

C. CENTRAL AREA.

CP - CENTRAL SUB-AREA LOCATED WITHIN THE LIMITS OF THE PROTECTION AREA OF HISTORICAL AND URBAN ARCHITECTURAL VALUES.

OVERVIEW: CHARACTER OF THE AREA

The part of the central area that is located within the limits of protection of historical and architectural urban values retains fragmentarily the urban structure resulting from the succession of different stages of specifying the street network as routes and profiles and of spontaneous reconstruction or based on urban regulations or projects. This area contains the vast majority of architectural monuments in Bucharest, inscribed on the list of monuments or proposed to be inscribed according to the substantiation study, among which are the most important and most representative buildings intended for public functions, churches or former residential buildings of great historical, architectural and memorial value, now housing various other functions, as well as residential buildings.

The special value of the area lies in the existence, within an easily walkable perimeter, of areas belonging to different historical periods that are large enough to provide well-defined coherent images for certain stages of urban development and resonance with the main currents of European architecture. At the same time, the joining and articulation of these areas provides a remarkable diversity, accentuated by the punctual maintenance of some important medieval monuments. The regulation aims to preserve the character and particularities of each of the characteristic segments of the built environment, in order to maintain diversity and emphasize the cultural prestige of the central area.

CP - the central sub-area located within the limits of the protection area of historical and architectural urban values consists of:

CP1 - the central sub-area in which the configuration of the traditional urban structure is maintained, containing part of the protected area, the rest being included in the **CP2, CP3, CP4, M** and **L** area. The protected area, in the entire perimeter that includes these sub-areas, is made up of two dominant morphological types in which the singular volumes of some public and religious buildings are inscribed:

- medium and high-rise buildings (G + 6 levels and above), arranged in alignment and forming relatively continuous street fronts (for example - Magheru, Balcescu, IC Bratianu, Elisabeta, Kogalniceanu, Ferdinand, Hristo Botev, CA Rosetti - Maria Rosetti Boulevards and Vasile Lascar, Batistei, Brezoianu streets);
- buildings with few levels (dominantly G+1 - G+3 levels and some higher insertions), forming continuous or discontinuous fronts arranged on the alignment or receded from the alignment (for example the traditional commercial thoroughfares Calea Mosilor, Calea Grivitei and Calea Calarasilor or Calea Dorobanti, Regina Maria blvd., 11 Iunie blvd., Lascar Catargiu blvd., Dacia blvd., Marasesti blvd., Traian, Mantuleasa, Nicolae Iorga, Th. Masaryk, Bibicescu, Polona, Caimatei, Jean Louis Calderon, Stirbei Voda, Mihai Eminescu, Vasile Conta, Pitar Mos, aãderea Bastiliei streets, Bucur area, Antim area, other streets with a generally residential character).

? The regulation favors raising the prestige and attractiveness of this area, by maintaining the characteristics and increasing the coherence of the built environment and by selectively diversifying the functions.

Within this area, due to well-defined particularities, the following territorial unit of reference was highlighted:

CP1a - the central sub-area overlapping the historic core (Lipscani segment – delimited by Doamnei Street, I. C. Bratianu blvd., Splaiul Independentei and Calea Victoriei and the segment Sf. Gheorghe – delimited by the streets: Coltei, G-ral I. Florescu, Radu Calomfirescu, Hristo Botev, Calea Calarasilor, Baratiei, B-dul I. C. Bratianu, Jacques Elias). These segments, separated by I. C. Bratianu blvd. opened in the 20th century, preserve, along with medieval vestiges and monuments, a large part of the commercial center dating from the 19th century, consisting of buildings forming continuous fronts arranged in alignment with a commercial ground floor and one or more levels. The area benefits from a maximum protection status - the architectural - urban, historical and natural environmental values are protected in their entirety, the street pattern, the built stock, the character and urban value; interventions that preserve and enhance the existing values are allowed.

? The provisions of the regulation aim to revitalize this area by strengthening its specific character of commercial polarization and pedestrian attractiveness, within a protected traditional architectural-urban

framework whose overall and detailed characteristics are maintained and enhanced.

