

Amendment no. Z1000/00 to the Land Use Plan of the City of Prague General Administrative Measure No. 6/2009

- substantial parts

The Prague City Assembly authorised under Section 6(5c) of Act no. 183/2006 Coll., on Town and Country Planning and Building Regulation (the Building Act), applying Section 43 and Section 55(2) of the Building Act, Section 171 et seq. of Act No. 500/2004 Coll., Administrative Procedure Act, Section 13 and schedule no. 7 to Decree no. 500/2006 Coll., on Planning Analytical Materials, Planning Analytical Documents and method to register planning analytical activities, in relation to the provisions of Section 188(4) of the Building Act

issues

by means of resolution no. 30/86 from 22.10.2009: amendment no. Z1000/00 to the Land Use Plan of the City of Prague, approved by the Prague City Assembly's resolution no. 10/05 dated 9.9.1999, the binding part of which was promoted by general binding decree of the City of Prague no. 32/1999 Coll. of the City of Prague, governing the binding part of the Land Use Plan of the City of Prague, as amended by general binding decree no. 10/2001 Coll. of the City of Prague, general binding decree no. 27/2001 Coll. of the City of Prague, general binding decree no. 21/2002 Coll. of the City of Prague, general binding decree no. 30/2002 Coll. of the City of Prague, general binding decree no. 8/2003 Coll. of the City of Prague, general binding decree no. 3/2004 Coll. of the City of Prague, general binding decree no. 7/2004 Coll. of the City of Prague, general binding decree no. 6/2005 Coll. of the City of Prague, general binding decree no. 17/2005 Coll. of the City of Prague, general binding decree no. 24/2005 Coll. of the City of Prague, general binding decree no. 6/2006 Coll. of the City of Prague, general binding decree no. 15/2006 Coll. of the City of Prague, general binding decree no. 23/2006 Coll. of the City of Prague, General Administrative Measure no. 2/2008, General Administrative Measure no. 3/2008, General Administrative Measure no. 4/2008 and General Administrative Measure no. 5/2009.

The binding part of the Land Use Plan of the City of Prague included in Appendix nos. 1 and 2 to general binding decree of the City of Prague no. 32/1999 Coll. of the City of Prague, as amended by changes Z1000/00 to the Land Use Plan of the City of Prague is changed as follows:

A. Appendix no. 1 reads as follows:

REGULATIONS OF THE FUNCTIONAL AND SPACIAL LAYOUT OF THE CITY OF PRAGUE

The terms used in this appendix are defined in Section 16.

Section 1

The purpose of the Land Use Plan

(1) The Land Use Plan of the City of Prague is the land use plan for a development area in accordance with Act no. 50/1976 Coll., on town and country planning and the building regulations (the Building Act), as amended as at 30 June 1998 based on the exemption granted by the Ministry for Regional Development, reference no. 8845/98-31/766 from 1 September 1998 in line with Art. II, point 1 of Act no. 83/1998 Coll., amending Act no. 50/1976 Coll., on town and country planning and the building regulations (the Building Act), as amended.

(2) The Land Use Plan of the City of Prague addresses the land use and organisation of areas on the territory of the City of Prague as such, sets the fundamental principles for area organisation and procedures for its implementation in order to achieve the goals and confines contained in territorial and economic principles approved by resolution of the Prague City Assembly no. 31/7 from 21 October 1993:

- a) considers the city with its 1 200 000 inhabitants as the country's political and economic centre, centre of culture, education, tourism, transport crossroads of pan-European importance and job opportunity centre, and centre of facilities for the Prague region,
- b) develops the City of Prague as a harmonious entity of areas for development and areas not intended for development while at the same time respecting and protecting natural, historical, architectonic and urban values,
- c) respects the unique image of the city which cannot be impaired by further development and is a result of concurring terrain configuration, the impact of the major phenomenon of the river Vltava and its islands, tributaries and connected landscape, and preserved cultural and historical values that have been shaped over the centuries,
- d) respects in particular the city's historic centre, promoted as the Prague Heritage Site, and listed as a UNESCO World Heritage Site,
- e) organises the territory, in particular decentralises commercial activities into a system of secondary centres and develops a radial ring road system, with the aim to reduce the traffic load in the central part and to ensure conditions for sustainable development.

Section 2

Urban planning

(1) The urban planning for the City of Prague is based on the balanced use allocation and the development of three historically established zones: the citywide centre, the inner city and the outer zone.

(2) The citywide centre consists of the northern part of the historic centre (the Prague Heritage Site). The Land Use Plan further includes areas of Bubny-Zátory, Smíchov, Pankrác and Karlín in the citywide centre, aiming at reducing the traffic load within the historic centre through the decentralisation of commercial activities.

(3) The inner city consists of the former Prague peripheries with blocks of estates, garden towns from the period before World War II and Prague housing estates. The Land Use Plan further includes development areas designated for residential development of an urban character and areas for other main uses of citywide and local importance in the inner city. In line with the polycentric principle applied within the City of Prague, major centres taking over certain citywide land uses have been designed: Dejvice, Nové Butovice, Palmovka, Vršovice-Eden, Letňany, Černý Most, Jižní Město, Nové Dvory. The most significant areas of the extended inner city are located in Barrandov, Západní Město, Letňany - Kbely, Horní Počernice - Černý Most, Dolní Počernice and Kunratic - Šeberov. In connection with these areas' residential use, areas for job opportunities minimising commute time also exist. The restructuring of Prague's industry has vacated former industrial premises situated within residential development areas and allowed for their transformation into fully-fledged city districts including as yet missing facilities, housing and greenery.

