

Vs

Green area - with the purpose of sports complex

SECTION 1. THE AREA'S CHARACTER

Green spaces – parks, sports bases, public or private, with limited public access.

Public access is permitted based on a pre-established schedule, for a fee.

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.

A masterplan and a PUD shall be elaborated for interventions aiming at restructuring this type of spaces.

The PUD study territory is the green area in question, in its entirety.

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

The authorization of rehabilitation works shall be done based on the present Rules, from which no derogation shall be accepted.

Interventions that make parasite buildings permanent (capital repairs, expansions etc.) are not allowed.

The interventions shall mainly aim at conserving the ensemble's coherence, the rehabilitation of constructions, developments, plantations, improvement of landscaping and environment elements.

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.

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) 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) Outdoor sports fields
- (f) Stands/bleachers for spectators
- (g) Buildings for sports activities
- (h) Locker rooms, restrooms, training halls, technical spaces, spaces for administration and maintenance
- (i) Public food services units, with a maximum ADC of 100 square meters (cafeterias, coffee shops, buffet etc.)

Normally, the current uses are maintained, uses that can be developed, reorganized, or modernized in accordance with the current needs.

2. APPROVED USES WITH CONDITIONS

Car access for maintenance, interventions, material transportation on the alley system and pedestrian and velo platforms, as long as it has an occasional and limited character.

Functional reconversions may be taken into consideration, as long as that the new uses are also part of the category of approved activities, and that they are compatible with the existing spaces/developments/buildings.

Elements associated to the technical-urban infrastructure, as long as they exclusively serve the respective space, are placed underground or in such a way as to have a minimum visual impact, generate no sound pollution or pollution of any other kind.

3. FORBIDDEN USES

Any uses, other than those at items 1 and 2.

Earthworks and vertical systematization works that will affect the public space developments or the adjacent plots are prohibited.

SECTION 3. BUILDING PLACEMENT CONDITIONS, FACILITIES, AND CONFIGURATIONS

4. PLOT CHARACTERISTICS: SURFACES, SHAPES, SIZES

The existing cadastral structure shall be preserved.

The expansion of the green areas' territory destined for sports complex is permitted, case in which a masterplan and a PUZ shall be elaborated for the preservation of the overall coherence.

5. BUILDING PLACEMENT AGAINST THE ALIGNMENT

To be established, as applicable, through the PUD.

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

To be established, as applicable, through the PUD.

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

To be established, as applicable, through the PUD.

8. CIRCULATION AND ACCESSES

The current accesses shall be preserved, as well as the existing alley network, the transversal profiles, and their lining type, as an essential part of the urban image and of the composition.

Based on a masterplan and a PUD, the modification of the street network with the purpose of integrating it into the general urban system of pedestrian and velo routes IS allowed, as long as the overall composition is preserved.

The access to the adjacent public road shall be rehabilitated / carried out according to the notice issued by their administrator.

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 green spaces territory is prohibited. These shall be organized / regulated in the vicinity of the entry areas, as part of the parking / public garages system.

The number of parking spaces shall be established in accordance with *Appendix 2* under the present regulation.

10. MAXIMUM APPROVED BUILDING HEIGHT

For new buildings, the maximum height to the overhang shall not exceed 9 m (semi-basement) + GF + 1. Partial levels (split level, mezzanine) are also allowed, as long as they respect the regulated overhang height.

11. EXTERIOR ASPECT OF THE BUILDINGS

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).

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.

12. URBAN UTILITIES AND WASTE EVACUATION CONDITIONS

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

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

Special consideration shall be granted to public lighting, subject to certain specialized studies.

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

The orientation of rainwaters towards the public space or the neighboring plots is prohibited.

The service and metering boxes shall be integrated within enclosures or buildings.

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

A space destined for waste collection shall be created within the maintenance area, space which shall be accessible from the public space, and a space shall be created for vegetal wastes (compost).

13. FREE SPACES AND PLANTED SPACES

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

Important interventions upon the green spaces and the alleys and platforms system shall be carried out only based on dendrological and landscaping studies, in the context of preserving the specific characters, based on a PUD.

The surface area of the actual green spaces, organized on the natural ground, shall occupy at least 50% of the total surface of the green area, and shall exclusively comprise vegetation (low, medium, high). The surfaces with lining of any type shall fall under the category of free spaces.

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 public space alignment shall be mandatorily closed throughout its length by means of enclosures.

The enclosures towards 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 2.2 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 opaque, normally made either from faux brick masonry or plastered brick.

The architectural treatment of the enclosures shall be correlated with those of the buildings on the plots.

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

15. MAXIMUM PERCENTAGE OF LAND OCCUPATION (POT)

Maximum POT = 10% (only for buildings that include interior spaces, of any type)

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 territory of the grass median, garden, or park.

16. MAXIMUM COEFFICIENT OF LAND USE (CUT)

Maximum CUT = 0.2 (only for buildings that include interior spaces, of any type)

This regulation shall also apply in the case of the expansion of existing buildings, attic conversion, creation of new floors, or the addition of new building bodies, the calculation being mandatorily performed on the entire territory of the grass median, garden, or park.