CP2 - the sub-area of Dealul Patriarhiei and of Dealul Radu Voda (*Patriarchy Hill and Radu Voda Hill*) - constitute protected ensembles with a special character and a particular location in the landscape.

? The regulation favors the maintenance of the architectural, urban and landscape features of the two protected areas.

CP3 - the central sub-area formed by building insertions built in recent decades inside the protected area - Sala Palatului (*the Palace Hall*) ensemble.

? The provisions of the regulation maintain the unitary character, representative of a certain stage of post-war Romanian architecture, unaltered.

CP4 - the sub-area of the central commercial and business core – highlighted due to its traditional and potential importance for first-rate functions, representative of the Capital.

? The regulation emphasizes the character of the traditional commercial and business core, as well as the contemporary representativeness by respecting the landmarks of continuity and diversity of the previous urban culture, denoted by the existing built framework.

The entire central protected area is part of the P.U.Z. - PROTECTED BUILT ZONES, whose regulations detail the provisions of the Local Urban Planning Regulation.

Any intervention in the protected area requires the approval of the Ministry of Culture.

In order to authorize new buildings with functions that fit within the specifics of the area, it is necessary to develop and approve urban planning documentation PUD / PUZ illustrating the volumetric insertion method in the existing architectural - urban framework.

For interventions in public space (urban furniture, pavements, vegetation, etc.), not included in this regulation, projects will be drawn up for the entire central sub-area overlapping the historic core (Lipsani sub-area and Sf. Gheorghe sub-area) that will be approved by the Ministry of Public Works, Transport and Housing and the Ministry of Culture.

SECTION I: FUNCTIONAL USE

ARTICLE 1 - PERMITTED USES

CP1 + CP1a - those initial uses of the buildings that meet current requirements are maintained unchanged or a return to them is allowed (Stock Exchange). Conversions of functions are allowed under the condition that any change of destination of buildings that are architectural monuments and in the historical center is approved according to the law;

- functional conversions compatible with the character of the area and the protection status of the buildings are allowed for: public functions of supramunicipal and municipal interest, administrative, cultural, educational, higher tertiary functions, media, publishing houses, agencies, commerce, professional and personal services, recreation and tourism, housing;
- the expansion of commercial functions on all streets within the Old Center (**CP1a**) and the use of building courtyards, basements and attics for attractive tourism functions is allowed;
- it is recommended in u.t.r. **CP1 a** a note of specialization of the streets, especially pedestrian ones, through the predominance of either a trade in art objects, jewellers and consignment shops, or of cafes, teahouses, small specialized restaurants, entertainment, small hotels, guesthouses, clubs, headquarters of associations, etc.;
- it is allowed to cover closed or U-shaped courtyards with glass, in order to transform them into functional interior spaces;
- productive manufacturing activities compatible with the status of the central protected area and attractive for cultural tourism will be maintained; incompatible activities will be subject to conversion or relocation programs;
- in the case of conversion and expansion of functions in current buildings, as well as in the case of the introduction of new functions and the reconstruction of worthless buildings, they will be arranged on the ground floor of the buildings and, possibly, in courtyards, those functions that allow free access for residents and tourists.

CP2 – current functions are maintained.

CP3 – conversions of homes into other functions are allowed and additions with complementary functions underground are allowed (commerce, services, recreation, parking lots)

CP4 – constituting a main area of polarization of trade and services, in the case of converting the functions of current buildings and in the case of reconstructing worthless buildings, first-class commercial functions and services will be provided, compatible with the prestige of the Capital – offices, hotels, public and general interest services;

- on the ground floor facing the street, with the exception of the access spaces to the upper levels and the passages to the inner courtyard, there will be functions that allow free access for residents and tourists, predominantly of a commercial nature and high-standard services: luxury stores, specialized stores, restaurants, confectioneries, cafes, bars, agencies, banks and bank offices, antique shops, consignment shops, art galleries, commercial representations, various offices, collective and personal services, entertainment, recreational services, etc.