(4) In the Land Use Plan, the outer zone, the core of which is formed by suburban landscape with authentic countryside settlements, is complemented by low-storey forms of housing linked to the development of the existing settlements. The agricultural land fund, forests and land

designated to fulfil the role of a forest, as well as natural greenery elements that link the open landscape with the inner city and the citywide centre by means of parks and areas converted to parks are also significant elements of the zone. The Land Use Plan complements the above-mentioned existing elements both radially and tangentially into a system of continuous greenery. The landscape also includes water areas and streams which are, together with the neighbouring areas, protected as a significant part of the scenery and as an enrichment of biodiversity thanks to their microclimate, aesthetic and public health value.

(5) The region of Prague, covering the central part of the Central Bohemian region, consisting of the Praha-východ and Praha-západ districts, a majority of the Beroun, Kladno and Mělník districts and a small portion of the Kolín and Nymburk districts with links to the territory of the City of Prague, is directly linked to the territory of the City of Prague. The core of the region – the city of Prague – and the remaining parts of the region mutually interact. Prague is the focal point of the region with respect to job opportunities, facilities and education, while the region is the source of the labour force, territory for short-term recreation and the bearer of the superordinate transport network and technical infrastructure. The mutual links are the most evident in the so-called contact zone, delineated by the cities of Beroun, Kladno, Kralupy n. Vlt., Neratovice, Brandýs n. L., Čelákovice, Úvaly, Říčany and Benešov.

(6) The spatial arrangement of the City of Prague is specific from the following points of view:

a) in terms of its proportions and the image of the historical centre (the Prague Heritage Site) with its territories of streets, squares, historic gardens and parks, the River Vltava with its islands and banks, its dominant architectonic features, by shaping the terrain with the dominant Vltava meander, the valleys formed by its tributaries and distinctive plateaus above preserved valuable natural hillsides,

b) in terms of the result of positive human activity in landscaping and the cultivated city environment including the establishment of historical nature reserves and gardens, suburban groves and major city parks in the centre,

c) by the preserved historical centres of city districts with elements of folk architecture.

(7) The above-listed elements of the spatial shaping of the City of Prague represent a benchmark and the limits for assessment of new development within the area, and should be protected and cultivated in decision-making concerning the area as well as in drafting related land use planning documentation.

(8) The Territorial System of Ecological Stability (ÚSES) forms an inherent part of the urban planning. The ÚSES concept is based on the land use planning and technical document “Supra-regional and regional ÚSES of the Czech Republic”, adopted by the Ministry for Regional Development in 1996. The system is complemented by elements of local (regional) importance and interactive elements. The ÚSES represents a selected part of the system of greenery and water elements with rather specific implementation requirements.

(9) Transport is included in the City of Prague’s urban planning in particular as follows:

a) Through the superordinate city road network which consists of two ring roads, the Inner Ring Road and the Outer Ring Road, with seven radial roads and two connector roads connecting to them:

a.1) the Outer Ring Road serves to channel transit traffic, and also to distribute outside destination or source traffic and to provide for in-city journeys between individual city peripheries,

a.2) the Inner Ring Road has been designed so that its capacity and attractiveness draws in traffic leading through the city centre and distributes it along the ring road to various destinations, thus relieving the transport network within the central city zone and allowing for the greatest traffic fluency, which is necessary to mitigate the impact of traffic on the environment.

b) Through Prague Integrated Transport (PID) which incorporates

b.1) public transport with the metro as its fundamental vehicle; complementary systems include tram and bus transport, funicular and water transport,

b.2) suburban and city railway transport and suburban bus transport,

b.3) Park + Ride parking facilities;

c) Through the Prague railway hub, which consists of ten railway tracks leading radially to the Main Train Station and the Masaryk Train Station, complemented by connecting tracks within Prague. The prerequisites allowing for possible integration of high-speed railway tracks have been met.

d) Through international and domestic air transport concentrated at the Prague Ruzyně airport. The draft presupposes a system of 3 runways for take off and landing, organised as two parallel runways and one crossing runway.

e) The Vltava riverbed should be modernised by 2010 to accommodate passenger and cargo transport which is restricted by the capacity of Podbaba and Smíchov canal locks. The new port in Radotín will be reserved for sports and recreational boats, and will not accommodate any cargo traffic. At the same time, it will also serve a protective function in case of unexpected water flows and flooding.

(10) Technical facilities impact the City of Prague's urban planning in the form of the water supply system, the wastewater disposal system, electricity, heat and gas supply, information transfer (electronic communications) and the system of water courses with a significant role in shaping the city's character.

a) The backbone of the water supply system consists of Želivka and Káraný facilities outside Prague, and the Podolí water treatment works.

b) The backbone of the wastewater disposal system consists of the Central Wastewater Treatment Plant on Císařský Island and sludge management facility located off of Císařský Island.

c) The backbone of the electricity supply system consists of 400/110 kV input transformer stations in Chodov, Řeporyje, Sever, a 220/110 kV input transformer station in Malešice, and 110 kV power supply facilities.

d) The centralised heat supply (CHS) system on the right bank of the Vltava consists of the Prague heat supply (PHS) system with the Mělník power station as the main source, the CHS on the Vltava's left bank consists of insular CHS systems and heating plants.

e) The fundamental elements of gas supply are extra-high-pressure (EHP) gas pipelines and high-pressure (HP) gas pipelines with main EHP regulation stations in Třeboradice and Dolní Měcholupy, and a network of HP regulation stations.

f) The backbone of the electronic communications system are the telecommunications systems and radio relay links with appropriate technological facilities.

g) The exploitation of water courses with a restricted flood flow rate on the Vltava and Berounka Rivers is made possible by flood protection measures, retention reservoirs, polders and water management measures on other courses and in their catchment area.

