



RLUMT - REGULAMENTUL LOCAL DE URBANISM AL MUNICIPIULUI TULCEA
REGLEMENTARI PE U.T.R.
MARTIE 1998

LIMITE TERRITORIALE

	LTM	LIMITA TERITORIULUI ADMINISTRATIV AL MUNICIPIULUI TULCEA
	U	LIMITA TERITORIULUI INTRAVILAN IANUARIE 1998
	LUTH	LIMITA UNITATILOR TERRITORIALE DE REFERINTA - U.T.R.
	7	NUMAR DE ORDINE AL U.T.R.

ZONIFICAREA TERRITORIULUI

	C	ZONA CENTRALA
	IS	ZONA PENTRU INSTITUTII SI SERVICII PUBLICE DE INTERES GENERAL (IN EXCLUSIVITATE/PREPONDERENT)
SUBZONE :	a	CONSTRUCTII ADMINISTRATIVE
	i	CONSTRUCTII DE INVATAMANT
	s	CONSTRUCTII DE SANATATE
	ct	CONSTRUCTII DE CULTURA
	as	CONSTRUCTII DE ASISTENTA SOCIALA
	cu	CONSTRUCTII DE CULT
	f	CONSTRUCTII FINANCIAR BANCARE
	sp	CONSTRUCTII SI AMENAJARI SPORTIVE
	t	CONSTRUCTII PENTRU TURISM
	c	CONSTRUCTII COMERCIALE
	ps	CONSTRUCTII PENTRU PRESTARI SERVICII
	m	ANSAMBLURI ISTORICE SI DE ARHITECTURA
	LM	ZONA REZIDENTIALA CU CLADIRI P, P+1, P+2 (PANA LA 10M)
SUBZONE :	u1	SUBZONA EXCLUSIV REZIDENTIALA CU CLADIRI DE TIP URBAN (LOCUINTE SI FUNCTII COMPLEMENTARE)
	r1	SUBZONA EXCLUSIV REZIDENTIALA CU CLADIRI DE TIP RURAL (LOCUINTE SI FUNCTII COMPLEMENTARE)
	u2	SUBZONA PREDOMINANT REZIDENTIALA CU CLADIRI DE TIP URBAN
	r2	SUBZONA PREDOMINANT REZIDENTIALA CU CLADIRI DE TIP RURAL
	LI	ZONA REZIDENTIALA CU CLADIRI CU MAI MULT DE 3 NIVELURI (PESTE 10M)
SUBZONE :	u1	SUBZONA EXCLUSIV REZIDENTIALA CU CLADIRI DE TIP URBAN (LOCUINTE SI FUNCTII COMPLEMENTARE)
	u2	SUBZONA PREDOMINANT REZIDENTIALA CU CLADIRI DE TIP URBAN
	I	ZONA DE UNITATI INDUSTRIALE DE DEPOZITARE SI TRANSPORT
	A	ZONA DE UNITATI AGRICOLE SI SERE
	PA	PADURI
	P	ZONA VERDE, PARCURI COMPLEXE SPORTIVE, RECREERE, PERDELE DE PROTECTIE
SUBZONE :	p	PARCURI, GRADINI DE CARTIER, SCUARURI
	cs	COMPLEXE SPORTIVE
	pp	PERDELE DE PROTECTIE, ALTE ZONE VERZI
	GC+TE	ZONA DE GOSPODARIE COMUNALA, CIMITIRE SI TERENURI PENTRU ECHIPAMENTE TEHNICO-EDILITARE
	CCr	ZONA PENTRU CAI DE COMUNICATIE RUTIERA SI CONSTRUCTII AFERENTE (EXISTENTE/PROPUSE)
	CCp	ZONA PENTRU CIRCULATIE PIETONALA MAJORA SI PIETE CIVICE
	CCf	ZONA PENTRU CAI DE COMUNICATIE FEROMARA SI CONSTRUCTII AFERENTE
	CCn	ZONA PENTRU CAI DE COMUNICATIE NAVALA SI CONSTRUCTII AFERENTE
	S	ZONA CU DESTINATIE SPECIALA
	TA	TERENURI AFLATE PERMANENT SUB APE (DUNAREA, LACURI SI BALTI)
	TR	CANALE DESCHISE PENTRU EVACUAREA APELOR PLUVIALE
SUBZONE :	TRA	TERENURI CU RISCURI NATURALE PREZIBILE
	TRI	ZONA CU STAGNARI DE APE DIN PLOI DILUVIENE
	TRa	TERENURI AGRICOLE IN ZONE CU STAGNARI DE APE
	TN	TERENURI INUNDABILE IN LUNCA DUNARI
	h	TERENURI AGRICOLE IN ZONE INUNDABILE
	o	PADURI IN ZONE INUNDABILE
	h	TERENURI ALUNECATOARE (RUPTURI IN COASTA)
	o	TERENURI NEPRODUCTIVE
	h	HALDE DESEURI INDUSTRIALE
	o	ALTE TERENURI NEPRODUCTIVE
	TAG	TERENURI AGRICOLE

