

GUIDELINES for the Land Use Plan of the City of Prague

Adopted on 9 September 1999 by Prague City Assembly Resolution no. 10/05

Unabridged version as at 1 November 2002

Prague City Hall, Section City Development Authority Prague, October 2002

- **substantial parts**

SECTION I – INTRODUCTORY PROVISIONS

1. - GUIDELINES

The aim of the Guidelines for the Land Use Plan of the City of Prague (“the Guidelines”) is to facilitate the work and to consolidate approaches for the application of the Land Use Plan of the City of Prague adopted on 9 September 1999 (“the LUP”), the binding part of which was announced by decree of the City of Prague no. 32/99 Coll. of the City of Prague, governing the binding part of the LUP of the City of Prague, as amended (“decree of the City of Prague no. 32/99”).

1.1. – THE STRUCTURE OF THE LAND USE PLAN ACCORDING TO BINDING EFFECT

THE BINDING PART – is promulgated by decree of the City of Prague no. 32/99 Coll. Decree of the City of Prague no. 33/99 Coll. of the City of Prague on construction closure in large development areas of the City of Prague, as amended (“decree of the City of Prague no. 33/99”) sets construction closures for large development areas.

The binding part of the LUP can only be amended through LUP amendments approved by the Prague City Assembly. The table in chapter 1.1.1 of this part of the Guidelines provides an overview of the binding elements of the functional and spatial organisation in the graphical section of the LUP.

THE DIRECTIVE PART – is defined by the text part of the LUP (the cover report, chapter 8).

The directive part of the LUP can be amended by amendments made by the procurer of the land use planning documentation.

The table in chapter 1.1.1 of this part of the Guidelines provides an overview of the binding elements of the functional and spatial organisation in the graphical section of the LUP.

When approving any structure, the elements of the binding and directive parts are equally binding on the building authorities. The only difference consists in the method of execution and approval of amendments or modifications to them.

THE INFORMATIVE PART – includes all text and graphical sections of the LUP that are not binding or directive. They serve as recommendations for implementing the Land Use Planning concept and to clarify the solutions proposed.

SECTION II – BINDING PART

1. TERMINOLOGY

1.1. EXCEPTIONAL STRUCTURE

An exceptional structure is any structure that does not fully correspond to the main utilisation in a particular area. As a rule, these are utilisations the position, amount and capacity of which may affect the area's character. Their placement has to be considered individually, taking account of local conditions. The procedure for placing an exceptional structure is described in Section VIII of the Guidelines.

1.2. HISTORIC GARDENS

Historic gardens are elements of garden art included in the operational list of immovable cultural monuments of the City of Prague protected in accordance with Act no. 20/1987 Coll., on state care of historic monuments, as amended.

1.3. GREEN (PARK) LANES

Green (park) lanes are intentionally established greenery lanes adapted as parks the length of which is at least 3 times their width.

1.4. OPERATION AND MAINTENANCE STRUCTURES AND FACILITIES

Operation and maintenance structures and facilities (related to the defined land use) are structures that enable placement of basic sanitary facilities, storage of tools and small machinery, protective tools and possibly also basic emergency vegetation treatment for structures serving to maintain greenery. They do not serve for administrative, endowment or education activities or as permanent residence or temporary housing, accommodation or for the placement of staff flats.

1.5. GREENERY AS A COMPLEMENTARY USE

Greenery as a complementary use (greenery in an urban area) reflects the extent of greenery in poly-utilisable areas and mono-utilisable areas outside the mono-utilisable areas of greenery. They are mutually interconnected with the main use. It is not demarcated as a separate utilisable area in technical drawing no. 4 (Area utilisation plan). Any development, including the required share of greenery (in particular gardens around family houses and residential greenery around blocks of flats), need to be placed within the relevant utilisable area of the area designated for development as specified in technical drawing no. 37 (Defining the development area). Possible adjacent mono-utilisable areas of greenery, included in an area that cannot be developed, may not be attached to the poly-utilisable areas and mono-utilisable areas in order to comply with the requirements on greenery when determining the greenery ratio (GR).

1.6. FLOATING MARK WITHIN ANOTHER UTILISABLE AREA

The floating mark indicates a utilisable area smaller than 0.25 ha, or placement of utilisable area of undefined area larger than 0.25 ha within poly-utilisable areas or mono-utilisable areas.

2. CONVERSION OF MARKS, SYMBOLS, CODES AND GREENERY AREAS

A conversion between technical drawing nos. 4 (Area utilisation plan) and 31 (Detailed classification of greenery area).

2.1. THE “VALUABLE GREENERY REQUIRING PROTECTION” (●) SYMBOL

Placed in another existing utilisable area in technical drawing no. 4 (Area utilisation plan), and represented by an area of the appropriate colour in technical drawing no. 31 (Detailed classification of greenery area).