Section 3

Land use structure

(1) The area of the city is divided into poly-functional and mono-functional areas.

(2) Poly-functional areas are subdivided into the following categories: residential areas, mixed use areas; areas of production and services; areas of sport and recreation; special areas.

(3) Mono-functional areas are subdivided into the following categories: public facilities; transportation; technical utilities; mining facilities; water areas and dry polders; nature, landscape and green areas; areas of plantation.

(4) Poly-functional areas are:

Residential areas:

OB – residential only

OV – predominantly residential

Mixed use areas:

SV – mixed use

SMJ – downtown mixed use

Areas of production and services:

VN – environmentally friendly production and services

VS –production, warehousing and distribution facilities

Areas of sport and recreation:

SP –sport facilities

SO – zones for recreation

Special areas:

ZOB – shopping complexes

ZVS – universities and colleges

ZKC – cultural and church facilities

ZVO – other non-specified use

(5) Mono-functional areas are:

Public facilities:

VV – public facilities

VVA – military and public security facilities

Transportation:

SD, S1, S2, S4 – selected road network

DZ – railroad and related facilities, siding and cargo terminals

DL – airports for commercial, military, sport and general aviation

DGP – garages and parking facilities

DH –public transport, P + R parking

DP – ports, technical landings, locks

DU – important urban areas and transport connection

Technical utilities:

TVV – water supply and sewerage facilities

TVE – electricity supply facilities

TI – facilities for information transmission

TVO – waste disposal facilities

Mining facilities:

TEP – mining facilities

Water areas and dry polders:

VOP – water courses, canals

SUP – dry polders

Nature, landscape and green areas:


LR – forests

ZP – parks, historic gardens, cemeteries

ZMK – city and open space greenery

IZ – buffering green areas

NL – meadows and pasture land

 – valuable greenery requiring protection

Areas of plantation:

PS – orchards, gardens, vineyards


PZA – commercial gardens


PZO – leisure time gardening

OP – breeding and cultivation

(6) The basic scale of the land use plan is 1 : 10 000.

(7) The minimum recorded functional area is 2 500 m².

(8) The  fixed mark within another functional area represents “undersized” functional areas of less than 2.500 m² within another functional area. The graphic mark indicates the focal point of the undersized functional area.

(9) The  floating mark within another functional area represents the requirement to insert or respect a functional area without specifying its area and exact location within another functional area.

(10) When installing a structure at the borderline between functional areas, the function of the connecting area should be considered.

(11) Structures and facilities which do not correspond to the main use of the area cannot be installed. Likewise, any changes to the use of structures which is in conflict with the defined main use cannot be approved.

(12) Existing structures, approved as at the effective date of the Land Use Plan of the City of Prague, i.e. 1.1.2000, the use of which does not correspond to the main use of the area into which they have been placed, may only be adapted without an assessment of exceptional structure provided the developed area, structure size or Main use remain unchanged. Each change of the developed area, size or change in Main use needs to be assessed as exceptional structure. In these cases, extension by one floor, increasing the existing structure's plot by a maximum of 15% and changes in the main use compared to the status approved as at the effective date of the Land Use Plan can be approved as exceptional structures provided the environment is not affected or connecting areas and functions are not impaired or threatened.

(13) When installing structures and facilities in grounds and areas containing a floating mark defining other Main use with an unspecified location, it is necessary to secure a different, more detailed underlying document in accordance with Section 25 of Act no. 183/2006 Coll., on town and country planning and the building act (the Building Act), which addresses the location and exact specification of the main use indicated with the mark.

(14) Specific requirements on the definition of ZP floating marks – parks, historic gardens, cemeteries are defined in Section 5 – Mono-functional areas, paragraph (6) Nature, landscape and green areas, point 3.

(15) When approving structures and facilities within green areas in which the floating mark defines a different Main use, the dominant share of greenery in the area containing the mark should be kept.

(16) When approving structures and facilities within grounds and areas in which the fixed marked defines a different Main use, the main use set by the mark should be observed.

(17) As regards the restricted areas in the city centre displayed in technical drawing no. 36, a minimum target share of residential space has been defined, which represents the ratio of the gross floor area occupied by residential space to other floor areas that are not for residential purposes, always applied to the entire specified area.

(18) The extent of residential spaces in new structures in the city centre erected following demolitions of buildings with residential spaces and buildings in which flats had originally been approved should be set so that the extent of residential space does not fall below the original extent; for structural adaptations, building extensions and outbuildings with a share of residential spaces, and for buildings in which flats had originally been approved, the extent of residential spaces should be set so that in the given area it does not fall below the set limit.

(19) The extent of residential spaces in new structures in the city centre erected following demolitions of buildings without any residential spaces and in the event of an increase in the floor area by means of extensions and outbuildings without any residential spaces, the extent of residential spaces should be set so that in the given area it does not fall below the set limit.

(20) Regulations for erecting structures and for the use of poly-functional areas and mono-functional areas as regards functional, complementary and exceptional use are defined in Sections 4 and 5.

(21) The use is defined in technical drawing no. 4.

Section 4

Poly-functional areas

(1) RESIDENTIAL AREAS

1a) OB – residential only **Areas for housing purposes.**

Main use:

Residential structures, flats in non-residential buildings (see exceptional use).

Facilities for children and youth other than schools, kindergartens, ambulatory health care facilities, social care facilities.