ARTICLE 2 - USES ALLOWED WITH CONDITIONS

CP1 - the conversion of housing into other functions is allowed only if their share is maintained at a minimum of 30% of the developed built area, both in the entire sub-area and in each urban planning operation - for example, the rehabilitation of an island;

- restaurants of any type that sell alcoholic beverages for consumption are allowed only at a minimum distance of 100 meters from supramunicipal and municipal public institutions and places of worship;

- fronts are allowed where the public does not have access to the ground floor, provided that the length of such segments does not exceed 40 meters and groups no more than two adjacent buildings;

- extensions or reconstructions of existing buildings without value are allowed with the following two conditions:

(1) - the proposed function should not disturb the neighborhood or, otherwise, the project should demonstrate the elimination of the source of inconvenience or pollution;

(2) - the project should ensure an improvement in the appearance of the construction and the layout and a better integration into the protected area.

ARTICLE 3 - PROHIBITED USES

CP1 - the following uses are prohibited:

- activities that may cause degradation of protected buildings or are incompatible with the status of a protected area;
- polluting productive activities, with technological risk or inconvenience due to the traffic generated;
- temporary constructions of any nature;
- placement of satellite TV antennas, visible CATV cables and mobile phone antennas on facades;
- except for special telecommunications, it is prohibited to have lattice pylons (tripods joined with lattice beams) on the terraces of buildings if they are not of a technical nature;
- placing display boards on the facades, disfiguring the architecture of the buildings and damaging their finish;
- wholesale storage;
- storing large quantities of flammable or toxic substances for sale;
- activities that use land visible from public circulation or public institutions for storage and production;
- storage of reusable materials;
- urban waste pre-collection platforms;
- earthworks likely to affect the layout of public spaces and the constructions on adjacent plots;
- any earthworks that may cause water to leak onto neighboring plots or that prevent the evacuation and collection of rainwater.

SECTION II - CONDITIONS FOR THE LOCATION, EQUIPMENT AND CONFORMITY OF BUILDINGS

ARTICLE 4 - CHARACTERISTICS OF THE PLOTS (SURFACES, SHAPES, DIMENSIONS)

CP1 + CP1a + CP2 + CP3 + CP4 – the existing parcel is maintained with the following conditions:

- in the case of buildings with heights below G+4 levels, plots with a minimum of **150** sq m and a

street front of at least **8.0** m for buildings between two side ramparts and at least **10.0** m for connected and isolated buildings are considered buildable; plots under **150** sq m. in order to become buildable, it is necessary to merge with one of the adjacent plots;

- in the case of new buildings with heights above G+4 levels, plots with a minimum of **400** sq m. and a street front of at least **12.0** m for buildings between two side slopes and at least **15.0** m in the case of coupled and isolated buildings are considered buildable; plots under **400** sq m in order to become buildable, it is necessary to merge with one of the adjacent plots;
- in the case of merging plots in the protected area, the footprints of the old subdivision will be maintained through architectural treatment and yard arrangements - paving stones, parapets, fixed planters, plantations, etc.;
- in special cases, in areas with protected parceling, in order to maintain the specific character of the parceling, plots under 150 sq m may be considered buildable based on PUD urban planning documentation accompanied by theme illustration and street layouts.

ARTICLE 5 - LOCATION OF BUILDINGS IN RELATION TO THE ALIGNMENT

CP1 + CP4 - the constructions will be placed on the alignment or will be receded from the alignment, according to the character of the street with the following conditions:

- if on neighbouring plots the buildings are receded from the alignment, the existing receding will be respected; if the receding are uneven, the dominant receding on the street, established by previous regulations, highlighted by newer buildings in good condition, will be respected;
- if the plot borders on one side a building located on the alignment, and on the other side a building in good condition or an architectural monument building receded from the alignment, the new building will be placed on the alignment, but will be connected to the receded alignment, so as not to highlight a blind wall;
- if the plot borders on one side a building receded from the alignment, and on the other side an unviable building and the character of the street indicates the tendency of newer buildings to recede from the alignment according to previous regulations, usually by 4.0 meters, the new building will be receded from the alignment according to the existing receding;
- at intersections between streets, the alignment will be connected by a line perpendicular to the bisector of the angle between the streets, having a length of at least 12.0 meters on category I and II streets and 6.0 meters on category III streets;
- in the case of a corner plot located at an intersection formed on the other corners with 1-3 buildings having beveled corners according to previous regulations, the alignment will take over the existing dimension of the bevel.