2.2. THE “HISTORIC GARDENS” () SYMBOL

Placed in a utilisable area of a historic garden of the appropriate colour in technical drawing no. 4 (Area utilisation plan), and represented by the area common for parks and historic gardens in technical drawing no. 31 (Detailed classification of greenery area). Historic gardens are demarcated by a perimeter line.

2.3. THE “LEISURE TIME GARDENING” () SYMBOL

Placed in a utilisable area of the appropriate colour in technical drawing no. 4 (Area utilisation plan), and replaced by the PZO code in technical drawing no. 31 (Detailed classification of greenery area) while keeping the appropriate colour.

2.4. THE “VINEYARDS” () SYMBOL

Placed in a utilisable area of the appropriate colour in technical drawing no. 4 (Area utilisation plan), and replaced by the PSV code in technical drawing no. 31 (Detailed classification of greenery area).

2.5. THE “CEMETERIES” () SYMBOL

Placed in a utilisable area of the appropriate colour in technical drawing no. 4 (Area utilisation plan), and replaced by the PH code in technical drawing no. 31 (Detailed classification of greenery area).

2.6. THE “HISTORIC GARDENS, PARKS AND AREAS MADE INTO PARKS” (PP) MARK

Placed within another existing utilisable area, demarcated in technical drawing no. 4 (Area utilisation plan) representing an existing area converted to a park, and replaced by the PP utilisable area – historic gardens, parks, areas made into parks, green (park) lanes, systemic alleys in the appropriate colour in technical drawing no. 31 (Detailed classification of greenery area).

2.7. THE “HISTORIC GARDENS, PARKS AND AREAS MADE INTO PARKS” (PP) MARK

Placed within a development utilisable area demarcated in technical drawing no. 4 (Area utilisation plan) representing an existing area converted to a park, and replaced by the PP utilisable area – historic gardens, parks, areas made into parks, green (park) lanes, systemic alleys in the appropriate colour in technical drawing no. 31 (Detailed classification of greenery area).

3. PROTECTED NATURAL AREAS IN DEVELOPED AREAS

3.1. AREAS WITH PROTECTION OF VALUABLE GREENERY AREAS

Demarcate developed areas with areas of greenery as a complementary function. The aim is an enhanced protection of greenery, solitaires and groups of high-quality and prospective woody species.

4. EXTENT OF AREA USE

4.1. MINIMUM HOUSING SHARE

Determines the minimum share of gross floor area for housing in a particular utilisable area. The minimum housing share is determined for individual structures so that the same or a greater housing share than in original properties is ensured in converted and modernised buildings or newly erected structures replacing liquidated properties.

The minimum housing share is binding in the extent of areas demarcated in technical drawing no. 36 (Housing shares in the city centre, see Appendix 1, Section 6, para. 9 of decree of the City of Prague no. 32/99).

5. LARGE DEVELOPMENT AREAS (LDAs)

5.1. GENERAL PROVISIONS

LDAs are areas with a large development potential and areas important for the completion of city infrastructure and the facilities system. They are subject to a special regime described in decree of the City of Prague no. 32/99 (Appendix 1, Section 14) and in decree of the City of Prague no. 33/99.

LDAs are demarcated in technical drawing no. 4 (Area utilisation plan) and in Appendix no. 1 to decree of the City of Prague no. 33/99.

5.2. DESCRIPTION OF INDIVIDUAL LDAs

This chapter contains brief characteristics of each LDA and defines the conditions for splitting the LDA into parts as defined by Article 1 of decree of the City of Prague no. 33/99. The extent of the area in question for individual districts will be defined by the LUP procurer.

5.2.1. MANINY - DOLNÍ LIBEŇ – INVALIDOVNA (138 ha), cadastral area Karlín, Libeň

A large development area within a compact developed city for the expansion of the city centre eastwards.

The following locations can be addressed separately:

- The area from Rohanský island to Invalidovna;
- The area of Invalidovna;
- The area of Palmovka;

5.2.2. VYSOČANY (163 ha), cadastral area Vysočany

The transition area of the industrial area in Vysočany from Poděbradská street to the Praha – Lysá and Labem railway track which is linked to an existing housing estate and offers potential to expand and complement city structure in line with the conception of the city and the relevant city district.

The following locations can be addressed separately:

- The area south of the ČKD siding;
- The area along the Rokytka stream;
- The area along Kolbenova street and ČKD metro station;

5.2.3. LETŇANY - KBELY (330 HA), CADASTRAL AREA ČAKOVICE, KBELY, LETŇANY, PROSEK

A large development area surrounding the future terminus of the C line of the metro, including a major regional transfer terminal, further development of the established Prague exhibition grounds, complementary development and an existing sports airport.

The following locations can be addressed separately:

- The area surrounding the metro station;
- The area around the exhibition premises;

The area related to the sports airport;
The area northeast from the Veselská street extension;

5.2.4. DOLNÍ POČERNICE - BĚCHOVICE (163 HA), CADASTRAL AREA BĚCHOVICE, DOLNÍ POČERNICE

A development area of the planned science and technology part of city-wide importance including related activities.