Facilities for non-organised sport, commercial facilities with a total area not exceeding 200 m² of sales premises (all in order to satisfy the requirements of the area as defined by its particular use).

Complementary use:

Small water areas, greenery, bicycle paths, footpaths and pedestrian-only zones, motor roads, necessary area facilities and linear technical facility lines. Parking facilities and lay-by areas, garages for passenger cars (all in order to satisfy the requirements on the area as defined by its particular use)

Exceptional use:

Stay-in health care facilities, church facilities, small accommodation facilities, schools, schools, schooling and other educational facilities, cultural facilities, administrative and veterinary facilities within residential buildings while keeping the dominant share of housing, embassies, sport facilities, public catering facilities, environment-friendly services of local importance.¹

Structures, facilities and grounds for the operation of the Prague Integrated Transport (PIT).

Gardening facilities, complementary structures for breeding and cultivation, collection points.

1b) OV – predominantly residential

Areas for housing purposes with the possibility to include other functions for servicing the population.

Main use:

Residential structures, flats in non-residential buildings.

Facilities for children and youth other than schools, schools, schooling and other educational facilities, cultural facilities, church facilities, health care facilities, social care facilities, small accommodation facilities, small environment-friendly industrial production,^{1a} veterinary facilities within residential buildings, collection points, sport facilities, commercial facilities with a total area not exceeding 1 500 m² of sales premises, public catering facilities, environment-friendly services.^{1a}

Complementary use:

Small water areas, greenery, bicycle paths, footpaths and pedestrian-only zones, motor roads, necessary area facilities and technical utility lines.

Parking facilities and lay-by areas, garages for passenger cars (all in order to satisfy the requirements on the area as defined by its particular use).

Exceptional use:

Universities and colleges, structures of municipal public administration, hygienic facilities, emergency and public safety facilities, commercial facilities with a total area not exceeding 15 000 m² of sales premises, accommodation facilities, structures and grounds for the administration, small collection points, P+R parking, garages, petrol stations without servicing and repair shops forming an inherent part of the garages and poly-functional facilities, structures and grounds for the operation of Prague Integrated Transport (PIT), gardening facilities.

Exceptional use facilities shall include certain generally permissible uses in general residential use and proposed in the majority share of the total capacity.

(2) MIXED USE AREAS

2a) SV – mixed use

Areas for poly-functional structures or a combination of mono-functional structures for housing, commercial activity, administration, culture, public facilities, sport and services of any kind, with none of the functions exceeding 60% of the total capacity of the area as defined by the given use.

¹ Environment-friendly services in this case exclude automobile servicing facilities, plumber facilities, automobile painting facilities, cabinet-making facilities and other operations requiring the entry of heavy freight transport into the area, as well as petrol stations.

^{1a} Small environment-friendly production and services in this case exclude plumber facilities, automobile painting facilities, cabinet-making facilities, concreting facilities and operations requiring the entry of heavy freight transport into the area, as well as petrol stations.

Main use:

Housing, commercial facilities with a total area not exceeding 5 000 m² of sales premises, structures for administration, culture and entertainment facilities, schools, schooling and other educational and university facilities, facilities for children and youth other than schools, health care facilities, social care facilities, public catering facilities, accommodation facilities, church facilities, structures for public administration, sport facilities, services, hygienic facilities, veterinary facilities within poly-functional structures and housing structures, small environment-friendly production,^{1a} petrol stations without servicing and repair shops forming an inherent part of the garages and poly-functional facilities, structures, facilities and grounds for the operation of Prague Integrated Transport (PIT), collection points, small collection points.

Complementary use:

Small water areas, greenery, bicycle paths, footpaths and pedestrian-only zones, motor roads, necessary area facilities and technical utility lines.

Parking facilities and lay-by areas, garages.

Exceptional use:

Poly-functional facilities for culture, entertainment and sport, commercial facilities with a total area not exceeding 15 000 m² of sales premises, emergency and public safety facilities, veterinary facilities, P+R parking, petrol stations without servicing and repair shops, yards for road maintenance, collection points, gardening facilities, structures for small-scale cultivation and breeding.

Exceptional use facilities shall include certain generally permissible uses in general mixed use, with their share on the total capacity exceeding 60%.

2b) SMJ – downtown mixed use

Areas with a combination of uses, including housing, which are concentrated in the city centre and city district centres. A minimal housing share has been set for the city centre.

Main use:

Structures for housing, flats in non-residential buildings, commercial facilities with a total area not exceeding 15 000 m² of sales premises, public catering facilities, accommodation facilities, structures for administration, schools, schooling, university and other educational facilities, facilities for children and youth other than schools, sport, culture, entertainment and church facilities, health and social care facilities, structures for public administration, environment-friendly services,¹ facilities and grounds for the operation of Prague Integrated Transport (PIT).

Complementary use:

Small water areas, greenery, bicycle paths, footpaths and pedestrian-only zones, motor roads, necessary area facilities and technical utility lines.

Parking facilities and lay-by areas, garages.

Exceptional use:

Poly-functional facilities for culture, entertainment and sport, commercial facilities with a total area not exceeding 40 000 m² of sales premises, hygienic facilities, emergency and public safety facilities, small environment-friendly production,^{1a} petrol stations without servicing and repair shops forming an inherent part of the garages and poly-functional facilities, collection points.

Exceptional use facilities shall include certain generally permissible uses in a downtown mixed area with the share of the total capacity exceeding 60%.

(3) AREAS OF PRODUCTION AND SERVICES**3a) VN – environmentally friendly production and services**

^{1a} Small environment-friendly production and services in this case exclude plumber facilities, automobile painting facilities, cabinet-making facilities, concreting facilities and operations requiring the entry of heavy freight transport into the area, as well as petrol stations.