CP1a – the buildings will be located on the alignment with some exceptions provided for in the P.U.Z. – Protected Built Areas (Ion Ghica Street, Blanari Street - some buildings in redans, receded from the alignment).

CP2 - the existing situation is maintained, taking into account the possibility of completing the southern side of the Patriarchal Palace and enhancing the courtyard of honor on the eastern side;

- the placement of buildings will be done on an alignment in the area between Alea Dealul Mitropoliei and Ienachita Vacarescu Street; in the rest of the area, recedings will be allowed according to P.U.Z. – Protected Built Areas.

CP3 - the existing situation regarding alignment remains unchanged.

ARTICLE 6 - LOCATION OF BUILDINGS IN RELATION TO THE LATERAL AND REAR LIMITS OF THE PLOTS

CP1 + CP4 - the current dominant situation of the construction regime, continuous or discontinuous, will be maintained;

- **buildability band** from the alignment of the buildings will be a maximum of **15.0** meters in the case of buildings with heights up to G+4 levels and a maximum of **20.0** meters in the case of buildings with heights above G+4 levels, provided that the distance of 5 meters from the rear limit is respected;;
- **in the case of continuous fronts**, the buildings will adjoin the heels of the neighbouring buildings located on both lateral limits of the plots up to a maximum distance of 15.0 meters if the buildings have up to G+4 levels and a maximum distance of 20.0 meters if the buildings have over G+4 levels and will retreat from the rear limit of the plot at a distance of at least half the height of the building measured at the cornice, but not less than **5.0 meters**;

- **in the case of discontinuous fronts**, where the plot borders only on one of the lateral limits with a building with a flat roof on the property limit, and on the other side it borders a building receded from the lateral limit of the plot and having windows of main rooms on the lateral facade, the new building will adjoin the existing flat roof, and from the opposite limit it will be receded at a distance equal to at least 1/3 of the height, but not less than **3.0** meters; recessings of at least **3.0** meters are allowed for buildings with G +2 levels having windows of main rooms on the lateral facade as well as for buildings with G +3.4 levels having windows of rooms on the lateral facade in which no permanent activities take place and therefore which do not require natural light; for buildings higher than G +4 levels the minimum receding will be **4.0** meters;

- if the building borders on both sides existing buildings receded from the plot limits, it will be isolated and receded from both lateral plot limits at a distance equal to at least 1/3 of the height but not less than **3.0** meters; distances of at least **3.0** meters are allowed for buildings with G +2 levels having windows from main rooms on the side facade and for buildings with G +3.4 levels having windows from rooms on the side facade where no permanent activities take place and therefore which do not require natural light; for taller buildings the minimum receding will be **4.0** meters;;

- it is prohibited to build on the plot limit if this is also the separation line from a public building receding from the lateral limit of the plot or from an Orthodox church; in these cases the minimum receding will be **4.0** meters;

- buildings that form discontinuous fronts will be receded from the rear limit of the plot at a distance of at least half the height of the building measured at the cornice, but not less than **5.0** meters.

CP1a – buildings can be located on the lateral and rear limits of the plots, exceeding the buildability band according to P.U.Z. - PROTECTED BUILT ZONES is accepted

ARTICLE 7 - LOCATION OF BUILDINGS RELATIVE TO EACH OTHER ON THE SAME PLOT

CP1 - the existing situation is maintained unchanged; if, due to functional needs, some additions, extensions or demolitions of buildings located on the secondary plan are necessary, these will be carried out based on impact studies in the protected area, approved according to the law.