The following locations can be addressed separately:

The area westwards from the Outer Ring Road;
The area between the Outer Ring Road and the area of former research institutes;
The grounds of former research institutes;

5.2.5. PELC - TYROLKA (27 HA), CADASTRAL AREA LIBEŇ

A university development area needs to be coordinated with the planned transport constructions.

The following locations can be addressed separately:

The northern part of the area (surroundings of Kuchyňka);

5.2.6. BOHDALEC - SLATINY (128 ha), cadastral area Michle, Vršovice, Záběhlice

A development area with a great potential for the development of job openings, clean production, services and trade.

The following locations can be addressed separately:

The area west of the railway track (departure tracks from the Prague-jih siding station (ONJ));
The area east of the railway track (departure tracks from the Prague-jih siding station (ONJ));

5.2.7. ŠTĚRBOHOLY - DUBEČ - DOLNÍ MĚCHOLUPY (508 ha), cadastral area Dolní Měcholupy, Dubeč, Štěrboholy

The largest prospective development area, in particular for housing and universities, with the estimated realisation after 2010 following the extension of the A line of the metro.

The area cannot be divided.

5.2.8. ŠTĚRBOHOLY - MALEŠICE (81 ha), cadastral area Kyje, Malešice, Štěrboholy

The largest development area in the Malešice – Hostivař industrial zone. The area houses the Prague incinerator plant and an unextracted deposit of brick clay in its north-east part.

The following locations can be addressed separately:

The incinerator plant;

5.2.9. RADOTÍN - LAHOVICE - ZBRASLAV (179 ha), cadastral area Lahovice, Radotín, Velká Chuchle,

A development area designed as a recreational zone of citywide importance, covering the grounds southwards from the racecourse Prague-Velká Chuchle, on the grounds of the former conservatory premises in Radotín. The LDA also covers development areas for future expansion of the Radotín port.

The development of the area is contingent on the completion of the Outer Ring Road and an extension of a rail siding to the port.

The following locations can be addressed separately:

The area southwest of the Outer Ring Road;
The area between the Outer Ring Road and Výpadvá street;
The area south of the racecourse;

5.2.10. STRAHOV (47 ha), cadastral area Břevnov

A development and possibly also conversion area, covering Strahov Stadium and related sports grounds. The area is specific due to its location within the city.

The area cannot be divided.

5.2.11. HOLEŠOVICE (76 ha), cadastral area Holešovice

A large development area for the expansion of the city centre to the northeast. Coordination of different transport construction projects with different time schedules is necessary.

The following locations can be addressed separately:

The area north of Železničářů street;

5.2.12. RUZYŇ AIRPORT - DRNOVSKÁ (217 ha), cadastral area Ruzyně

The largest prospective development area in the northwest part of Prague. The area is connected to Ruzyně Airport and lies at the intersection of major transport constructions.

The following locations can be addressed separately:

The area of the terminal at Dlouhá Míle;

The area between Drnovská street and the Outer Ring Road;

The area west of the Outer Ring Road;

5.2.13. DEJVICE – BARRACKS ON GENERÁLA PÍKY street (8,5 ha), cadastral area Dejvice

The area of the barracks between the Buštěhrad railway track and Generála Píky street, important as the interconnection between Evropská avenue and the Inner Ring Road.

The area cannot be divided.

5.2.14. RADLICE RADIAL ROAD (100 ha), cadastral area Jinonice, Radlice

An area demarcated for the testing of alternative courses of the Radlice radial road and related area utilisation.

The area cannot be divided.

SECTION III – DIRECTIVE PART

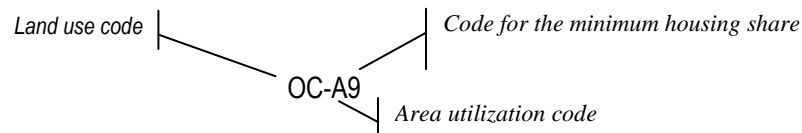
1. – EXTENT OF AREA USE

1.1. GENERAL PROVISIONS

For the selected utilisable areas, the Land Use Plan (LUP) contains regulations setting the maximum extent of area utilisation (codes A-K) and the minimum housing share (codes 0-9).

The codes are listed in technical drawing no. 26 (Housing – regulation) and technical drawing no. 28 (Other non-residential uses)

The graphical section of LUP has the following structure:



The extent of area utilisation has been set for residential, mixed and special development areas as well as for areas for services and environment-friendly industry.

