

<b>M- MIXED AREA.</b>
-----------------------

**OVERVIEW: CHARACTER OF THE AREA.**

---

The mixed area is characterized by great flexibility in accepting various functions of general and public interest, continuously forming commercial and service linearities along the main arteries in the area included in the main circulation ring and segments of linearities formed by various categories of commercial activities, services and concrete and abstract production, along the main arteries of penetration into the city and the outer circulation rings. At the same time, the mixed zone extends the central area and the main urban poles, outlines more strongly the points of concentration of inhabitants (train stations, bus stations, activity areas, etc.) and completes the function of neighborhood centers.

Formed, as a built fund, largely of medium and high-rise collective residential buildings, with or without commercial ground floor, the mixed zone allows the conversion of housing into other functions, in contrast to the residential area (L), in which this is limited. The conversion of housing into other functions is conditioned by maintaining their share of at least 30% of the ADC.

It is also allowed to complete existing fronts with commercial spaces and services, provided that Zonal Urban Plans are developed that specify, along certain established arteries - as interest in this regard arises -: (a) the location and dimensions of new insertions, (b) the method of ensuring the coherence and quality of the urban image, (c) the conditions for ensuring functional requirements, those for maintaining existing vegetation, road and pedestrian access to the interior of the area, as well as (d) the method of ensuring the privacy of nearby homes.

The area is made up of institutions, public services and equipment, general interest services (managerial, technical, professional, social, collective and personal services, commerce, hotels, restaurants, recreation), small productive manufacturing activities and housing.

The area consists of the following sub-areas and territorial reference units:

**M1** - mixed sub-area located in the protected area;

**M2** - mixed sub-area with buildings with continuous or discontinuous construction regime and maximum heights of G+14 levels with high accents;

**M3** - mixed sub-area with buildings with continuous or discontinuous construction regime and maximum heights of G+4 levels.

**SECTION I: FUNCTIONAL USE.**

---

**ARTICLE 1 - PERMITTED USES.**

**M1 + M2 + M3** - the following uses are permitted:

- public institutions, services and equipment of a high standard supramunicipal, municipal, sector and neighborhood;
- headquarters of companies and firms, services for businesses, design, research, expertise, consultancy in various fields and other professional services;
- social, collective and personal services;
- headquarters of political, professional organizations, etc.;
- places of worship;
- retail trade;
- manufacturing activities;
- small-wholesale storage;
- hotels, guesthouses, travel agencies;
- restaurants, bars, pastry shops, cafes, etc.;
- sports and recreation in covered spaces;
- ground and multi-storey car parks;
- pedestrian spaces, covered pedestrian crossings;
- planted spaces - squares;
- homes with regular party;

- homes with special part that includes spaces for liberal professions.

## ARTICLE 2 - USES ALLOWED WITH CONDITIONS.

**M1 + M2 + M3** - the buildings will have on the ground floor facing the street and pedestrian routes:

- functions that admit public access permanently or according to a specific operating schedule and will be provided with illuminated shop windows at night; it is recommended that activities where public access is not free should not represent more than 30% of the length of the street included in the mixed area and should not form segments of such frontages longer than 40 meters;
- it is prohibited to locate restaurants that sell alcoholic beverages at a distance of less than 100 meters from public services and equipment and from churches;
- for any uses, geotechnical conditions and seismic zoning will be taken into account;
- in existing areas, the conversion of housing into other functions is allowed, provided that the share of housing is maintained at a minimum of 30% of the ADC;
- the addition of commercial buildings in the spaces between the blocks is permitted provided that the necessary road accesses and pedestrian crossings, the existing vegetation, and the protection requirements of the residential buildings in the immediate vicinity are maintained.

