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IMPERIAL ETHIOPIAN GOVERNMENT
MINISTRY OF INTERIOR
MUNICIPALITIES DEPARTMENT

CITY PLANNING NORMS AND
PROCEDURE
FOR APPROVAL AND IMPLEMENTATION

CONSULTANTS
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1.1. General Remarks

The Master Plan is a directive plan for the organization and coordinated urbanization of the municipal territory and regulates public and private building activities within the perimeter defined by the Master Plan itself for a period of 20 years.

The city-planning prescriptions are expressed graphically on the topographic plans with conventional signs, are illustrated in the report and are specified by the norms enclosed herein.

The implementation of the Master Plan is therefore regulated by the present text which constitutes an integral part of it.

1.2. Subsidiary Documents and Drawings of the Master Plan

The Master Plan is composed of the following documents and drawings:

a report comprising: a study of the physical environment, a demographic analysis that provides an estimate of the demographic transformations foreseeable for the period of validity of the Master Plan, a provision on employment and the productive structure, a study on public services and social facilities, and exposition of the criteria adopted in the formulation.

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of the Master Plan and a description of the same, as well as a financing plan for the installation of basic services;

- drawings, sufficient in number and scale, to show: the present state of the city, the projected zoning with specific destinations as to use of areas and buildings, the projected road system, the demarcation of town sectors, whether existing or projected in correspondence with the successive implementation phases of the Master Plan, the future social facilities, the schematic outline of urban services;
- Detailed Plans studied for the first phases of realization, consisting of drawings, sufficient in number and scale, to show: a detailed study of the present state of the Town Sector, a building scheme with indications of building types, alignments and heights of edifices, the indices of land use, and the road system.

All of these documents, taken together, comprise the Master Plan.

1.3. Master Plan: Land Use and Specific Destinations

The projected zoning, treated in section 1.2.6., indicates the subdivision of the territory comprised in the Master Plan into the following functional zones:

- residential zones: destined principally for habitation with indication of the territorial density (inhabitants/hectare) for each zone;
- administrative zones: destined for the central and local offices of the state and city governments, namely:

- Imperial Administration
 - Public Security
 - Police, Firemen, etc.
 - Territorial Army
- service zones: destined for the general services, both public and private, of the territory and of the city, namely:

- Education:
- Kindergartens
 - Primary Schools
 - Secondary Schools
 - Higher Education

- Health:
- Health Centers
 - Hospitals
 - Specialized Hospitals

- Social and Cultural:
- Libraries
 - Social Centers, Meeting Halls
 - Museums, Archaeological Zones

- Entertainment:
- Cinemas
 - Theaters

- Tourist Facilities:
- Hotels and Motels
 - Restaurants, Cafes, Promenades, Nightclubs

- Worship:
- Christian Churches
 - Mosques, Other Places of Worship

- Commercial:
- Shops, Offices
 - Commercial Centers
 - Banks
 - Commodity Exchanges
 - Fairs

Communications: - Post Offices, Telephone, Telegraph
- Radio

Public Utilities: - Water, Electricity, Maintenance, etc.

Transportation: - Railway Stations
- Bus Stations
- Garages
- Petrol Stations
- Parking
- Airport

Hygiene and Transient
Facilities: - Public Baths
- Public Dormitories
- Caravansaries

Social Welfare: - Orphanages
- Homes for the Aged
- Rehabilitation, Correctional Institutions

Cemeteries: - Christian
- Moslem
- Other Religions.

- civic zones: destined for multiple uses and which, due to their placement, will collect indiscriminately the local offices of the state and city governments as well as particular public and private services of the city or sectors of it, namely:

Health: - Clinics
- Pharmacies

- Social and Cultural:
 - Libraries
 - Social Centers
 - Museums
- Entertainment:
 - Cinema
- Tourist Facilities:
 - Hotels
 - Restaurants, Cafes, Promenades, Nightclubs
- Worship:
 - Christian Churches
 - Mosques
 - Other Places of Worship
- Commercial:
 - Shops, Offices
 - Commercial Centers
 - Banks
 - Commodity Exchanges
- Communications:
 - Post Offices, Telephone, Telegraph
- Transportation:
 - Taxi Stands
 - Petrol Stations
 - Parking
- Hygiene:
 - Public Baths.
- productive zones: destined for activities proper to the different branches of production, namely:
 - Industry:
 - Manufacturing Plants
 - Processing, Packaging Plants
 - Handicrafts
 - Warehouses
 - Garages
 - Mills for Oil and Cereals

- Commercial: - Markets, Livestock Markets
- Food Supply: - Slaughterhouses
- Warehouses
- Wholesale Stores.
- public green zones: destined for parks with some public services, namely:
 - Recreation: - Playgrounds
- Sport Centers
- Parks
 - Entertainment: - Stadiums
- Open-Air Theaters
 - Worship: - Historical Places of Worship and Centers of Pilgrimage
 - Tourist facilities: - Restaurants, Cafes, Promenades.
- private green zones: destined for parkland with obligatory conservation of the flora and eventual augmentation. In these zones construction of sport and recreation facilities is permitted;
- armed forces zones: destined for offices and facilities of the armed forces;
- agricultural zones: destined for agricultural exploitation only;
- conservation areas: with construction strictly forbidden and obligatory conservation of flora, namely:
the strips flanking territorial lines of communication, railroads, cemeteries and bothersome industries, the conservation areas for the preservation

of landscape or those surrounding airports, ports, military installations, etc.