A development area is defined as follows:

- Construction in an undeveloped area (on a green field);
- Land use conversion within an area (a change to the land use as defined by the LUP);
- Enhancement within an area (a change to the character of the development while retaining its use);

1.2. FLOOR AREA RATIO (FAR)

The floor area ratio defines the maximum extent of area utilisation. The maximum capacity of the utilisable area expressed in m² of gross floor area for the whole utilisable area is determined as a multiple of the size of a utilisable area and the FAR. The floor area ratio cannot be exceeded. For this purpose, the gross floor area is determined as the sum of

- the gross floor areas in all floors above ground (including retreating storeys and includible part of the attic) determined based on building's outer measurements in each individual floor above ground or relevant part thereof,
- the portion of gross floor areas of underground floors utilised for the main use, and determined based on the building's outer measurements in each individual underground floor,
- the gross floor areas partially recessed into an uphill slope (utilised mostly for the main use) beneath as well as above the level of the entry storey.

$$\text{Maximum capacity of the utilisable area [m}^2 \text{ of gross floor area]} = \text{FAR} \times \text{size of utilisable area [m}^2 \text{]}$$

The set maximum capacity of utilisable area cannot be exceeded. This method of calculation provides the building authority with certain discretion in the planning permit proceedings and enables it to differentiate the area utilisation within individual utilisable areas to reflect particular local conditions. At the same time, it places increased demands on the relevant building authority as regards documenting the conditions in the area, as the building authority may, through the imbalanced approval of an increased extent of area utilisation, cause the capacity of utilisable area to become exhausted and thus make it impossible to develop the remaining land plots.

The LUP of the City of Prague sets the FAR for selected development areas and grounds using codes A-K (see technical drawing no. 26 (Housing – regulation) and no. 28 (Other non-residential uses) in the graphical section of the LUP of the City of Prague).

1.2.1. Overview of the extent of area utilisation

The extent of area utilisation is expressed by the area utilisation code which is defined by the floor area ratio (FAR) and the greenery ratio (GR). For the developed area ratio (DAR) and number of floors – see the informative part.

DIRECTIVE PART			INFORMATIVE PART		
AREA UTILISATION CODE	FAR	GR	No. of floors	DAR	NOTE
A	0.2	0.65	1	0.2	Family houses
		0.80	2+	0.1	Family houses with above-standard land plots
B	0.3	0.50	1	0.3	Ground floor structures for housing and business
		0.65	2	0.15	Single family houses
		0.75	3+	0.10	Family houses and blocks of flats
C	0.5	0.30	1	0.5	Business structures
		0.45	2	0.25	Row family houses
		0.55	3+	0.17	Row family houses, Villas ¹
D	0.8	0.35	≤2	0.4	Row family houses
		0.5	3	0.27	Villas, ¹ business structures
		0.55	4	0.2	Villas, ¹ open urban developments ²
		0.55	5+	0.16	Villas, ¹ open urban developments ²
E	1.1	0.15	≤ 2	0.55	Business structures
		0.35	3	0.37	Villas ¹
		0.45	4	0.28	Villas, ¹ open urban developments ²
		0.5	5+	0.22	Villas, ¹ open urban developments ²
F	1.4	0.25	≤ 3	0.47	Villas, ¹ tenement houses, business structures
		0.4	4	0.35	Urban developments ³
		0.45	5	0.28	Open urban developments ²
		0.45	6+	0.23	
G	1.8	0.25	≤ 4	0.45	Compact urban developments ⁴
		0.35	5	0.36	Urban developments ³
		0.4	6	0.3	
		0.45	7	0.26	Open urban developments ²
		0.45	8+	0.23	
H	2.2	0.25	≤ 4	0.55	Compact urban developments ⁴
		0.3	5	0.44	Urban developments ³
		0.35	6	0.36	
		0.4	7	0.31	Open urban developments ²
		0.4	8+	0.28	
I	2.6	0.1	≤ 4	0.65	Very compact urban developments ⁵
		0.25	5	0.52	Compact urban developments ⁴
		0.3	6	0.43	
		0.3	7	0.37	Urban developments ³
		0.35	8+	0.33	
J	2.6	0.3	≤ 8	0.33	High-rises
		0.35	10	0.26	
		0.4	12	0.22	
		0.4	13+	---	
K	3.2	0.1	≤ 5	0.64	Very compact urban developments ⁵
		0.2	6	0.53	Compact urban developments ⁴
		0.25	7	0.46	
		0.25	8	0.4	
		0.35	9	0.36	Urban developments, ³ high-rises
		0.35	10+	0.32	

Note: The characteristics of an urban development apply to all types of structures with the corresponding land use.

¹A VILLA is a free-standing residential structure on a delineated plot, generally fenced, with usually more than 3 flat units, not higher than 4 above-ground floors.

² OPEN URBAN DEVELOPMENTS are areas in which free-standing structures, groups of structures or structures in open blocks that need not constitute an uninterrupted street row, are placed.

³ URBAN DEVELOPMENTS consist of closed or semi-open blocks and properties constituting an uninterrupted street row.

⁴ COMPACT URBAN DEVELOPMENTS consist predominantly of closed blocks and constitute an uninterrupted street row.

⁵ VERY COMPACT URBAN DEVELOPMENTS consist of closed blocks, constituting an uninterrupted street row with a high degree of area utilisation.

1.3. GREENERY RATIO (GR)

This ratio prescribes the minimum ratio of includible greenery in a particular area. It is derived based on FAR and the number of floors (rounded figures with no decimal places).