**M1** - any intervention in protected areas will comply with the provisions of the law.

## ARTICLE 3 - PROHIBITED USES.

**M1 + M2 + M3** - the following uses are prohibited:

- polluting productive activities, with technological risk or inconvenience due to the traffic generated;
- temporary constructions of any nature;
- placing display boards on the facades, disfiguring the architecture of the buildings and damaging their finish;
- wholesale storage;
- car maintenance stations with a capacity of over 5 cars;
- dry cleaners;
- storage of reusable materials;
- urban waste pre-collection platforms;
- 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;
- 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 - SITE CONDITIONS. EQUIPMENT AND CONFORMITY OF BUILDINGS

---

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

**M1** - the characteristics of the parcel of land in the protected area will be maintained

**M2 + M3** - with the following conditions for the mixed sub-area along the main traffic arteries and for the extension area:

- In the case of public buildings located in isolation, the minimum land area is **1000** sq m, with a street frontage of at least **30.00** meters;
- for the other categories of functions, it is recommended to divide the land into plots with a minimum **500** sq m and a street front of at least **12.00** meters, in the case of buildings lined up between two lateral flats and at least **18.00** meters in the case of buildings coupled to a lateral flat or independent; depending on the needs, one or more adjacent plots may be leased or purchased;
- in the case of the existing parcel, the minimum area of the buildable plot is **300** sq m.

**M2 + M3** - the free land between existing buildings on which commercial buildings can be inserted will be delimited by a P.U.Z. developed for the entire section of the street for buildings located on major arteries or PUD for those located on secondary streets, which will ensure the coherence of the built framework, compliance with minimum distances from existing buildings, avoidance of blocking existing road and

pedestrian accesses, preservation of existing trees.

#### ARTICLE 5 - LOCATION OF BUILDINGS IN RELATION TO THE ALIGNMENT

**M1** - the character of the protected area will be respected by maintaining the traditional type of alignment;

**M2 + M3** - public equipment will be receded from the alignment by at least **6 - 10** meters or will be placed on the alignment depending on the character of the street, the activity profile and the existing norms;  
- at the intersection of 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 **12.00** meters on category I and II streets and **6.00** meters on category III streets.

**M2 + M3** - in the case of streets with continuous fronts arranged on the alignment, new buildings that are not public services or equipment are located on the alignment; setbacks of at least **5.00** meters may be accepted only on the condition that the adjacent buildings are receded from the lateral limits of the plots and have lateral facades; if the buildings on the adjacent plots have setbacks, they must be attached to them;  
- buildings that form continuous fronts will have a depth from the alignment that will not exceed **20** meters (rear alignment).

**M2 + M3** - in the case of streets with continuous or discontinuous fronts receded from the alignment, a minimum receding of **5.00** meters will be respected.

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

**M1** - the character of the protected area will be respected by maintaining the current setbacks from the plot limits.

**M2 + M3** - public buildings will be located in an isolated regime, the receding from the lateral limits will be at least half the height at the cornices, but not less than **5.00** meters, the receding from the rear limits will be at least half the height at the cornices, but not less than **6.00** meters;

**M2 + M3** - the buildings will adjoin the blind walls of the neighboring buildings located on the lateral limits of the plots up to a maximum distance of **20.00** meters from the alignment;  
- if the plot borders only on one of the lateral limits with a building with a blind wall on the property limit, and on the other side it borders a building receded from the lateral limit of the plot and having windows on the lateral facade, the new building will adjoin the existing blind wall, and from the opposite limit it will necessarily be receded at a distance equal to half the height, but not less than **3.00** meters; if this limit separates the residential area from a public function or a church, the distance increases to **5.00** meters;;  
- it is prohibited to build on the plot limit if this constitutes the separation line between the mixed area and the residential area, a public function or a church, in which cases the construction of new buildings is allowed only with a setback from the lateral limits of the plot equal to half the height at the cornices, but not less than **5.00** meters;  
- the distance between the building of an Orthodox church and the lateral and rear limits of the plot is minimum **10.00** meters;  
- buildings will be receded from the rear limit at a distance of at least half the height of the building measured at the cornice, but not less than **5.00** meters;  
- it is recommended that, in order to respect the privacy of the homes, the parapet of the windows on the side facades of the buildings in the mixed area with functions other than homes that are oriented towards the homes on the side plots located less than **10.00** meters, have the window parapet at least **1.90** meters from the floor of the rooms;  
- in the case of commercial and production buildings, the compact construction regime is allowed, provided that the other provisions of the regulation are complied with.

