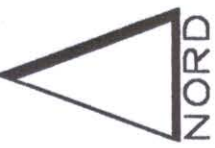
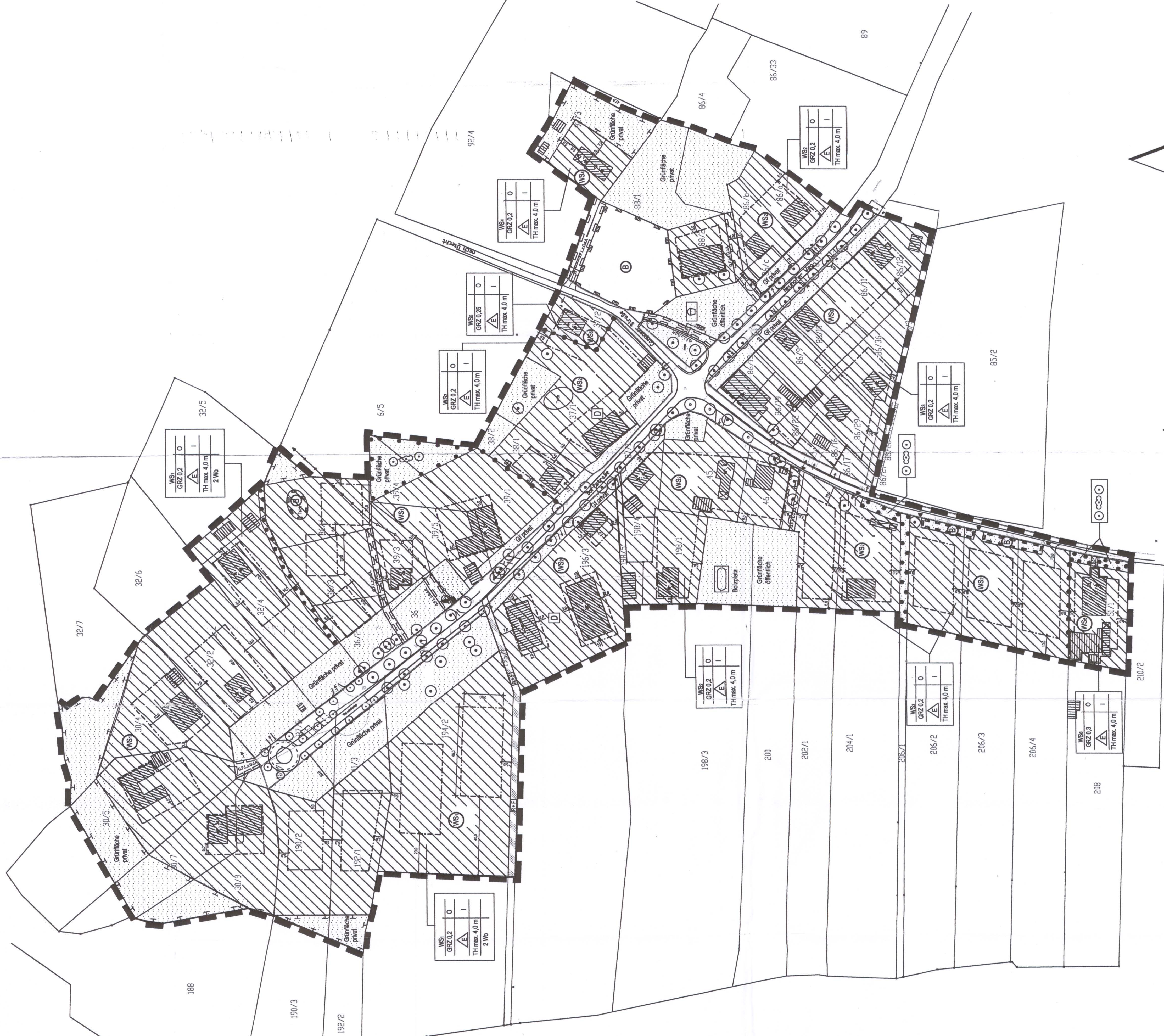


SATZUNG DER GEMEINDE UTECHT ÜBER DEN BEBAUUNGSPLAN NR. 3
FÜR DEN ORTSTEIL CAMPOW
PLANZEICHNUNG (TEIL A) M 1:1.000



Planzeichenerklärung
Für diesen Plan gilt die Bauzeichnungsverordnung (BauVZO) i.d.F. vom 23.01.1990, geändert durch das Investitionsförderungs- und Wohnbaugesetz vom 22.04.1993 (BGBl. I S. 468) und die Planzeichnungsverordnung (PlanVZO) vom i.d.F. vom 18. Dezember 1990.

- A. Festsetzungen**
- Art der baulichen Nutzung**
 - Klimasiedlungsgebiet (§ 2 BauVZO)**
 - WS
 - Beschreibung der Zeit der Wohnungen (§ 1) Nr. 6 BauGB**
 - WS
 - Maß der baulichen Nutzung**
 - Grundflächenzahl (GRZ) (§ 19 BauVZO)
 - Zeile der Vollgeschosse (§ 20 BauVZO)
 - Traufhöhe max. 4,0 m über mittlere NN-Höhe Baufußlinie
 - Bauweisen; Baugestalt**
 - offene Bauweise (§ 22 BauVZO)
 - Nur Einzelhäuser zulässig (§ 22 BauVZO)
 - Baugestalt (§ 23 BauVZO)
 - Bauweise (§ 23 BauVZO)
 - Verkehrsmittel**
 - Stadteinwohnerflächen (§ 9 (1) Nr. 11 BauGB)
 - Stadteinwohnergebiete (§ 9 (1) Nr. 11 BauGB)
 - Verkehrsmittel besonderer Zweckbestimmung (§ 9 (1) BauGB)
 - Zweckbestimmung
 - Rack- und Fußgängerbereich
 - Flächen für Versorgungseinrichtungen**
 - Flächen für Versorgungseinrichtungen (§ 9 (1) 12, 14 BauGB)
 - Zweckbestimmung
 - Einzelstil
 - Hauptversorgungsanlagen (§ 9 (1) 13 BauGB)**
 - überirdisch
 - unterirdisch
 - Grünflächen**
 - Grünflächen (§ 9 (1) Nr. 15 BauGB)
 - Zweckbestimmung
 - privat
 - öffentlich
 - Bob-/Sportplatz
 - Spitzplatz
 - Maßnahmen zum Schutz der Pflege und zur Entwicklung von Boden, Natur und Landschaft**
 - Fläche für Ausgleichsmaßnahmen (§ 9 (1) Nr. 20 BauGB)
 - Anpflanzung von Bäumen, Sträuchern und sonstigen Bepflanzungen sowie Bindungen für Bepflanzungen und für die Erhaltung von Bäumen, Sträuchern und sonstigen Bepflanzungen (§ 9 (1) Nr. 25 BauGB)
 - Anpflanzung
 - Bäume
 - Erhaltung
 - Erhaltung
 - Umpflanzung von Bäumen, Sträuchern und sonstigen Bepflanzungen (§ 9 Abs. 1 Nr. 25 b BauGB)
 - Bäume
 - Sträucher
 - Umpflanzung von Baumgehäusen und Sträuchern im Sinne des Naturschutzes (§ 9 Abs. 6 BauGB)
 - Biotop
 - Regelungen für die Stadterhaltung und für den Denkmalschutz (§ 9 (6) BauGB)**
 - Einzelanlagen (unverwundlich oder schutzwürdig), die dem Denkmalschutz unterliegen (§ 9 (6) BauGB)
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