1.4. Tools for Implementation of the Master Plan - Detailed Plans

The Master Plan shall be implemented by means of the Detailed Plans: on the drawing delimiting the existing or projected town sectors, previously treated in section 1.2.6., the phases of study and implementation for the individual Detailed Plans are indicated by consecutive numbers.

The Municipality, or the Authority acting on its behalf, shall see to the timely provision of the Detailed Plans for the individual town sectors as delimited above, according to the indicated order of priority and/or the concrete exigencies relative to public or private intervention.

In particular, for residential areas, the town sectors concern both zones of new expansion and zones already urbanized. The study and realization of the new town sectors shall take place gradually and, in any case, not before the previously urbanized town sectors be provided with the services called for by the relative Detailed Plans and be at least 70% constructed. The study of and intervention in existing town sectors, where reclamation, restructuring and density saturation are called for, shall have priority status. The Municipality, or the authority acting on its behalf, shall see to the timely provision of the Detailed Plans of said town sectors within 5 years from the date of approval of the Master Plan and shall implement them according to the availability of funds.

1.5. Temporary Norms in Zones Lacking Detailed Plans

For zones lacking Detailed Plans, from the date of approval of the Master Plan until the date of approval of the Detailed Plan, only present uses of Land and buildings shall be permitted;

A period of 5 years having expired, uses that diverge from the Master Plan or are incompatible with it shall thenceforth be prohibited. All new construction, public or private, in these zones shall be strictly prohibited; licences for commercial, craft or industrial activity incompatible with the uses designated by the Master Plan shall be neither issued nor renewed and in existing structures only works of restoration, maintenance, repair and the installation of basic services (kitchens, baths, toilets) shall be permitted, provided the cost of said works be not more than 1/3 the commercial value of the existing structure.

1.6. Detailed Plans: Norms of Implementation

The Detailed Plan is the means by which the Master Plan is to be realized.

The Detailed Plan defines both the uses designated by the Master Plan and the method of intervention; it prescribes the realization of the secondary street system and the indices of utilization and is composed of the documents and drawings listed in section 1.2.

The zones indicated by the Master Plan and previously listed are presented more specifically and with their respective regulations as follows:

- Residential zones: only residential structures shall be authorized.

The building types are subdivided into the following categories:

- clustered type: Individual units are characterized by interior patios and are joined in groups.
This type of aggregation is permitted by the internal arrangement of the rooms, which open preferably onto the interior patios. The external walls of the units, lacking windows, permit them to be placed contiguous one with another. An architectural solution shall be prescribed for the interior patio facades and the remaining exterior facades.
- isolated type: these shall be set back from all lot lines and all facades shall be resolved architecturally.
- linear type: these shall have two party walls shared with adjacent structures thus forming a continuous band. The architectural solution of the free facades shall be required.

For the above-described types the tables of norms, with the regulatory metric data for each type, are attached.

In the drawings of the Detailed Plans a symbology is adopted in which the numerals 1, 2, 3, etc. indicate the number of floors that may be constructed and the sign "CL" indicates clustered buildings, "IS" the isolated buildings and "LI" the linear buildings.

The exact number of floors to be built, neither fewer nor more, the

alignments indicated in the Detailed Plans drawings, as well as the norms contained in the attached tables must be strictly respected.

The volumes and massing indicated in the Detailed Plan drawings must be respected in their general lines as must the subdivision into lots, which may vary in size without, however, altering the character of said subdivision.

In zones specified in the Detailed Plans, craft and commercial activities on the family level may be authorized which are not bothersome to the neighboring inhabitants or harmful to the healthfulness of the zone.

As a rule, constructions shall be executed in rubble masonry, in solid or hollow bricks or pre-cast concrete blocks, or else with a wooden, steel or reinforced concrete bearing structure with an external in-filling either of the above-mentioned type or in traditional materials.

The roof or roof-terrace covering must assure, besides the discharge of rain water, an adequate thermal insulation by means of insulating layers of appropriate materials and thickness.

In zones where single-story construction is foreseen, the use of entirely traditional building methods shall be permitted, provided all hygienic measures be adopted which guarantee adequate protection from external atmospheric agents and the best conditions of habitability.

- Administrative zones; Services and Civic Centers.
In these zones buildings shall be authorized for public and private services, and for the Central and Local Office of the State and the City Governments which shall have characteristics conforming to their functions and architectural solutions for all facades.

The exact number of floors to be built, neither more nor less, and the alignments indicated in the Detailed Plan drawing must be strictly respected.

The construction of dwellings shall be permitted for surveillance and direction personnel and, in general, for those whose permanent presence is indispensable for the proper functioning the service.

Only in the civic centers shall it be permitted to assign 30% of the total volume authorized by the Detailed Plans to dwellings.

- Productive zones: in these zones all constructions destined for dwellings shall be prohibited.

Constructions shall be authorized for the exercise of productive activities and for the related offices required for the administration of the plants.

The construction of dwellings shall be permitted for the surveillance and direction personnel and, in general, for those whose permanent presence is indispensable for the proper functioning of the plants.

