars, joinery, enclosures etc.) on existing buildings upon renovation or thermal rehabilitation. In the case of restructuring / expansion, these elements shall be incorporated in the general concept.
 The professional services rendered by the occupants may be marked through engraved metallic plates measuring at most 30x50 m. These shall be placed solely at the limit or beyond the public domain.

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 creation of architectural imitations or the imitation of historical styles is prohibited.
 The volumetry shall be balanced, specific to the architectural program.
 The coverings with roof framings shall have simple shapes, with a roof ridged in two or four points, with equal and constant slopes which shall not exceed 60°, or with a terrace. The overhangs shall be urban.
 The full – empty ratio shall be the one specific to the program.
 The finishes materials shall be those specific to the area – ceramic tile or fine folded sheet metal for inclined roofs, masonry for facades, stone or masonry plating for bases and other architectural elements.
 We recommend wood for joineries (doors and windows)
 The colors shall be pastel, open, close to the natural ones, specific. The use of saturated, ostentatious, dark colors is prohibited on all construction elements.
 It is prohibited to eliminate specific decorations (borders, overhangs, platbands, colonette, pillars, joinery, enclosures etc.) on existing buildings upon renovation or thermal rehabilitation. In the case of restructuring / expansion, these elements shall be incorporated in the general concept.
 The professional services rendered by the occupants may be marked through engraved metallic plates measuring at most 30x50 m. These shall be placed solely at the limit or beyond the public domain.

12. URBAN UTILITIES AND WASTE EVACUATION CONDITIONS

All utilities shall be ensured by means of connection to the public urban networks, the area benefiting from complete facilities.
 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. Each plot shall dispose a platform or a space within the plot (potentially integrated within the enclosure), destined for common waste collection, and with access from the public space.

All utilities shall be ensured by means of connection to the public urban networks, the area benefiting from complete facilities.
 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.
 Each plot shall dispose a platform or a space within the plot (potentially integrated within the enclosure), destined for common waste collection, and with access from the public space.

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. 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. 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>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>
14. ENCLOSURES	
<p>Towards the public space, the alignment shall be mandatorily closed up with enclosures throughout its entire length. 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 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 that of the buildings on the plot.</p>	<p>Towards the public space, the alignment shall be mandatorily closed up with enclosures throughout its entire length.</p> <p>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.</p> <p>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 that 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>Housing units, other approved uses: Maximum POT = 35%</p> <p>The educational/learning institutions – day-time, kindergarten, public and private Maximum POT = 25%</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>Housing units, other approved uses: Maximum POT = 35%</p> <p>The educational/learning institutions – day-time, kindergarten, public and private Maximum POT = 25%</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>
16. MAXIMUM COEFFICIENT OF LAND USE (CUT)	
<p>Housing units, other approved uses: Maximum CUT = 0.9</p> <p>The educational/learning institutions – day-time, kindergarten, public and private Maximum CUT = 0.9</p>	<p>Housing units, other approved uses: Maximum CUT = 0.9</p> <p>The educational/learning institutions – day-time, kindergarten, public and private Maximum CUT = 0.9</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. In the case of attics, the level surface (SN) of the attic shall represent at most 60% of the current surface level (only the portion with $h_{\text{free}} \geq 1.40 \text{ m}$).

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. In the case of attics, the level surface (SN) of the attic shall represent at most 60% of the current surface level (only the portion with $h_{\text{free}} \geq 1.40 \text{ m}$).