The GR is set for the whole defined utilisable area. Its value is determined as the average of the sum of GRs for each individual land plot (planning permit decision area) and in some cases also the remaining areas to which the planning permit decision does not apply and which supplement the utilised area to reach the area specified in the LUP.

Where the number of floors is higher or lower than the defined range of the ratio values, the GR value associated with the closest value of applies.

For selected development areas, the GR in the LUP is defined by codes A-K (see technical drawing no. 26 (Housing – regulation) and no. 28 (Other non-residential uses) of the graphical section of the LUP).

The area of greenery derives from the extent of:

- greenery on unmade grounds (including the optional inclusion of climbing greenery, solitary, group and lane trees within reinforced areas);
- other greenery (greenery on an artificial surface – a building structure, including the optional inclusion of climbing greenery, solitary, group and lane trees within reinforced areas).

$$\text{Minimum share of includible greenery within an area [m}^2\text{]} = \text{GR} \times \text{utilisable area [m}^2\text{]}$$

1.3.1. Inclusion of greenery overview

	Type of area, lane and solitary plantation	Unit of measure	Includible area	Note	
Unmade ground (min. 75% of includible area) ⁴	Plantation of trees and bushes in a lawn	m ²	100%	Comprehensive landscape architecture adjustments	
	Grass playgrounds	m ²	20%	Forming part of sports and recreational facilities	
	Climbing greenery ¹	m ²	100%	Zone along the wall of max. 0.5 m in width	
	Trees in reinforced areas ¹	Tree with a small crown	pcs	10m ²	Vegetation area of at least 2m ^{2, 3}
		Tree with a middle-sized crown	pcs	25m ²	Vegetation area of at least 4m ^{2, 3}
Tree with a large crown		pcs	50m ²	Vegetation area of at least 9m ^{2, 3}	
Other greenery (max. 25% of includible area)	Vegetation strata thickness exceeds 0.15 m	m ²	10%	Lawn	
	Vegetation strata thickness exceeds 0.3 m	m ²	20%	Lawn, bushes	
	Vegetation strata thickness exceeds 0.9 m	m ²	50%	Lawn, bushes, trees with little crowns	
	Vegetation strata thickness exceeds 1.5 m	m ²	70%	Lawn, bushes, trees with middle-sized crowns	
	Vegetation strata thickness exceeds 2.0 m	m ²	90%	Lawn, bushes, trees with large crowns	
	Trees in reinforced areas ²	Tree with a small crown with vegetation strata thickness exceeding 0.9 m	pcs	5m ²	Vegetation area of at least 2m ^{2, 3}
		Tree with a middle-sized crown with vegetation strata thickness	pcs	17.5m ²	Vegetation area of at least 4m ^{2, 3}

		exceeding 1.5 m			
		Tree with a large crown with vegetation strata thickness exceeding 2.0 m	pcs	40m ²	Vegetation area of at least 9m ² . ³
		Climbing greenery on unmade grounds ¹	m ²	600%	Zone along the wall of max. 0.5 m in width

¹ CLIMBING GREENERY on unmade grounds in a zone of less than 0.5 m within the wall can be included as greenery on unmade grounds (100% of the area is included) or as other greenery (600% of the area is included).

² TREES IN REINFORCED AREAS are solitary, group or lane tree plantations in open terrain in reinforced areas (footpaths, public spaces, squares and parking facilities) on unmade grounds and artificial surfaces (building structures). To determine the greenery ratio, individual trees linked to the tree vegetation area are converted to includible greenery area.

The includible area of greenery (trees) in reinforced areas on unmade grounds can account for a maximum of 25% of total includible area of greenery on unmade grounds.

The includible area of greenery (trees) in reinforced areas on an artificial surface (building structure) can account for a maximum of 50% of total includible area of greenery on an artificial surface (building structure).

³ TREE VEGETATION AREA is a demarcated area of open terrain on a reinforced surface with or without bars ensuring aeration and direct irrigation of trees.

⁴ OTHER GREENERY includes greenery cultivated on an artificial surface (building structure) with relevant vegetation coverage and possibly also climbing greenery on unmade terrain.

2. PROTECTED NATURAL AREAS IN DEVELOPED AREAS

AREAS WITH PROTECTION OF UNINTERRUPTED GREENERY

are existing residential blocks of estates with integrated kindergarten and primary school facilities and small health care facilities the aim of which is to protect uninterrupted greenery areas, solitary trees and groups of high-quality and prospective woody species of a complementary use, mostly adapted as parks.

AREAS WITH ENHANCED GREENERY PROTECTION

demarcate a developed area with a stabilised or increasable share of greenery linked to forest growth, valuable natural habitats, vegetation complements to streams the aim of which is to protect uninterrupted greenery areas, solitary trees and groups of high-quality and prospective woody species that enrich the citywide greenery system and the Territorial System of Ecological Stability (ÚSES).