Furthermore, the construction of refectories, meeting rooms and rooms for social services, etc. shall be permitted provided they be separated from industrial plants, properly so-called, by a conservation area at least

10 meters wide and systemized as green space. The area of the buildings, their height and volume, depend on the requirements of the plant but they shall in no case be built closer than 10 meters to the road boundaries or 7 meters from other boundaries; however the distance from any boundary shall never be less than the height of the building.

The spaces destined for loading and unloading and for manoeuvring vehicles shall be arranged within the lot and shall in no case obstruct traffic on public roads.

For plants with more than 200 workers, a part of the lot, equal to 1/20 the total area, shall be reserved for the recreation of employees.

- Public green space: the maintenance and augmentation of the existing flora shall be called for. In erosion areas, control measures and, if necessary, new plantings must be executed.

These zones shall be arranged as parks with playing fields pedestrian pathways, etc.

Edifices destined for entertainment, recreation, worship and tourist facilities shall be permitted, each installation to have a covered area of not more than 300 m², a height of no more than 10 meters and a minimum distance from one to another of not less than 60 meters, so as to guarantee the continuity of green space and in compliance with the specific indications of the Detailed Plan.

- Private green space: the maintenance and augmentation of the existing flora shall be called for; normal agricultural exploitation shall be permitted.

In erosion areas, control measures and, if necessary, new plantings must be executed.

In this zone, playing fields shall be constructed and the buildings pertaining to such facilities shall be of one story only, with a maximum height of 4 meters and may cover at most 1/50 of the total area, and in no case more than 250 m².

- Armed forces zones: destined for offices and facilities of the armed forces.

The buildings and installations must not be of more than 3 stories, must rise at least 5 meters away from the boundaries of the zone and must cover no more than 1/30 of the total area.

Animal shelters must be situated at least 100 meters from the boundaries of the zone and from the barracks.

- Agricultural zones: destined solely for agricultural exploitation. Single family dwellings for farmers and installations destined for agricultural and animal products shall be authorized. The buildings shall be of one story only, with a maximum height of 5 meters and a covered area no more than 1/200 of the total area.

Groupings of up to 20 dwelling units shall be permitted. Beyond the perimeter of the Master Plan the areas within 3 km. of said perimeter shall be subject to the same rules.

- Conservation areas: in this zone all types of construction are prohibited.

The two strips flanking lines of territorial communication shall extend 50 meters from the center axis of roads or 30 meters from the center axis of trails.

The strip around cemeteries shall be 50 meters deep, as shall that around slaughterhouses and zones of bothersome industry.

The strip around rubbish dumps and deposits of putrescent matter shall be 200 meters deep.

2. APPROVAL AND VALIDITY OF THE MASTER PLAN

2.1. Procedure for Approval of the Master Plan

The projected Master Plan of the city, accompanied by the projected detailed plans for the first phases of implementation, shall be adopted by a resolution of the Municipality and approved by the Ministry of the Interior.

The Master Plan project shall be deposited with the City Secretary for 30 consecutive days, during which time anyone may examine it. The Municipality shall place notices in the most frequented parts of the city to make known to the public the publication of the Master Plan.

During the same period the Ministry of the Interior shall send copies of the Master Plan and the attached Detailed Plans to all the Ministries concerned.

Within 2 months all those interested may present observations in writing to the Municipality. At the end of that time all observations shall be sent by the Municipality to the Ministry of the Interior. Within the same period the Ministries concerned shall communicate their observations to the Ministry of the Interior.

In the Ministry of the Interior there shall be set up a Commission which, during 3 months time, shall examine all the observations, whether from private sources or from the Ministries, deliberating the contrary conclusions and assembling all the observations considered valid. The Commission shall decide what modifications, if any, to make in the drawings and documents of the Master and Detailed Plans.

In the following month the draft for the Imperial decree of approval shall be drawn up, which, once signed by His Majesty the Emperor, shall be published in the Negarit Gazeta.

From the date of publication the Master Plan shall become a law of the State and all private individuals and public administrations, shall be bound to observe it. To the Municipality shall be delegated the task of supervising all works of urbanization and building within the perimeter determined by the Master Plan in the form and manner established by the present norms.

2.2. Validity of the Master Plan

The Master Plan shall be valid for a period of twenty years from the date of approval and shall expire at the end of said period unless a decree of extension be signed beforehand by His Majesty the Emperor and published in the form and manner stated above.

2.3. Procedure for Approval of the Successive Detailed Plans

During the Master Plan's period of validity the Detailed Plans for successive phases in the realization of the down sectors shall be drawn up in the form and manner prescribed by the norms and in line with the Master Plan.

Each Detailed Plan shall follow the approval procedure for the Master Plan and shall be the object of a special approval decree.

2.4. Variations in the Master Plan

If, during the period of validity of the Master Plan, it should appear opportune to make changes in the same, a new draft must be made whose approval shall follow the procedure used for the Master Plan.

3. IMPLEMENTATION OF THE MASTER PLAN

3.1. Administrative Procedure for Implementation of the Master Plan

The first condition that the public authority must secure in order to implement the Master Plan is to make available the areas falling within the perimeter of the Master Plan itself.