- the buildings will respect distances between them equal to half the height at the eaves of the tallest of them; the distance may be reduced to 1/4 of the height only if the facades have bays or windows that do not provide lighting for rooms, either residential or for other activities that require natural light;

- closed courtyards will have a minimum area of **30.0** sq m., provided that at least one of the courtyard's plan dimensions is at least 1/2 H.

CP1 + CP1a + CP3 + CP4 - it is allowed to cover closed or U-shaped courtyards in buildings with office, hotel, commercial, recreational functions, which can thus become functional spaces such as galleries, halls, reception areas, exhibition halls, etc.

ARTICLE 8 - CIRCULATIONS AND ACCESSES

CP1 + CP2 + CP3 + CP4 - the plot is buildable only if it has a road access of at least **3.0** meters from a public road directly or through a legal right of way obtained through one of the neighbouring properties;

- in the case of continuous street fronts, road access to the rear yard will be ensured through a passage that allows access for firefighting vehicles;

- in all cases, it is mandatory to ensure access to public spaces for disabled people or people with mobility difficulties.

CP1 + CP1a + CP4 – it is recommended to increase pedestrian traffic by creating passages and opening courtyards with attractive functions for pedestrians.

ARTICLE 9 - PARKING OF MOTOR VEHICLES

CP1 + CP2 + CP3 + CP4 - parking of vehicles is allowed only inside the plot, therefore outside public traffic;

- if there is not enough space to provide the required parking spaces, the arrangement of a private or cooperative parking lot or the concession of the necessary spaces will be demonstrated by presenting the legal forms; these parking lots will be located at a maximum distance of 150 meters.

ARTICLE 10 - MAXIMUM PERMITTED HEIGHT OF BUILDINGS

CP1 + CP4 - the maximum permissible height is equal to the distance between the alignments; one or two additional levels may be added depending on the volume characteristic of the street, provided that they are receded within the limits of an arc of a circle with a radius of **4.0** meters continued with its tangent at **45** degrees;

- if at an intersection there is already a marking on the corner of the favored position of the buildings by an additional height, it is allowed for a new corner building to exceed the maximum permissible height in the facade plan by one or two levels over a maximum length of **15.0** meters from the intersection, beyond which two other levels may follow recedings within the limits of an arc of a circle with a radius of **4.0** meters continued with its tangent at **45** degrees as follows:

Street width between alignments (meters) <i>/ current standard profiles</i>	Maximum allowed height (meters)	Number of conventional levels (3.0 meters)	Number of additional levels allowed *): (A) drawn inside an arc of a circle with radius 4.0 meters and tangent at 45 o to it (B) in the facade plan of corner buildings for a maximum length of 15 meters, then receded (A)
Under 9 meters	7 - 10	G+1+A, G+2	(A) - 1 level; (B) - 1 level
9.01 - 11.00 <i>Roadway - 7 m. + sidewalks 2x1.5 m. = 10 meters (category III)</i>	12	G+2 +A	(A) - 2 levels; (B) - 1 level
11.01 - 13.00 <i>Roadway 7 m. + sidewalks 2x 3 meters = 13 meters (category III)</i>	13	G+3.	(A) - 2 levels; (B) - 1 level
13.01 - 16.00	16	G+4.	(A) - 2 levels; (B) - 1 level
16.01 - 19.00	19	G+5.	(A) - 2 levels; (B) - 2 levels
19.01 - 22.00 <i>Roadway - 14 m. + 2x4 sidewalks = 22 m. (category II)</i>	22	G+6.	(A) - 2 levels; (B) - 2 levels
22.01 - 25.00	25	G+7.	(A) - 2 levels; (B) - 2 levels
25.01 - 27.00 <i>Roadway - 14 m. + sidewalks 2x6 = 26 m. (category II)</i>	27	G+8.	(A) - 2 levels; (B) - 2 levels
27.01 - 30.0	30	G+9.	(A) - 2 levels; (B) - 2 levels
30.1 - 33.00 <i>Roadway - 21 m. + sidewalks 2x6 = 33 m. (category I)</i>	33	G+10.	(A) - 2 levels; (B) - 2 levels
33.01 - 36.00	36	G+11.	(A) - 2 levels; (B) - 2 levels
36.01 - 39.00	39	G+12.	(A) - 2 levels; (B) - 2 levels
39.01 - 42.00	42	G+13.	(A) - 2 levels; (B) - 2 levels
42.01- 45.00 and above <i>Roadway - 28 m. + sidewalks 2x8 meters = 44 m.</i>	45	G+14.	(A) - 2 levels; (B) - 2 levels

*) in all cases where the constructions have roofs with slopes over 45 degrees, attics are allowed.