¹ Environment-friendly services in this case exclude automobile servicing facilities, plumber facilities, automobile painting facilities, cabinet-making facilities, concreting facilities and other operations requiring the entry of heavy freight transport into the area, as well as petrol stations

^{1a} Small environment-friendly production and services in this case exclude plumber facilities, automobile painting facilities, cabinet-making facilities, concreting facilities and operations requiring the entry of heavy freight transport into the area, as well as petrol stations.

Areas for the installation of service facilities and production of any type, including warehouse and storage grounds the impact of which does not affect the operation and the use of structures and facilities in their neighbourhood or adversely affect the environment beyond the permissible extent.

Main use:

Services, environment-friendly production, handicraft, warehousing grounds and facilities relating to the main use, yards for road maintenance.

Veterinary facilities, emergency and public safety facilities, archives and depositories, commercial facilities with a total area not exceeding 200 m² of sales premises, public catering facilities, administrative facilities, P+R parking, petrol stations, structures, facilities and grounds for the operation of Prague Integrated Transport (PIT), collection points, collection points, handling areas.

Schools, schooling and other educational facilities, research facilities (relating to the defined main use).

Staff flats,² ambulatory health care facilities (to satisfy the requirements of the area as defined by its particular use).

Complementary use:

Parking facilities and lay-by areas, garages, small water areas, greenery, bicycle paths, footpaths and pedestrian-only zones, motor roads, necessary area facilities and technical utility lines.

Exceptional use:

Car painting facilities, plumber facilities, cabinet-making facilities, structures for crop processing, fertiliser and chemical substance warehouses for agriculture, composting and waste recycling facilities, commercial facilities with a total area not exceeding 5 000 m² of sales premises.

Sport facilities, small accommodation facilities.

3b) VS –production, warehousing and distribution facilities

Areas for the installation of production facilities and all types of services, including warehouses and warehousing and distribution grounds.

Main use:

Structures and facilities for industrial and agricultural production, construction and handicraft, repair and maintenance facilities, transport zones, warehousing grounds and facilities. Structures and facilities for processing and storing chemical substances, collection points, construction yards, concreting facilities, yards for road maintenance, structures for storage and consignment of goods and materials, areas for custom release of freight, operation and maintenance facilities.

Veterinary facilities, emergency and public safety facilities, archives and depositories, public catering facilities, administrative facilities, commercial facilities with a total area not exceeding 200 m² of sales premises, P+R parking, petrol stations, structures, facilities and grounds for the operation of Prague Integrated Transport (PIT), collection points, collection points, handling areas.

Schools, schooling and other educational facilities, research facilities, services (relating to the defined main use).

Staff flats,² ambulatory health care facilities (to satisfy the requirements of the area as defined by its particular use).

Complementary use:

Parking facilities and lay-by areas, small water areas, greenery, bicycle paths, footpaths and pedestrian-only zones, motor roads, necessary area facilities and technical utility lines.

Exceptional use:

² In accordance with Act no. 102/1992 Coll., regulating certain issues relating to the promulgation of Act no. 509/1991 Coll., amending, supplementing and modifying the Civil Code, as amended.

Specialised commercial and distribution facilities, structures for breeding livestock and fur animals, dung heaps and silos, scrap yards.

(4) AREAS OF SPORT AND RECREATION

4a) SP –sport facilities

Areas for the installation of structures and facilities for sport and physical training.

Main use:

Indoor and open-air sport facilities.

Clubs, commercial facilities with a total area not exceeding 200 m² of sales premises, public catering facilities, accommodation facilities up to 50 beds, administrative facilities, cultural facilities, schooling facilities, services, staff flats² to satisfy the requirements of the area as defined by its particular use (all relating to the defined main use while not exceeding a total of 20% of the area as defined by its particular use).

Complementary use:

Water areas, facilities ensuring the sport function of these water areas, greenery, bicycle paths, footpaths and pedestrian-only zones, necessary area facilities and technical utility lines.

Parking facilities and lay-by areas, garages for passenger cars, motor roads (all to satisfy the requirements of the area as defined by its particular use).

Exceptional use:

Exceptional use shall include any overruns of capacity limits on commercial and accommodation facilities, and installing related non-sporting use over an aggregate total of 20% of the area as defined by its particular use.

4b) SO – zones for recreation

Areas with quotas on development for the purposes of recreation, leisure and sport activities in nature which do not affect the natural character of the area substantially. The crucial component of the use is greenery.

The following codes indicate possible use in all areas:

SO1 - Natural recreational areas

SO2 - Golf courses

SO3 - Partially urbanised recreational zones

SO4 - Tourist facilities

SO5 - Special recreational activities

SO6 - Educational and exploration activities

SO7 - Facilities for children outdoor activities

Codes in the zones for recreation are displayed in technical drawing no. 4 .

SO1 – natural recreational areas

Main use:

Greenery, public meadows, public natural sport grounds, small facilities ensuring the sport function of these water areas.

Operation and maintenance structures and facilities (to satisfy the requirements of the area as defined by its particular use).

Complementary use:

Small water areas, playgrounds, bicycle paths, riding paths, footpaths and pedestrian-only zones, necessary area facilities and technical utility lines.

Parking facilities and lay-by areas with greenery, motor roads (all to satisfy the requirements of the area as defined by its particular use).

Exceptional use:

Not defined.

² In accordance with Act no. 102/1992 Coll., regulating certain issues relating to the promulgation of Act no. 509/1991 Coll., amending, supplementing and modifying the Civil Code, as amended.