The Municipality and the Central Administrations concerned in the implementation of the Master Plan must acquire all the areas destined for services and installations of public interest.

The Municipality must furthermore be assured control of areas destined for private construction within the perimeters of the Detailed Plans approved and in force.

The first step in realizing this policy shall be the evaluation of said areas. For this purpose the following shall be provided.

3.2. Commission for the Evaluation of Areas

In every Municipality an Evaluating Commission shall be established whose composition and functioning shall be decreed by the Ministry of the Interior and which shall determine the value of lots in the zones of the Detailed Plan and of land needed for construction of all the installations and public services called for by the Master Plan.

The evaluations shall be determined on the basis of prices current during the 3 years previous to the approval of the Master Plan and shall take into account the present degree of urbanization in the areas under consideration. The evaluations shall be made for homogeneous and sufficiently large sectors of the city and in no case shall they be increased in consideration of the destined uses foreseen by the Master Plan and by the Detailed Plans.

Particular evaluations for structures subject to demolition or transformation, rendered necessary by the new destinations of use, shall be made on the basis of structural solidity and overall value.

For purposes of evaluation, areas where there exist structures that were built illegally or in any way not properly authorized, shall be considered as not built upon.

The evaluations shall be resolved upon by a decree of the Municipality, approved by the Ministry of the Interior and made known to the public by a statement on the notice board of the City Hall and with announcements placed at the most frequented points of the city.

Within 30 days from the date of deposition of the decree, those whose rights are concerned may have recourse to the Courts to oppose the decisions of the Commission.

The consequent juridical procedures, however, regard solely the just evaluation of the areas and shall in no case interrupt the process of expropriation, exchange, or compulsory surrender of the areas destined for construction.

3.3. Acquisition of Areas for Public Installations and Services

Consequent upon the approval of the Master Plan of the city, and to ensure an orderly implementation of the same, the State and Municipal Administrations, according to their respective jurisdictions, shall acquire the areas destined for the main street system, other lines of communication and the services on both a territorial and an urban level.

For the acquisition of said areas, the above Administrations shall procede by regular acts of purchase and sale if the proprietors give their consent and accede to the action; in the contrary case, they shall procede to compulsory transfer, that is, to expropriation for reasons of public utility, adopting, however, in the indennifications due the proprietors, the values determined by the Evaluating Commission.

Otherwise, if the Municipality has available an adequate territorial domain, either within the perimeter of the Master Plan or outside of it, it may acquire the necessary areas by exchanging its own property for them, provided that in the exchange the respective values are taken into account.

The conditions of exchange are also fixed on the basis of the values indicated by the Commission.

3.4. Acquisition of the Areas Destined for Private Construction

To assure itself control of these areas and to coordinate the construction of private buildings with the implementation of the Detailed Plans, the Municipality may have recourse to the following procedures:

3.4.1. Mutual Consent

The decree approving the Detailed Plan involves an injunction to the proprietors of lots to complete the projected buildings within 2 years from the publication of the decree; an extension of 6 months may be accorded at the expiration of the original period the construction is in an advanced state of execution within this second and non-renewable period, the construction must be terminated and inhabitable. The proprietors of the areas must procede by exchange or by purchase and sale to make their properties coincide with the perimeters of the lots indicated by the Detailed Plan.

The proprietors who, within a year from the publication of the decree of approval of the Detailed Plan, have not reached an accord for the rectification of boundaries and have not given notice of said accord to the Municipality, shall be considered to be not disposed to build.

The proprietors who are not disposed to build according to the above-stated terms and who, after a year from the publication of the approval decree of the Detailed Plan, have not initiated construction shall be bound to cede their lots to purchasers who, in their turn, shall pledge themselves to build within a year from the date of acquisition of the area. The transfer shall take place at the prices fixed by the Evaluating Commission and the means of payment shall be agreed upon privately.

The proprietors shall be bound to give written notice to the Municipality of any transfers of lots for any purpose whatsoever and to indicate the price, should sale and purchase be involved.

3.4.2. Compulsory Procedure

One who desires to purchase a lot for purpose of building and has not been able to reach an amicable agreement with a proprietor who has not built within the established time limit may address to the Municipality a request to purchase.

In the succeeding 15 days the Municipality shall give notice of the request to the proprietor, inviting him to reach an amicable agreement with the petitioner. In the absence of notification of the accomplished transfer of property, one month having elapsed, the Municipality shall invite the petitioner to pay the Municipal Treasury a deposit equal to one tenth the value of the lot calculated on the basis of the price fixed by the Evaluating Commission, after which the Municipality shall procede to expropriation of the lot reasons of public utility, and, if necessary, of the constructions existing thereon.

As soon as the decree of expropriation is published, the Municipality shall enter into full rights of possession regarding the expropriated property, out the immediate payment of any indemnity.

The amount of indemnification shall be determined on the basis of the values established by the evaluating Commission and shall be reduced by 10% in consideration of the proprietor's opposition to a settlement by mutual consent.

The lot thus expropriated shall be ceded to the prospective purchaser upon payment to the Municipal Treasury of the rest of the established price. This may be in cash or extended payment terms may be agreed upon at the legal interest rates should there be a credit institution to guarantee the debt.