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

**M1** - the character of the protected area will be respected by maintaining the characteristic distances;

**M2 + M3** - the buildings will respect distances between them equal to half the height of the tallest one; the distance may be reduced to half the height, but not less than **6.00** meters, only if the facades have bays or windows that do not provide lighting for rooms, either residential or for other permanent activities that require natural light.

## ARTICLE 8 - CIRCULATIONS AND ACCESSES.

**M1** - the access method to the plot characteristic of the protected area will be maintained;

**M2 + M3** - the plot is buildable only if it has a road access of at least **4.00** meters wide from a public road directly or through a legal right of way obtained through one of the neighboring properties;

- in the case of continuous street frontages, road access to the rear yard will be ensured through a passage sized to allow access for firefighting vehicles; the distance between these passages measured on the alignment will not exceed **30.00** meters;
- common, private or public passages and courtyards can be created, either permanently or only during operating hours, as well as for service accesses;
- in all cases, it is mandatory to ensure access to public spaces for disabled people or people with mobility difficulties.

## ARTICLE 9 - PARKING OF MOTOR VEHICLES.

**M1 + M2 + M3** - parking of vehicles necessary for the operation of various activities is allowed only inside the plot, therefore outside public circulation;

- if the required parking spaces cannot be provided within the limits of the plot, it will be demonstrated (by presenting the legal forms) that a cooperative parking lot has been created or the necessary spaces have been allocated in a collective parking lot; these parking lots will be located within the neighborhood center or in the adjacent area at a maximum distance of **250** meters;
- it is recommended that the cooperative grouping of ground parking lots be done in areas sized and arranged in such a way as to subsequently allow, with the increase in the degree of motorization, the construction of multi-storey parking lots.

## ARTICLE 10 - MAXIMUM ADMISSIBLE HEIGHT OF BUILDINGS.

**M1** - in the protected area, the alignment of the existing cornices will be respected; in the case of volumes that exceed the height of the immediate surroundings, additional justifications will be presented for granting authorization regarding the registration in the protected area and the relationships with existing monuments (or proposed to be declared) that are located within **100** meters, as well as regarding the impact of the new volumetry on the inner and general silhouette of Bucharest;

**M1+ M2 + M3** - the maximum permissible height in the facade plan will not exceed 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 recessed within the limits of an arc of a circle with a radius of **4.0** meters continued with its tangent at **45** degrees;

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 recessed (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>	11	G+2 +A	(A) - 2 levels; (B) - 1 level
11.01 - 13.00 <i>Roadway 7 m. + sidewalks 2x 3m = 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. + 2x4m 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 2x6m = 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 2x6m = 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 2x8m = 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.

- for very tall buildings (over **45** meters) the justification of the overall configuration will be presented through the P.U.Z., taking into account the perception from the main traffic routes, from the intersections and from the cornices of Dambovită and Colentina;
- at intersections, one or two additional levels are allowed in the facade plan over a length of **15** meters from the intersection of the alignments, after which two more levels may follow the receding inside an arc of a circle with a radius of **4.0** meters and the tangent to it at **45** degrees (according to the previous table);
- in the case of a connection between streets of different widths, with buildings having different height regimes, the highest regime will be extended towards the secondary street for a length of **50.0** meters if the street has **6** or **4** lanes and over a length of **25.0** meters if the street has **2** lanes; if the difference is greater than two levels, the connection will be made in steps.

**M2 + M3** - if the height of the building exceeds the distance between the alignments, the building may be receded from the alignment by a minimum distance equal to the additional height of the building compared to the distance between the street alignments, but not less than **5.0** meters and provided that the heels of neighboring buildings do not remain visible; the only exceptions to this rule are the turns and height connections of buildings on side streets according to the previous paragraph;

**M2** - high accents are allowed above **45** meters in the locations specified on the regulatory plan.

#### ARTICLE 11 - EXTERIOR APPEARANCE OF BUILDINGS

**M1** - any interventions will require insertion studies approved according to the law;

- it is prohibited to modify the appearance of existing buildings by treating the finish of the ground floor differently from that of the upper levels or covering the window parapets on the first level with signs;

**M2 + M3** - the appearance of the buildings will be subordinated to the specific requirements of a diversity of functions and the expression of the prestige of the investors, but on condition that compositional ensembles are created that take into account the social role of the commercial streets, the

- particularities of the site, the general character of the area and the architecture of the neighboring buildings with which they are in co-visibility relations;
- the appearance of the buildings will express the character and representativeness of the function and will meet the current requirements of European architecture for "coherence" and "elegance";
- for businesses, signage and urban furniture, coherence will be ensured on the main arteries based on additional studies and approvals.