SO2 – Golf courses

Main use:

Golf courses, greenery.

Operation and maintenance structures and facilities (to satisfy the requirements of the area as defined by its particular use).

Clubs (relating to the defined main use).

Complementary use:

Water areas, children's playgrounds, bicycle paths, footpaths and pedestrian-only zones, necessary area facilities and technical utility lines.

Parking facilities and lay-by areas with greenery, motor roads (all to satisfy the requirements of the area as defined by its particular use).

Exceptional use:

Staff flats,² commercial facilities with a total area not exceeding 200 m² of sales premises, public catering facilities, small accommodation facilities (all to satisfy the requirements of the area as defined by its particular use).

Services (relating to the defined main use).

SO3 - Partially urbanised recreational zones

Main use:

Greenery, outdoor leisure time facilities, natural reservoirs for bathing, open-air swimming pools in a natural environment, public meadows, open-air sport facilities without any equipment.

Operation and maintenance structures and facilities (to satisfy the requirements of the area as defined by its particular use).

Complementary use:

Playgrounds, small water areas, small facilities ensuring the sport function of these water areas, bicycle paths, riding paths, footpaths and pedestrian-only zones, necessary area facilities and technical utility lines.

Parking facilities and lay-by areas with greenery, motor roads (all to satisfy the requirements of the area as defined by its particular use).

Exceptional use:

Staff flats,² commercial facilities with a total area not exceeding 200 m² of sales premises, public catering facilities, small accommodation facilities (all to satisfy the requirements of the area as defined by its particular use).

Clubs and provision of services (relating to the defined main use).

SO4 – Tourist facilities

Main use:

Greenery, camping and camps for caravans, natural campsites.

Open-air sport facilities without equipment, public meadows.

Operation and maintenance structures and facilities (to satisfy the requirements of the area as defined by its particular use).

Complementary use:

Playgrounds, small water areas, small facilities ensuring the sport function of these water areas, bicycle paths, riding paths, footpaths and pedestrian-only zones, necessary area facilities and technical utility lines.

² In accordance with Act no. 102/1992 Coll., regulating certain issues relating to the promulgation of Act no. 509/1991 Coll., amending, supplementing and modifying the Civil Code, as amended.

Parking facilities and lay-by areas with greenery, motor roads (all to satisfy the requirements of the area as defined by its particular use).

Exceptional use:

Staff flats,² commercial facilities with a total area not exceeding 200 m² of sales premises, public catering facilities, small accommodation facilities (relating to the defined main use).

Clubs and provision of services (all relating to the defined main use).

SO5 – Special recreational activities

Main use:

Greenery, canine training facilities, riding zones, show jumping facilities, etc., including stalls and stables (excluding racecourses) and similar facilities, open-air sport facilities without equipment.

Operation and maintenance structures and facilities (to satisfy the requirements of the area as defined by its particular use).

Clubs (relating to the defined main use).

Complementary use:

Playgrounds, small water areas, bicycle paths, riding paths, footpaths and pedestrian-only zones, necessary area facilities and technical utility lines.

Parking facilities and lay-by areas with greenery, motor roads (all to satisfy the requirements of the area as defined by its particular use).

Exceptional use:

Staff flats,² commercial facilities with a total area not exceeding 200 m² of sales premises, public catering facilities, small accommodation facilities (all to satisfy the requirements of the area as defined by its particular use).

Veterinary facilities (relating to the defined main use).

SO6 – Educational and exploring activities

Main use:

Greenery, zoological and botanical gardens, ecological centres, archaeological parks, public meadows.

Operation and maintenance structures and facilities (to satisfy the requirements of the area as defined by its particular use).

Clubs (relating to the defined main use).

Complementary use:

Small water areas, playgrounds, bicycle paths, footpaths and pedestrian-only zones, necessary area facilities and technical utility lines.

Parking facilities and lay-by areas with greenery, motor roads (all to satisfy the requirements of the area as defined by its particular use).

Exceptional use:

Staff flats,² commercial facilities with a total area not exceeding 200 m² of sales premises, public catering facilities, small accommodation facilities (all to satisfy the requirements of the area as defined by its particular use).

Cultural facilities, provision of services (all relating to the defined main use).

SO7 - Facilities for children outdoor activities

Main use:

² In accordance with Act no. 102/1992 Coll., regulating certain issues relating to the promulgation of Act no. 509/1991 Coll., amending, supplementing and modifying the Civil Code, as amended.

Greenery, children's camps, scout bases.

Facilities for children and youth other than schools, public meadows, open-air sport facilities without equipment.

Operation and maintenance structures and facilities (to satisfy the requirements of the area as defined by its particular use).

Clubs (relating to the defined main use).

Complementary use:

Playgrounds, small water areas, small facilities ensuring the sport function of these water areas, bicycle paths, footpaths and pedestrian-only zones, necessary area facilities and technical utility lines.

Parking facilities and lay-by areas with greenery, motor roads (all to satisfy the requirements of the area as defined by its particular use).

Exceptional use:

Staff flats,² commercial facilities with a total area not exceeding 200 m² of sales premises, public catering facilities, small accommodation facilities (all to satisfy the requirements of the area as defined by its particular use).

Provision of services (relating to the defined main use).

(5) SPECIAL AREAS

Areas for large mono-functional and poly-functional complexes with a large concentration of commercial, university, cultural and social, sport, educative and educational activities; complexes for facilities focusing on developing new technology and for other uses, without an independently determined type of grounds.

5a) ZOB – shopping complexes

Areas for retail and wholesale facilities of greater than local significance.