In any event the price of the lot shall be remitted, within one month, to the out-going proprietor or to those having just claims, minus the above mentioned 10%, which shall remain in the **Municipal Treasury** to cover expenses occurred in the expropriation proceedings.

Dating from the consignment of the lot, the new proprietor shall have 2 years in which to undertake and complete construction of the buildings foreseen by the Detailed Plans.

Should the purchaser not comply with his obligations relative to acquisition or construction in the prescribed terms, the expiration of his rights may be declared by a simple decree of the Municipality.

The defaulting purchaser shall thereby surrender all acquired rights and the amounts paid shall be returned to him, minus 30% as a penalty and to cover expenses, but only after a new purchaser has replaced him, paying to the **Municipal Treasury** the entire original price and pledging himself to execute the construction in the time allotted.

3.4.3. Procedure by Generalized Expropriation

If the Municipality has adequate financial means it may have recourse to expropriation, for reasons of public utility, of the areas destined for private construction, whether these be free of construction or have been built upon in conflict with the uses assigned by the Master Plan and whether these constructions are of a temporary nature or were built without valid permission.

Otherwise, if the Municipality has available an adequate territorial domain within the perimeter of the Master Plan or outside of it, it may acquire the areas by exchanging its own property for them, provided that in the exchange the respective values are taken into account.

The price of expropriation or the conditions of exchange shall be fixed on the basis of values indicated by the Evaluating Commission.

The expropriation procedure shall be extended to all the residential zones foreseen by the Detailed Plans, but the lots shall be left to the use of their respective proprietors until private interests request purchase for the execution of construction. Only at that time shall the Municipality take possession of the area and pay the fixed price to the proprietor of the lot.

The lots shall therefore be ceded only to those who pledge themselves to build within 2 years and only according to the prescriptions of the Detailed Plan and at the price fixed by the Evaluating Commission.

In case of default on the part of the new proprietors the norms expounded in the previous section shall be applied.

3.4.4. Default of Building Obligations

The proprietors of lots, however acquired, who undertake construction according to the established terms but who then suspend or do not conclude construction within the time foreseen, shall be obliged to transfer both the lot and the incomplete construction.

This transfer may take place either by private agreement between transfer and purchaser or, if necessary, by compulsory means. In this case the Evaluating Commission shall determine the value of the incomplete works and the proprietor shall be obliged to transfer them, receiving a payment reduced by 10%, paid to the Municipal Treasury to cover general expenses.

3.4.5. Rates of Urbanization

All those who build in the zones of the Detailed Plans shall be bound to pay a share of the expenses of urbanization sustained by the Municipality for the works of urban installations commensurate with the area of the lot, its situation and the type and importance of the construction.

The sums owed and the methods of payment shall be fixed by a decree of the Municipality as the zones are gradually supplied with public installations and services.



METRIC REGULATORY DATA

1	LOT DENSITY	units/lot	LD	100	100
2	ORIENTATION	of main/lot area	O	100	100
3	AREA OF LOT	sq. ft.	AL	100	100
4	WIDTH OF LOT ON STREET	feet	W	100	100

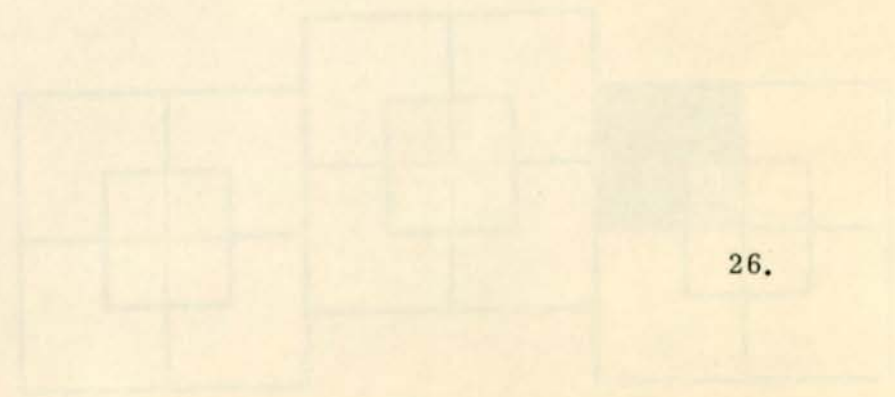
APPENDIX

REGULATORY METRIC DATA FOR BUILDING TYPES

METRIC REGULATORY DATA

1	BUILDING TYPE		BT	100	100
2	BUILDING HEIGHT	feet	BH	100	100
3	AREA	sq. ft.	A	100	100
4	NUMBER OF FLOORS		NF	100	100
5	DISTANCE FROM STREET LINE	feet	DSL	100	100
6	DISTANCE FROM CURB LINE	feet	DCL	100	100
7	DISTANCE BETWEEN BUILDINGS	feet	DB	100	100
8	COVERED AREA	sq. ft.	CA	100	100
9	MAXIMUM BUILDING HEIGHT	feet	MBH	100	100