#### ARTICLE 12 - UTILITY EQUIPMENT CONDITIONS

- M1 + M2 + M3** - all buildings will be connected to public technical and municipal networks;
- in the case of water supply in the own system, the approval of the competent authority that manages water resources will be obtained;
  - the possibility of connecting to modern telecommunications systems will be ensured;
  - given the intensity of pedestrian traffic, the connection of downpipes to the storm sewer must be made under the sidewalks to avoid the formation of ice;
  - the rapid evacuation and capture of rainwater from spaces reserved for pedestrians, from mineralized spaces and from spaces planted with lawn will be specifically ensured;
  - it is prohibited to place satellite TV antennas and mobile phone antennas on the facade and to place TV cables in a visible position;
  - 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

- M1 + M2 + M3** - existing important trees over **4.00** meters high and with a trunk diameter over **15.00** cm will be identified, protected and preserved during construction; in the event of cutting down a tree, 10 other trees will be planted in the perimeter of nearby public planted spaces;
- in the facade gardens of public facilities at least **40%** of the surface will be provided with tall plantations;
  - the land that is not covered with buildings, platforms and traffic will be covered with grass and planted with a tree at each **100** sq m;
  - is recommended as a minimum **75%** of the unusable terraces and 10% of the usable terraces of the buildings to be arranged as green spaces to improve the microclimate and the image offered to neighboring buildings;
  - parking lots will be planted with a tree at each **4** parking spaces and will be surrounded by a **1.20** meter high hedge;;
  - in areas with contractile soils, species that, due to their root type, can increase the sensitivity of the foundation soil to moisture will be avoided.

#### ARTICLE 14 - FENCES.

- M1** - the existing type of fences will be respected, provided that they are transparent and have an opaque base of maximum 0.60 meters towards the street; in the case of unifying the interior functions of several buildings, the footprint of the traditional parcel will be maintained through land treatment.
- M1 + M2 + M3** - it is recommended to separate the public equipment and church lands from the street with transparent fences **2.00** meters high, of which **0.60** meters are opaque base, doubled by hedges. The fences on the side and rear limits will be opaque and will have a minimum height of **2.20** meters;
- commercial spaces and other services receded from the alignment may be unfenced, may be separated by curbs or hedges and may be used as terraces for restaurants, cafes, etc.

---

### SECTION III: MAXIMUM POSSIBILITIES FOR LAND OCCUPATION AND USE.

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

- M1** - according to the character of the protected area;
- M2** - **Maximum POT 70%**, with the possibility of covering the rest of the land in a proportion of **75% with buildings with a maximum of 2 levels (8 meters);**

- for public functions, the specific norms or the beneficiary's theme will be respected.

**M3 - Maximum POT 60%**, with the possibility of covering the rest of the land in a proportion of **75% with buildings with a maximum of 2 levels (8 meters)** for commercial activities, performance halls, garages, etc.

- for public functions, the specific norms or the beneficiary's theme will be respected.

#### ARTICLE 16 - MAXIMUM LAND USE COEFFICIENT (CUT)

**M1 - according to the character of the protected area;**

**M2 - CUT maxim = 3,0 sq m ADC / sq m land**

in the case of accents over 45 - 50 m, the maximum CUT will be justified by P.U.Z.;

- for public functions, the specific norms or the beneficiary's theme will be respected.

**M3 - CUT maxim = 2,5 sq m ADC / sq m land**

- in the case of accents over 50 m, the maximum CUT will be justified by P.U.Z.;
  - for public functions, the specific norms or the beneficiary's theme will be respected.
-