REGLEMENTARI SPECIFICE DERIVATE DIN STUDIUL SPECIALE PRIVIND AUTORIZAREA EXECUTARII CONSTRUCTIILOR IN ZONELE SI SUBZONELE FUNCTIONALE
ZONE IN CARE AUTORIZAREA SE FACE PE BAZA PRINCIPILOR DIN PUZ SI/SAU PUD SI PRIN STUDIUL SPECIALE DERIVAT DIN SPECIFICUL ZONEI RESPECTIVE
(INTERDICTIE TEMPORARA DE CONSTRUIRE PANA LA APROBAREA PUZ SI/SAU PUD)

	LIMITA ZONEI PROTEJATE CU VALOARE ISTORICA (ZONA ISTORICA)
	LIMITA ZONEI DE PROTECTIE A MONUMENTELOR ISTORICE IZOLATE
	LIMITA ZONEI DE MEMORIE URBANA
	LIMITA ZONEI DE PROTECTIE CU VALOARE ECOLOGICA - R.B.D.D.
	LIMITA ZONEI DE PROTECTIE PE BAZA NORMELOR SANITARE
	LIMITA ZONEI PROTEJATE CU VALOARE PESAGISTICA
	LIMITA ZONEI PENTRU EXPLOATAREA RESURSELOR SUBSOLULUI (CARIERE DE PIATRA)
	ZONA PENTRU RECONSTRUCTIE ECOLOGICA

TERRITORIAL LIMITS

THE BORDER OF THE ADMINISTRATIVE TERRITORY OF THE MUNICIPALITY OF TULCEA

THE LIMIT OF THE INTRA-URBAN TERRITORY JANUARY 1998

THE LIMIT OF THE REFERENCE TERRITORIAL UNITS - UTR

ORDER NUMBER OF UTR

ZONING OF THE TERRITORY

THE CENTRAL AREA

AREA FOR INSTITUTIONS AND PUBLIC SERVICES OF GENERAL INTEREST (EXCLUSIVELY/PREDOMINANTLY)

ADMINISTRATIVE BUILDINGS

EDUCATIONAL BUILDINGS

HEALTH BUILDINGS

CULTURAL CONSTRUCTIONS

SOCIAL ASSISTANCE BUILDINGS

CULT BUILDINGS

FINANCIAL AND BANKING BUILDINGS

CONSTRUCTIONS AND SPORTS FACILITIES

CONSTRUCTIONS FOR TOURISM

COMMERCIAL BUILDINGS

CONSTRUCTIONS FOR PROVIDING SERVICES

HISTORICAL AND ARCHITECTURAL ENSEMBLES

RESIDENTIAL AREA WITH G, G+1 G+2 BUILDINGS (UP TO 10M)

EXCLUSIVELY RESIDENTIAL SUB-AREA WITH URBAN-TYPE BUILDINGS (HOUSING 9 COMPLEMENTARY FUNCTIONS)