CP1+ CP4 – in the case of continuous fronts, when the new construction exceeds the height of a viable adjacent construction, it is mandatory that the volume that rises above the existing blind wall receding from the property line by a minimum of 3.0 meters in the case of buildings up to G +4 levels and by 4.0 in the case of buildings above G +4 levels, in order to be treated as a side facade;

- for constructions coupled to the flat roof of an existing viable building, it is mandatory to take over the "contour" of its flat roof in the visible area of the public domain;

- it is prohibited to authorize buildings that bring new distortions to the image of the central area;

- in the case of connection between streets of different widths, with buildings having different height regimes, the highest regime will be extended towards the secondary street over a length of **50.0** meters if the street has **6** or **4** traffic lanes and over a length of **25.0** meters if the street has 2 traffic lanes; if the difference is greater than two levels, the connection will be made in steps.

CP1a - the existing heights are preserved, taking over the elevations of neighbouring buildings. At

recommended points (intersections, plans for closing local perspectives), higher heights of one level can be proposed, in the facade plan or receding, justified by volumetric studies.

CP2 + CP3 - the existing configuration will be maintained;

ARTICLE 11 - EXTERIOR APPEARANCE OF BUILDINGS

CP1 + CP1a + CP2 + CP3 + CP4 - any intervention on architectural monuments declared or proposed to be declared, will be possible only under the conditions of the law;

- any intervention on existing facades, as well as the method of creating new constructions, additions or extensions, elements of urban furniture or advertising, requires specialized studies, approved according to the law;
- the architecture of the new buildings will be subordinated to the requirements of coherence of the particular sequences of urban structure and will participate in highlighting its dominant characteristics through a contemporary architectural expression; this will take into account the character of the area and the characteristics of the neighbouring buildings in terms of:
 - volumetry – simplicity of volumes, adequacy of scale, control of the image from all directions from which the volume is perceived in relation to the built framework in which it is inserted, harmonization of the covering method, avoidance of highlighting any bulges, avoidance of the visual impact of technical works, etc.;
 - facade architecture – harmonization with the street scale as the rhythm of the vertical and horizontal lines of force and as the frequency of the accent elements, harmonization with the immediate surroundings as the proportions of the architectural elements, as the relief of the facade, as the transparency of the balcony and loggia railings, etc.;
 - construction materials - harmonizing the texture of the finishes with that of the neighbouring buildings, avoiding materials that may compromise integration into the character of the area, respecting the materials of the initial construction in case of restoration and extension;
 - color – harmonizing the color with the architecture of the building, respecting the chromatic ambience of the street, possibly emphasizing the rhythm of the facades, etc.;
 - for authorization, additional insertion studies for new buildings or for interventions on existing buildings (graphic illustrations, photomontages, models) will be presented;
 - stylistic imitations of architectures foreign to the area, the creation of false attics, imitations of materials or improper use of materials, the use of strident or bright colors are prohibited;
 - it is prohibited to disfigure the architecture of the facades and damage the finishes by treating the shop windows and the ground floor register or by installing signs and display boards, including their lighting systems;
 - the urban furniture elements will respect the value of the protected area and the architecture of the buildings.

CP1a - in the case of functional use of several plots for a new construction, the expression in the plan and in the architecture of the facades of the initial plot footprints will be maintained.

CP3 – the original unity of the fronts of the Palace Hall Square will be maintained.

CP4 - the new interventions will aim to increase the degree of coherence, will respect the architectural character of the central core from the interwar period and will emphasize through the architecture of the new buildings, through the exterior layout and through the elements of urban furniture, signs, advertisements, night lighting, vegetation, the importance and attractiveness of the traditional area of maximum commercial and business polarity of the Capital.