AREAS WITHOUT ENHANCED GREENERY PROTECTION

demarcate developed areas with greenery protection as a complementary function (small publicly accessible areas made into parks, green (park) lanes, systemic alleys, natural greenery areas, orchards, gardens, private and restricted greenery areas).

COURTYARDS WITH ENHANCED GREENERY PROTECTION

demarcate inner areas of closed, semi-closed or open residential blocks or forming part of the city parterre the aim of which is to protect high-quality area and solitary greenery of a complementary use and which cannot be developed.

SECTION IV – INFORMATIVE PART

1. EXTENT OF AREA USE

1.1. FLOOR NUMBER RATIO

The floor number ratio sets the average number of floors in a particular utilisable area; it is also possible to add information relating to the land plot (planning permit decision area).

In the LUP, this is additional information used to determine the GR. In order to be able to determine the GR, the floor number ratio needs to be determined using the following formula:

$$\text{Floor number ratio} = \text{total gross floor area} / \text{developed area.}$$

1.2. DEVELOPED AREA RATIO (DAR)

In the LUP, this is additional information determining the maximum area that can be developed and covered with above-ground structures. It is determined using the following formula:

$$\text{DAR} = \text{FAR} / \text{floor number ratio}$$

1.3. MINIMUM HOUSING SHARE

Determines the minimum extent of gross floor area serving for housing, in reference to the whole utilisable area. It can be determined using the following formula:

$$\text{Housing share} = \text{sum of gross floor areas serving for housing [m}^2\text{]} / \text{sum of gross floor areas [m}^2\text{]}.$$

With the exception of areas outlined in technical drawing no. 36 (Housing shares in the city centre), the minimum housing share is only informative or recommended. It is at the discretion of the building authority to assess every plan in the context of the whole utilisable area and the surroundings. During the planning permit procedure, it is recommended that local conditions be taken into account and that the housing share for a particular land plot be set in such a way that the overall housing share within a utilisable area in the long run is in line with the prescribed minimum housing share.

The LUP sets the minimum housing share for selected residential and mixed-use development areas as ranging from 0-9 (see technical drawing nos. 26 (Housing – regulation) and 28 (Other non-residential use) in the LUP graphical section).

1.3.1. Overview of minimum housing share codes

Minimum housing share code	Minimum housing share
0	0%
1	10%
2	20%
3	30%
4	40%
5	50%

6	60%
7	70%
8	80%
9	90%

SECTION VI –LUP AMENDMENTS

1. INTRODUCTORY PROVISIONS

- 1.1 Any intervention in the binding part of the approved Land Use Plan of the City of Prague (“the LUP”) which changes its contents is considered an amendment.
- 1.2. Any intervention in the directive part of the LUP which changes its contents is considered a modification.

2. BODIES COMPETENT TO MAKE AND APPROVE AMENDMENTS AND MODIFICATIONS OF THE LUP

- 2.1. The body responsible for the approval of the LUP and amendments thereto is the Prague City Assembly. The procurer of the LUP and amendments thereto is the Prague City Hall, Section City Development Authority Prague (referred to as “the CDAP” below)
- 2.2. The procurer of the LUP decides on the LUP modifications.

ADOPTING LUP AMENDMENTS

Amendments can be adopted in accordance with Act no. 50/1976 Coll. on land use planning and the building code (the Building Act), as amended, Sections 30 and 31, with specifications for the City of Prague set by resolution of the Prague City Assembly no. 33/07 from 4 October 2001 and resolutions of the Prague City Council nos. 1156 from 26 October 1999 and 0362 from 4 April 2000.

In its resolution, the Prague City Council recommended the adoption of LUP amendments by means of an accelerated procedure. The procedure for a particular amendment wave is set by the Prague City Assembly.

- 3.1. The procedure for adopting amendments proposed by individuals and legal entities (and further according to point 3.2.)

No.	Time limit (in months)	Description of the act	Entity
1	1	Submissions of requests to amend the Land Use Plan made to the relevant City District Authority	Individual or legal entity
2	3	Assessment of requests to amend the Land Use Plan by the City District Authority	City District Authority

Note: All submissions filed by a City District Authority are collated with the procurer and are put forward to discussion 1 or 2 times a year.

- 3.2. The common procedure for adopting any initiated amendments

No.	Time limit (in months) Accelerated procedure	Time limit (in months) Regular procedure	Description of the act	Entity
1			Recording and assessment of proposed amendments	Procurer - CDAP
2			Approving the amendment’s adoption	Prague City Council authorised by the Prague City Assembly
3	4	4	Drafting the amendment	Procurer - CDAP
4	3	3	Discussion of the proposed amendment to	Procurer - CDAP