THE DATA REFER TO THE ENTIRE LOT





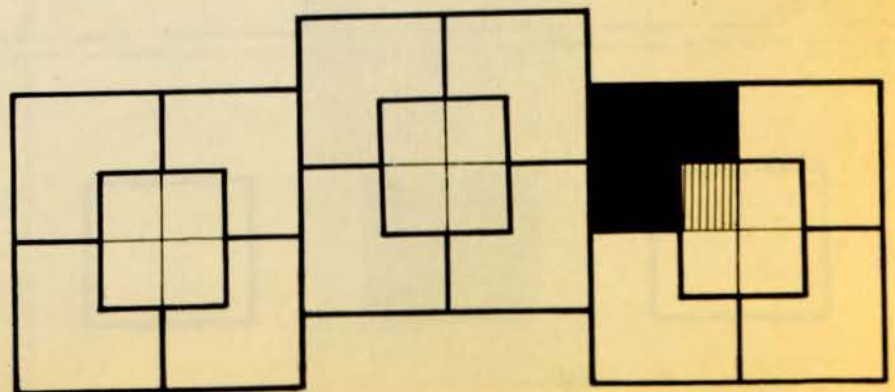
TYPE OF CONSTRUCTION

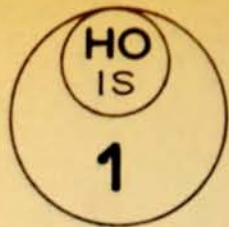
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CLUSTERED HOUSING WITH WORKSHOP - 1 FLOOR

						Min.	Max.
METRIC CITY-PLANNING DATA	1	LOT DENSITY	Inhabitants/Hectare	LD		-	500
	2	UTILIZATION	M ³ of Building/m ² of Lot	U		-	2.9
	3	AREA OF LOT		AL	m ²	90	170
	4	LENGTH OF LOT ON STREET		LL	m	8	16
METRIC BUILDING DATA	5	BUILDABLE AREA	% of Area of Lot	BA	m ²	-	85% AL
	6	LENGTH OF FACADE		LF	m	8.00	16.00
	7	BUILDING DEPTH		BD	m	-	-
	8	BUILDING HEIGHT		BH	m	3.00	4.00
	9	VOLUME		V	m ³	-	500
	10	NUMBER OF FLOORS		NF	N	1	1
	11	DISTANCE FROM STREET LINE		DS	m	-	-
	12	DISTANCE FROM LOT LINES		DL	m	-	-
	13	DISTANCE BETWEEN BUILDINGS		DB	m	-	-
	14	DEPENDENCIES Over and Above BA	BUILDABLE AREA	DA	m ²	-	-
HEIGHT			DH	m	-	-	

N.B.
THE DATA REFER TO THE INDIVIDUAL LOT





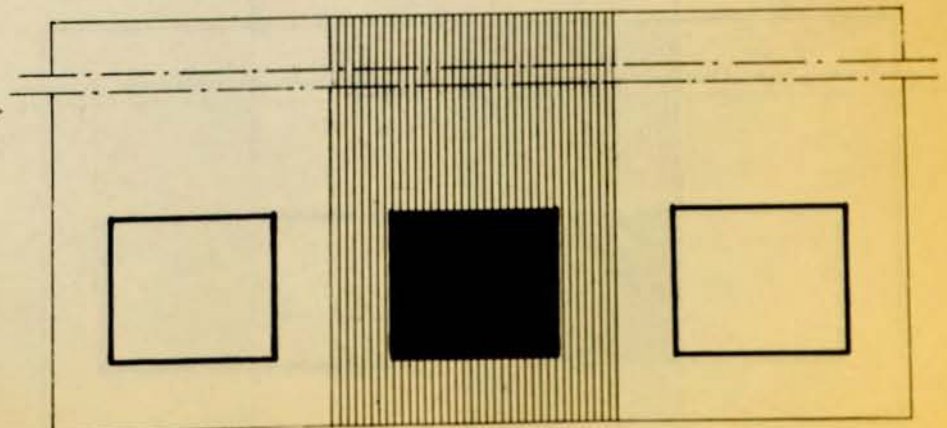
TYPE OF CONSTRUCTION

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SINGLE-FAMILY ISOLATED HOUSING - 1 FLOOR

					Min.	Max.	
METRIC CITY-PLANNING DATA	1	LOT DENSITY	Inhabitants/Hectare	LD	-	150	
	2	UTILIZATION	M ³ of Building / m ² of Lot	U	-	1.0	
	3	AREA OF LOT		AL	m ²	400	2500
	4	LENGTH OF LOT ON STREET		LL	m	15.00	40.00
METRIC BUILDING DATA	5	BUILDABLE AREA	% of Area of Lot	BA	m ²	-	100m + 1/50 AL
	6	LENGTH OF FACADE		LF	m	-	20.00
	7	BUILDING DEPTH		BD	m	-	-
	8	BUILDING HEIGHT		BH	m	3.00	4.00
	9	VOLUME		V	m ³	-	525
	10	NUMBER OF FLOORS		NF	N	1	1
	11	DISTANCE FROM STREET LINE		DS	m	4.00	-
	12	DISTANCE FROM LOT LINES		DL	m	3.00	-
	13	DISTANCE BETWEEN BUILDINGS		DB	m	6.00	-
	14	DEPENDENCIES Over and Above BA	BUILDABLE AREA	DA	m ²	-	15% BA
			HEIGHT	DH	m	-	3.00