ARTICLE 12 - UTILITY EQUIPMENT CONDITIONS

CP1 + CP1a + CP2 + CP3 + CP4 - all new or rehabilitated constructions will be connected to public water and sewage networks;

- in the case of water supply in the own system, the approval of the competent authority that manages water resources will be obtained;
- in buildings located on the alignment, the connection of downpipes to the storm sewer will be made under the sidewalks to avoid ice formation;
- the rapid evacuation of rainwater from publicly accessible spaces to the sewage network will be ensured;
- new buildings will be equipped either with a collective antenna and a video communications network according to the technical regulations in force, or with a connection to the wired network;
- all new electricity and telecommunications connections will be made underground;

- it is prohibited to place satellite TV antennas and mobile phone antennas on facades.
- with the exception of special telecommunications, it is prohibited to place lattice pylons (tripods joined with lattice beams) on the terraces of buildings that are not technical or industrial.

ARTICLE 13 - OPEN SPACES AND PLANTED SPACES

CP1 + CP1a + CP2 + CP3 + CP4 - visible open spaces from public circulation will be treated as facade gardens;

- the inner courtyards accessible to the public will be treated with decorative paving, urban furniture elements, decorative plantings, including on facades;
- unbuilt spaces not occupied by accesses and guard sidewalks will be grassed and planted with a tree every **40 sq m**;
- it is recommended that, in order to improve the microclimate and protect the construction, the waterproofing of the land beyond the minimum necessary for accesses should be avoided;
- fixed elements of urban furniture in spaces accessible to the public will be subordinated to the character of the area, requiring the same specialized approvals as constructions.

ARTICLE 14 - FENCES

CP1+ CP2 + CP4 - the existing character of the enclosures will be maintained as follows:

- in the case of fronts receding from the alignment, the fences facing the street will have, according to the previous regulations, a minimum height of **2.00** meters, of which an opaque base of **0.60** m, the upper part being transparent made of wrought iron or metal mesh and may be doubled by a hedge; a different height may be authorized in the case of the reconstruction or restoration of an existing fence or to allow connection to an existing fence;
- the support pillars, if they are not metallic, will harmonize with the finish of the main building and the adjacent fences;
- the gates will harmonize with the fencing;
- on the side and rear limits, the fences will be opaque and will have a maximum height of **2.50** meters; this height allows the masking of garages, greenhouses, etc., from the neighbouring areas;
- public buildings will be able to make exceptions in terms of the size and quality of the decoration of fences and entrance gates, which will harmonize with the architecture of the building.

SECTION III: MAXIMUM POSSIBILITIES FOR LAND OCCUPATION AND USE

ARTICLE 15 - MAXIMUM PERCENTAGE OF LAND OCCUPATION (POT %)

CP1 + CP1a + CP2 + CP3 + CP4 - maximum POT = 70%;

- in the case of extensions or new insertions, it is allowed to cover the rest of the yard in a proportion of **80%** with buildings with a maximum of **2** levels (**H = 8** meters) for commercial activities, performance halls, etc.;
- exceptionally, in the case of buildings that are delimited on all sides by the public domain, those that are surrounded on three sides by the flanks of valuable existing buildings or those that restore a valuable, disappeared building, the POT can reach up to **100%**;
- POT **100%** can also be allowed in the case of full skylight coverage of closed or U-shaped courtyards;
- for public functions, the norms in force or the specific theme will be respected.

ARTICLE 16 - MAXIMUM LAND USE COEFFICIENT (CUT)

CP1a - maximum CUT **1,9 sq m ADC / sq m land**.

CP1 + CP2 + CP3 + CP4 - in the case of extensions or new insertions, a maximum CUT = **3.0 sq m** is allowed. **ADC / sq m land**

- for plots with an area of less than 350 sq m or with an aspect ratio greater than 1/5, maximum CUT **1.9 sq m ADC / sq m land**.
- for public functions, the specific norms or the beneficiary's theme will be respected;