			the Land Use Plan	Relevant state administrative bodies Local governing bodies City Districts Legal entities and individuals Neighbouring urban planning authorities
5	2	2	Deliberation and assessment of suggestions from the discussion of the draft amendment	Procurer - CDAP Relevant state administration bodies
6	1	1	Deliberation with the relevant state administrative bodies based on requests received during the discussion of the draft amendment	Procurer - CDAP Relevant state administration bodies
7			Drafting of approval documentation	Procurer - CDAP
8	1	1	Opinion of the superordinate land use planning authority on the draft amendment	Ministry for Regional Development
9	2	2	Discussion of the draft amendment by City Assembly Committees and by the Prague City Council	City Assembly Committees The Prague City Council
10	1	1	Approval of the draft amendment to the Land Use Plan by the Prague City Assembly	The Prague City Assembly
11a	---	4	Drafting of the amendment concept	Section City Development Authority Prague
11b	---	2	Discussion of the amendment concept	Procurer - CDAP Relevant state administrative bodies Local governing bodies City District Authorities Legal entities and individuals Neighbouring urban planning authorities Ministry for Regional Development
11c	---	2	Deliberation including the assessment of objections and suggestions, and a draft decision on the incorporation of objections	Procurer - CDAP Relevant state administrative bodies
11d	---	1	Drafting of a comprehensive opinion	Procurer - CDAP
11e	---	2	Discussion of the comprehensive opinion with relevant state administrative bodies that had presented their opinions on amendment concepts	Author - CDAP Relevant state administrative bodies
11f	---	2	Assessment of the procedure of drafting the concept and the opinion of the superordinate land use planning body on the comprehensive opinion	Ministry for the Regional Development
11g	---	2	Discussion of the comprehensive opinion on the concept of the amendments to the Land Use Plan in the Prague City Assembly's Committees and in the Prague City Council	Prague City Assembly Committees Prague City Council
11h	---	1	Adoption of the comprehensive opinion on the amendments to the Land Use Plan by the Prague City Assembly	Prague City Assembly
12	4	3	Drafting of the proposed amendments to the binding part of the LUP	Section City Development Authority Prague
13	2	2	Discussion - publication of the draft	Procurer - CDAP

			amendments to the LUP including an explanation	Relevant state administrative bodies Local governing bodies City District Authorities Legal entities and individuals Neighbouring urban planning authorities
14	2	2	Deliberation including possible urgencies by the state administrative bodies involved, assessment of the objections and the draft decision on the objections	Procurer - CDAP Relevant state administrative bodies
15	1	1	Deliberation with the relevant state administrative bodies based on the requirements received in the draft discussions	Procurer - CDAP Relevant state administrative bodies
16	1	1	Assessment of the process of amending the Land Use Plan in order for the superordinate land use planning body to issue and opinion	Procurer - CDAP
17			Drafting of the approval documentation	Procurer - CDAP
18	2	2	Issuance of the opinion of the superordinate land use planning body	Ministry for Regional Development
19	2	2	Discussion of the draft amendments to the land use plan in the Prague City Assembly's Committees and in the Prague City Council	Prague City Assembly Committees Prague City Council
20			Adoption of the draft amendments to the Land Use Plan by the Prague City Assembly	Prague City Assembly
21	4	4	Preparation of and discussions on the draft generally binding decree amending the binding part of the LUP	Procurer - CDAP
22	1	1	The decree amending the binding part of the LUP of the City of Prague takes effect	Prague City Assembly
23			Notification to owners who had submitted objections to the draft amendments or expressed disapproval with the way their objections to the concept had been addressed as to whether their objections were sustained or containing reasons for their rejection	Procurer - CDAP

4. PROCEDURE FOR SUBMITTING PROPOSED AMENDMENTS TO THE LUP

1. State administrative bodies, City District Authorities and the City of Prague may submit a request for an amendment directly to the CDAP, Hradčanské náměstí 8, 118 54 Prague 1.
2. Individuals and legal entities may submit requests for amendments solely through the City District Authorities on the territory of which the subject of the amendment is located.
3. The procedure for submitting a request to make an amendment by individuals and legal entities must comply with the following prerequisites:
 - 3.1. The proposal to make amendments to the LUP can only be submitted in writing. It will identify the area concerned by the proposed amendment and a description of the proposed amendment and its substance.

3.2. The submission of the proposed amendment must contain the following items:

- The subject of the proposed initiation of the amendment to the LUP, i.e. a cogent description of the proposed amendment (amendment to the operational or spatial organisation of the area, or description of the proposed amendment including proposed ratios – gross floor area divided according to a particular use);
- An identification of the area affected by the proposed amendment (land plot number and cadastral area in which the land plot is located);
- A proof of ownership title to the area concerned, if the proposal for the amendment is submitted by an individual or a legal entity (does not apply to state administrative bodies, City District Authorities and the City of Prague) not older than 3 months;
- An authorisation of the owner of the petitioner who is not the owner of the land plots or structures concerned;
- A picture of the cadastral map;
- A brief justification of the proposed amendment, where necessary, including supporting materials sufficiently proving the need to implement the proposed amendment;
- A map of the area on which the amendment is proposed, showing the proposed amendment, in 1:5 000 or 1:2 000 scale.