N.B.
THE DATA REFER TO THE INDIVIDUAL LOT





TYPE OF CONSTRUCTION

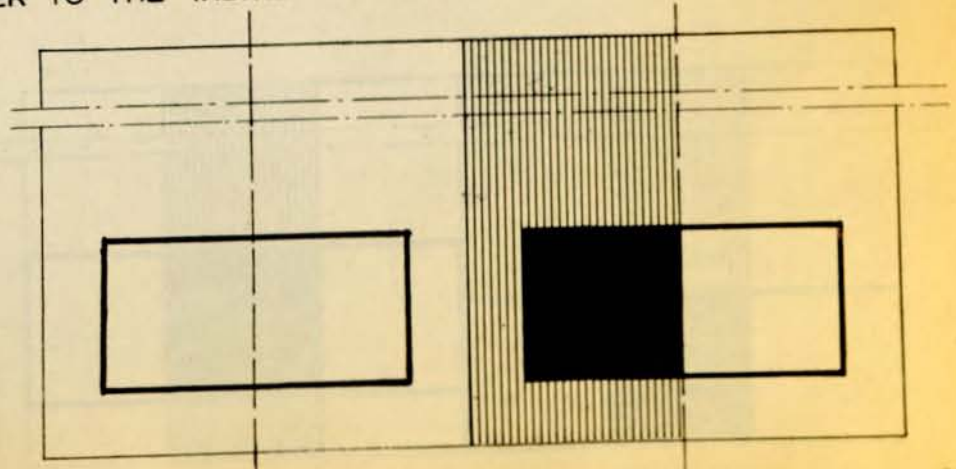
BDS-ETH Sept. 1966
Doc. G Ap.

TWO-FAMILY ISOLATED HOUSING - 1 FLOOR

					Min.	Max.
METRIC CITY-PLANNING DATA	1	LOT DENSITY	Inhabitants/Hectare	LD	-	200
	2	UTILIZATION	M ³ of Building / m ² of Lot	U	-	1.3
	3	AREA OF LOT		AL m ²	300	2000
	4	LENGTH OF LOT ON STREET		LL m	12.00	20.00

METRIC BUILDING DATA	5	BUILDABLE AREA	% of Area of Lot	BA m ²	-	100 m ² + 1/50 AL
	6	LENGTH OF FACADE		LF m	-	16.00
	7	BUILDING DEPTH		BD m	-	-
	8	BUILDING HEIGHT		BH m	3	4
	9	VOLUME		V m ³		500
	10	NUMBER OF FLOORS		NF N	1	1
	11	DISTANCE FROM STREET LINE		DS m	4	-
	12	DISTANCE FROM LOT LINES	PARTY WALL OTHER LINES	DL m	0 3	0 -
	13	DISTANCE BETWEEN BUILDINGS		DB m	6	-
	14	DEPENDENCIES Over and Above BA	BUILDABLE AREA	DA m ²	-	15% BA
			HEIGHT	DH m	-	3

N.B.
THE DATA REFER TO THE INDIVIDUAL LOT





TYPE OF CONSTRUCTION

RDS-ETH Sept. 1966

Doc. 9 Ap.

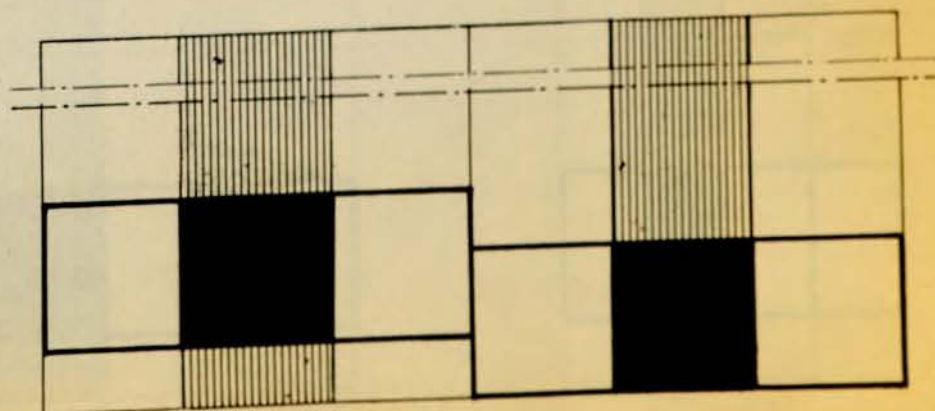
LINEAR HOUSING WITH WORKSHOP - 1 FLOOR

				Min.	Max.		
METRIC CITY-PLANNING DATA	1	LOT DENSITY	Inhabitants/Hectare	LD	-	300	
	2	UTILIZATION	M ³ of Building / m ² of Lot	U	-	2.3	
	3	AREA OF LOT		AL	m ²	150	500
	4	LENGTH OF LOT ON STREET		LL	m	5.00	15.00

METRIC BUILDING DATA	5	BUILDABLE AREA	% of Area of Lot	BA	m ²	-	60% AL
	6	LENGTH OF FACADE		LF	m	5.00	15.00
	7	BUILDING DEPTH		BD	m	-	15.00
	8	BUILDING HEIGHT		BH	m	3	4
	9	VOLUME		V	m ³	-	500
	10	NUMBER OF FLOORS		NF	N	1	1
	11	DISTANCE FROM STREET LINE		DS	m	0.00	4.00
	12	DISTANCE FROM LOT LINES	PARTY WALL OTHER LINES	DL	m	0.00 4.00	0.00 -
	13	DISTANCE BETWEEN BUILDINGS		DB	m	6.00	-
	14	DEPENDENCIES Over and Above BA	BUILDABLE AREA	DA	m ²	-	10% BA
			HEIGHT	DH	m	-	3

N.B.