Main use:

Large-scale retail facilities with accompanying administrative, servicing, catering and cultural and social functions, facilities for wholesale and distribution.

Schooling and other educational facilities (relating to the defined main use).

Complementary use:

Small water areas, greenery, playgrounds, bicycle paths, footpaths and pedestrian-only zones, motor roads, necessary area facilities and technical utility lines.

Parking facilities and lay-by areas, garages, (all to satisfy the requirements of the area as defined by its particular use).

Exceptional use:

Sport facilities, petrol stations, structures, facilities and grounds for the operation of Prague Integrated Transport (PIT), collection points and small collection points.

Staff flats² (to satisfy the requirements of the area as defined by its particular use).

5b) ZVS – Universities and colleges

Areas for the installation of education, catering, accommodation, sport and administrative facilities of universities, for science and research.

Main use:

² In accordance with Act no. 102/1992 Coll., regulating certain issues relating to the promulgation of Act no. 509/1991 Coll., amending, supplementing and modifying the Civil Code, as amended.

Universities and colleges.

Sport facilities, commercial facilities with a total area not exceeding 1 500 m² of sales premises.

Staff flats² and services (to satisfy the requirements of the area as defined by its particular use).

Cultural facilities, church facilities, ambulatory health care facilities, public catering facilities, research facilities, administrative facilities, Operation and maintenance structures and facilities (all relating to the defined main use).

Complementary use:

Small water areas, greenery, bicycle paths, footpaths and pedestrian-only zones, motor roads, necessary area facilities and technical utility lines.

Parking facilities and lay-by areas, garages (all to satisfy the requirements of the area as defined by its particular use).

Exceptional use:

Structures, facilities and grounds for the operation of Prague Integrated Transport (PIT).

Facilities for exhibitions and congresses. Collection points and small collection points.

5c) ZKC – Cultural and church facilities

Areas for the installation of cultural and church facilities of any type.

Main use:

Cultural facilities, museums, galleries, theatres, concert halls, poly-functional cultural and entertainment facilities, archives and depositories, church facilities.

Facilities for non-organised sport.

Staff flats,² schooling facilities, facilities for children and youth other than schools, inpatient health care facilities, social care facilities, commercial facilities with a total area not exceeding 200 m² of sales premises, public catering facilities (all to satisfy the requirements of the area as defined by its particular use).

Ambulatory health care facilities, administrative facilities (relating to the defined main use).

Complementary use:

Small water areas, greenery, bicycle paths, footpaths and pedestrian-only zones, motor roads, necessary area facilities and technical utility lines.

Parking facilities and lay-by areas, garages (all to satisfy the requirements of the area as defined by its particular use).

Exceptional use:

Accommodation facilities of up to 100 beds, provision of services, small environment-friendly production,¹ structures, facilities and grounds for the operation of Prague Integrated Transport (PIT).

5d) ZVO – Other non-specified use

Areas for specific use facilities and complexes or a combination thereof, and for concentrated activities not included in other categories of special areas.

Main use:

Commercial facilities with a total area not exceeding 15 000 m² of sales premises, structures and facilities for public administration, administrative structures and facilities, public catering facilities, hotels and accommodation facilities, poly-functional structures and facilities for culture and sport, structures and facilities for exhibitions and congresses, large sport and

¹ Environment-friendly services in this case exclude automobile servicing facilities, plumber facilities, automobile painting facilities, cabinet-making facilities, concreting facilities and other operations requiring the entry of heavy freight transport into the area, as well as petrol stations.

recreational facilities, sport facilities, university and colleges, cultural structures and facilities, museums, galleries, theatres, concert halls, poly-functional cultural and entertainment facilities, archives and depositories, church facilities, technological and science parks, innovation centres, schooling facilities, health care facilities, veterinary facilities, social care facilities, emergency and public safety facilities.

Staff flats,² provision of services (to satisfy the requirements of the area as defined by its particular use).

Complementary use:

Small water areas, greenery, bicycle paths, footpaths and pedestrian-only zones, motor roads, necessary area facilities and technical utility lines.

Parking facilities and lay-by areas, garages (all to satisfy the requirements of the area as defined by its particular use).

Exceptional use:

Special commercial, university, cultural and church complexes, small environment-friendly production,¹ warehousing grounds and facilities (relating to the defined main use), collection points and small collection points.

Petrol stations, structures, facilities and grounds for the operation of Prague Integrated Transport (PIT).

Section 5 Mono-functional areas

(1) PUBLIC FACILITIES

1a) VV – Public facilities

Areas for the installation of facilities and complexes of all municipal public facilities, i.e. in particular for education and schooling, health and social care, municipal public administration, emergency services and public safety, and in order to provide for future needs in respect of public facilities of any kind.

When installing public facilities in public facilities areas, the basic needs of residential units in the areas of education, health and social care should have priority, taking into consideration the facility's optimal accessibility.

Uses relating to the defined main use and in order to satisfy the requirements of the area as defined by its particular use cannot be installed so as to represent a majority share of the total capacity.

Main use:

Schools and schooling facilities,³ facilities for children and youth other than schools, health care facilities, social care facilities,⁴ hygienic facilities, emergency and public safety facilities, municipal offices, crematoriums and ceremony halls, universities.

Sport facilities, public catering facilities, cultural facilities, churches and chapels, services (all relating to the defined main use).

Staff flats² and accommodation facilities that form part of public facilities (all to satisfy the requirements of the area as defined by its particular use).

² In accordance with Act no. 102/1992 Coll., regulating certain issues relating to the promulgation of Act no. 509/1991 Coll., amending, supplementing and modifying the Civil Code, as amended.