4. Where a request has been submitted to make amendments to the LUP relating to more than one city district, this proposal should be submitted accordingly to all City District Authorities concerned.

5. Annually or biannually, the Prague City Council tasks the procurer with processing the proposed amendments that have been delivered to the procurer by that time.

5. RECORDING AMENDMENTS TO THE LUP OF THE CITY OF PRAGUE

1. The recording of approved amendments to the LUP of the City of Prague in every wave is implemented by the relevant generally binding decree of the City of Prague amending decree of the City of Prague no. 32/1999 Coll. of the City of Prague on the binding part of the Land Use Plan of the City of Prague.

2. The procurer – the CDAP – maintains a register of approved and rejected amendments to the LUP of the City of Prague, including appropriate supporting materials and their drafting.

3. The approved amendments are recorded into technical drawing no. 4. The approved amendments to the LUP of the City of Prague are not recorded in the graphical section of the LUP of the City of Prague but they are recorded as so-called transparencies. Where amendments recorded as transparencies are not clear, the procurer may decide to prepare a new technical drawing.

4. Possible forms of notification about amendments to the LUP of the City of Prague:

4.1. A generally binding decree issued for each amendment wave, amending decree of the City of Prague no. 32/1999 Coll. of the City of Prague on the binding part of the Land Use Plan of the City of Prague. Only approved amendments to the LUP of the City of Prague are listed here.

4.2. A Prague City Assembly Resolution. It contains all proposed amendments submitted for adoption to the Assembly including rejected amendments and amendments that could not be submitted for adoption to the Assembly (e.g. due to a negative opinion of the relevant state administrative body, the proposed amendment contradicts valid regulations), and voting results.

4.3. The website of the City of Prague www.praha-mesto.cz. Here it is possible to study any amendments submitted for adoption to the Assembly with all discussed and adopted proposals for a draft amendment to the LUP of the City of Prague and discussed and adopted draft amendments to the LUP of the City of Prague including their text and graphical sections.

4.4. The City Development Authority Prague – the procurer. Here, it is possible to study the procedure for making the relevant wave of completed amendments (adopted draft submissions, adopted draft amendments) including supporting materials (public notification about a particular amendment wave and the opinion of the superordinate land use planning body), text and graphical sections.

SECTION VII – LUP MODIFICATIONS

1. PROCEDURE FOR IMPLEMENTING MODIFICATIONS TO THE LUP OF THE CITY OF PRAGUE

1. A submission to implement a modification is filed:
2. The submission to implement a modification is filed through the building authority competent in planning permit proceedings and which issues the relevant administrative decisions.
3. Types of modification:
 - A – Adjustment to the extent of area utilisation – adjustment of the code of area utilisation extent;
The modification relates solely to a particular construction project and becomes invalid upon its amendment. The implementation of the modification will be confirmed by the author in the technical drawing attached to the submission. The technical drawing thus becomes an inherent part of the decision about the modification. The modification can be implemented only in a part of the utilisable area for which the submission was filed. This information will be mentioned in the decision on the modification.
 - B – Adjustment of the directive boundaries of the area land use within the following classes:
 - Residential areas
 - Mixed-use areas
 - Greenery
 - C – Adjustment of the directive elements of a particular use;
1. The essential elements of the submission to implement a modification differ according to the modification type, and are listed under point 2.
2. The building authority reviews the essential elements of the submission and files the complete submission together with its opinion within 30 days of its delivery to the procurer – the CDAP – to decide on implementation of the modification.
3. Depending on the nature of the submission, the procurer invites the participants of the modification implementation process (Environment Unit, Heritage Department, Transport Development Department, City District Authority and others) to provide an opinion on the modification within 21 days.
4. The procurer decides on the approval, extent adjustment or rejection of the proposed modification.
5. The deadline for processing a submission for a modification is 100 days from receipt of the proposal by the relevant building authority.
6. The procurer will send the decision about the modification of the directive part within 3 days of the decision:
 - to the applicant;
 - to relevant City District Authorities;
 - to the relevant building authority;
 - to the Construction Department;
 - possibly also to the special-purpose building authority working on the administrative territory of the City of Prague affected by the modification;

3. RECORDING MODIFICATIONS TO THE LUP OF THE CITY OF PRAGUE

The procedure for recording modifications to the LUP of the City of Prague is as follows:

1. Modifications of the LUP of the City of Prague are kept by the relevant building authority for its administrative territory.
2. The CDAP keeps a register of approved and rejected modifications to the LUP of the City of Prague including relevant supporting materials.

- 2.1. Once a year (as at 31 December of the calendar year), the CDAP assesses the extent of the approved modifications and collates the supporting materials to update the relevant technical drawings of the LUP of the City of Prague. The update of relevant technical drawings will be made together with the mapping of the next wave of approved amendments to the LUP of the City of Prague.
- 2.2. The CDAP issues an annual list of approved modifications on the territory of the City of Prague for the given calendar year and distributes it to all City District Authorities and building authorities by 31 March of the following year.