EXCLUSIVELY RESIDENTIAL SUB-AREA WITH RURAL TYPE BUILDINGS (HOUSING AND COMPLEMENTARY FUNCTIONS)

PREDOMINANTLY RESIDENTIAL SUB-AREA WITH URBAN TYPE BUILDINGS

PREDOMINANTLY RESIDENTIAL SUB-AREA WITH RURAL TYPE BUILDINGS

RESIDENTIAL AREA WITH BUILDINGS WITH MORE THAN 3 LEVELS (OVER 10M)

EXCLUSIVELY RESIDENTIAL SUB-AREA WITH URBAN-TYPE BUILDINGS (HOUSING AND COMPLEMENTARY FUNCTIONS)

PREDOMINANTLY RESIDENTIAL SUB-AREA WITH URBAN TYPE BUILDINGS

AREA OF INDUSTRIAL STORAGE AND TRANSPORT UNITS

AREA OF AGRICULTURAL UNITS AND GREENHOUSES

FORESTS

GREEN AREA, PARKS, SPORTS COMPLEXES, RECREATION, PROTECTIVE CURTAINS

PARKS, NEIGHBORHOOD GARDENS, SQUARES

SPORTS COMPLEXES

PROJECTION CURTAINS OTHER GREEN AREAS

COMMUNAL HOUSEHOLD AREA, CEMETERIES AND LAND FOR TECHNICAL-BUILDING EQUIPMENT

AREA FOR ROADS AND RELATED CONSTRUCTIONS (EXISTING/PROPOSED)

AREA FOR MAJOR PEDESTRIAN TRAFFIC AND CIVIC SQUARES

THE AREA FOR RAILWAY COMMUNICATION WAYS AND RELATED CONSTRUCTIONS

THE AREA FOR NAVAL COMMUNICATION CHANNELS AND RELATED CONSTRUCTIONS

SPECIAL DESTINATION AREA

LANDS PERMANENTLY UNDER WATER (THE DANUBE, LAKES AND MARSHES)

OPEN CHANNELS FOR THE DRAINAGE OF RAINWATER

LANDS WITH FORESEEABLE NATURAL RISKS

THE AREA WITH STAGNANT WATER FROM DELUGE RAINS

AGRICULTURAL LANDS IN AREAS WITH WATER STAGNATION

FLOOD LANDS IN THE DANUBE MEADOW

AGRICULTURAL LANDS IN FLOOD AREAS

FORESTS IN FLOOD AREAS

LANDSLIDES (BREAKS IN THE COAST)

UNPRODUCTIVE LANDS

INDUSTRIAL WASTE DUMPS

OTHER UNPRODUCTIVE LANDS

AGRICULTURAL LANDS

SPECIFIC REGULATIONS DERIVED FROM SPECIAL STUDIES REGARDING THE AUTHORIZATION OF CONSTRUCTION EXECUTION IN FUNCTIONAL AREAS AND SUB-AREAS

AREAS WHERE THE AUTHORIZATION IS BASED ON THE PRINCIPLES OF PUZ AND/OR PUD AND THROUGH SPECIAL STUDIES DERIVED FROM THE SPECIFICS OF THE RESPECTIVE AREAS (TEMPORARY BAN ON CONSTRUCTION UNTIL THE APPROVAL OF PUZ AND/OR PUD)

LIMIT OF THE PROTECTED AREA WITH HISTORICAL VALUE (HISTORIC AREA)

LIMIT OF THE PROTECTION AREA OF ISOLATED HISTORICAL MONUMENTS

LIMIT OF URBAN MEMORY AREAS

LIMIT OF THE PROTECTION AREA WITH ECOLOGICAL VALUE - RBDD

LIMIT PROJECTION AREAS BASED ON SANITARY NORMS

LIMIT OF PROTECTED AREAS WITH LANDSCAPE VALUE

AREA LIMIT FOR THE EXPLOITATION OF UNDERGROUND RESOURCES (QUARRIES)

AREA FOR ECOLOGICAL RECONSTRUCTION