THE DATA REFER TO THE INDIVIDUAL LOT



* THE END HOUSES MAY REACH TO THE LOT LINE



TYPE OF CONSTRUCTION

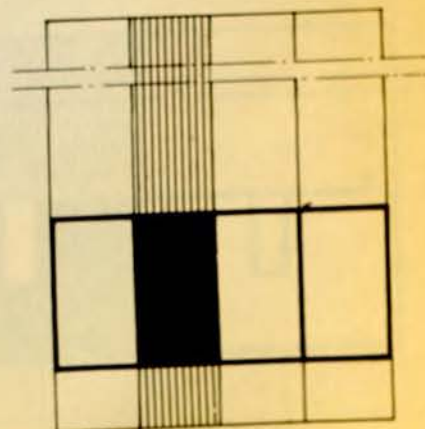
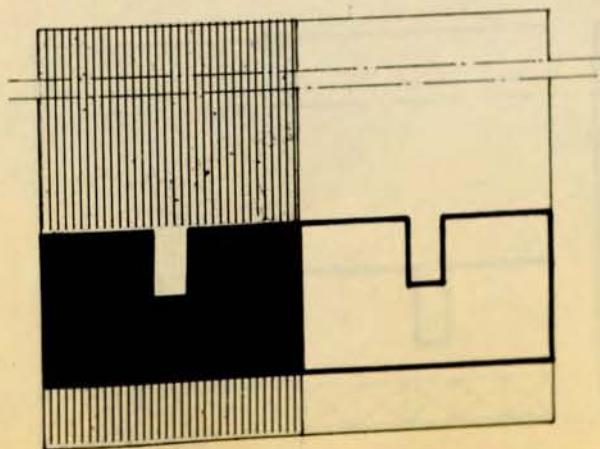
BDS-RYH Sept. 1966
Doc. G Ap.

LINEAR HOUSING WITH WORKSHOP - 2 FLOOR

				Min.	Max.		
METRIC CITY-PLANNING DATA	1	LOT DENSITY	Inhabitants/Hectare	LD	-	400	
	2	UTILIZATION	M ³ of Building / m ² of Lot	U	-	4.3	
	3	AREA OF LOT		AL	m ²	120	1500
	4	LENGTH OF LOT ON STREET		LL	m	5.00	24.00

METRIC BUILDING DATA	5	BUILDABLE AREA	% of Area of Lot	BA	m ²	-	60% AL
	6	LENGTH OF FACADE		LF	m	5.00	24.00
	7	BUILDING DEPTH		BD	m	-	16.00
	8	BUILDING HEIGHT		BH	m	6.00	7.50
	9	VOLUME		V	m ³	-	2000
	10	NUMBER OF FLOORS		NF	N	2	2
	11	DISTANCE FROM STREET LINE		DS	m	0.00	6.00
	12	DISTANCE FROM* LOT LINES	PARTY WALL OTHER LINES	DL	m	0.00 6.00	0.00 -
	13	DISTANCE BETWEEN BUILDINGS		DB	m	8.00	-
	14	DEPENDENCIES Over and Above BA	BUILDABLE AREA	DA	m ²	-	10% BA
			HEIGHT	DH	m	-	4

N.B.
THE DATA REFER TO THE INDIVIDUAL LOT



* THE END HOUSES MAY REACH TO THE LOT LINE



TYPE OF CONSTRUCTION

BDS-STH Sept. 1966
Dec. 0 Ap.

LINEAR HOUSING WITH PORTICO AND SHOPS
3 FLOOR

				Min.	Max.		
METRIC CITY-PLANNING DATA	1	LOT DENSITY	Inhabitants/Hectare	LD	-	600	
	2	UTILIZATION	M ³ of Building / m ² of Lot	U	-	6.5	
	3	AREA OF LOT		AL	m ²	360	2000
	4	LENGTH OF LOT ON STREET		LL	m	14.00	26.00

METRIC BUILDING DATA	5	BUILDABLE AREA	% of Area of Lot	BA	m ²	-	45% AL
	6	LENGTH OF FACADE		LF	m	14.00	26.00
	7	BUILDING DEPTH		BD	m	-	15.00
	8	BUILDING HEIGHT		BH	m	9.00	10.50
	9	VOLUME		V	m ³	-	3000
	10	NUMBER OF FLOORS		NF	N	3	3
	11	DISTANCE FROM STREET LINE		DS	m	0.00	6.00
	12	DISTANCE FROM LOT LINES	PARTY WALL	DL	m	0.00	0.00
			OTHER LINES			8.00	-
	13	DISTANCE BETWEEN BUILDINGS		DB	m	8.00	-
	14	DEPENDENCIES Over and Above BA	BUILDABLE AREA	DA	m ²	-	10% BA
			HEIGHT	DH	m	-	4

N.B.
THE DATA REFER TO THE INDIVIDUAL LOT