³ Schools and schooling facilities in accordance with Section 7 of the School Act, listed in the Register of schools and schooling facilities maintained by the Ministry of Youth, Education and Sport, pursuant to Sections 143(2) and 148(1) of Act no. 561/2004 Coll., on Pre-School, Primary, secondary, higher and further education (the School Act)

⁴ Social care facilities in accordance with Act no. 108/2006 Coll., on social services.

² In accordance with Act no. 102/1992 Coll., regulating certain issues relating to the promulgation of Act no. 509/1991 Coll., amending, supplementing and modifying the Civil Code, as amended.

Complementary use:

Small water areas, greenery, footpaths and pedestrian-only zones, motor roads, bicycle paths, necessary area facilities and technical utility lines.

Parking facilities and lay-by areas, garages (all to satisfy the requirements of the area as defined by its particular use).

Exceptional use:

Other educational and schooling facilities not listed in the register of schools and schooling facilities maintained by the Ministry of Education, Youth and Sport in accordance with Section 7 of the School Act.³

Administrative grounds, commercial facilities with a total area not exceeding 200 m² of sales premises, petrol stations and handling areas, small collection points (all to satisfy the requirements of the area as defined by its particular use).

1b) VVA – military and public security facilities**Areas for the installation of facilities and complexes for the armed and security forces.****Main use:**

Facilities for armed forces, police, security forces, facilities for the emergency services and public safety, prison facilities.

Staff flats,² cultural facilities, health care facilities, sport facilities, commercial facilities, public catering facilities, accommodation facilities, church facilities, administrative facilities and services (all to satisfy the requirements of the area as defined by its particular use).

Complementary use:

Small water areas, greenery, bicycle paths, footpaths and pedestrian-only zones, motor roads, necessary area facilities and technical utility lines.

Parking facilities and lay-by areas, garages (all to satisfy the requirements of the area as defined by its particular use).

Exceptional use:

Petrol stations (to satisfy the requirements of the area as defined by its particular use).

(2) TRANSPORT

Transport infrastructure structures and facilities can be installed in accordance with Section 7(2) and (3).

Transport is defined in technical drawing no. 5.

2a) SD - motorways, high-speed roads, outer ring road – S I/1 roads**Grounds for the operation of automobile traffic which form part of the super-ordinate road system.****Main use:**

Motorways and high-speed roads,⁵ S I/1 roads, local high-speed A⁵ class roads

Complementary use:

Greenery, necessary area facilities and technical utility lines.

Exceptional use:

Bicycle paths, footpaths and pedestrian-only zones.

³ Schools and schooling facilities in accordance with Section 7 of the School Act, listed in the Register of schools and schooling facilities maintained by the Ministry of Youth, Education and Sport, pursuant to Sections 143(2) and 148(1) of Act no. 561/2004 Coll., on Pre-School, Primary, secondary, higher and further education (the School Act).

⁵ Pursuant to Czech State Norm ČSN 736110 on designing local roads.

2b) S1 - super-ordinate collector roads of citywide importance

Areas for automobile traffic which form part of the super-ordinate road system, and also serve in part for PIT services.

Main use:

B⁵ class roads of citywide importance (Inner Ring Road, radials, connecting lines), 1st class roads.

Complementary use:

Greenery, necessary area facilities and technical utility lines.

Exceptional use:

Bicycle paths, footpaths and pedestrian-only zones.

PIT operation.

2c) S2 – collector roads of citywide importance

For automobile traffic and for PIT services.

Main use:

B⁵ class collector roads, C⁵ class service roads.

Complementary use:

Parking facilities and lay-by areas, greenery, bicycle paths, footpaths and pedestrian-only zones, necessary area facilities and technical utility lines.

Exceptional use:

Not defined.

2d) S4 – other roads of importance for traffic

For automobile traffic and PIT services.

Main use:

Other B⁵ and C⁵ class roads included in the selected road network.

Complementary use:

Parking facilities and lay-by areas, greenery, bicycle paths, footpaths and pedestrian-only zones, necessary area facilities and technical utility lines.

Exceptional use:

Not defined.

2e) DZ – railroad and related facilities, siding and cargo terminals

Grounds for the operation of rail transport and for cargo terminals connected to rail transport.

Main use:

Grounds, structures and facilities for rail transport including operational and technological infrastructure, facilities for the operation of off-site sidings.

Structures, facilities and grounds for the operation of Prague Integrated Transport (PIT).

Structures, grounds and facilities for the storage and consignment of goods and materials, grounds for trans-loading cargo between different modes of transport connecting to rail transport.

Staff flats,² clubs, commercial facilities, administrative facilities, services (all relating to the defined main use).

Complementary use:

Greenery, footpaths and pedestrian-only zones, defined-purpose roads (for structures and facilities satisfying the requirements of the area as defined by its particular use), necessary area facilities and technical utility lines, parking facilities and lay-by areas.

Exceptional use:

Motor roads, P+R parking, garages, bicycle paths.

Cultural facilities (to satisfy the requirements of the area as defined by its particular use), small collection points.

2f) DL – airports for commercial, military, sport and general aviation

Grounds for the operation of air transport.

Main use:

Grounds and facilities for civil aviation (general transport airport).

Grounds and facilities for military aviation (military airport).

Grounds and facilities for sport aviation (sport airport).

Repair and maintenance structures and facilities.

Administrative facilities, warehousing grounds and facilities, staff flats² (all applicable only to general transport and military airports, and to satisfy the requirements of the area as defined by its particular use).

Commercial facilities, hotel and accommodation facilities, services, ambulatory health care facilities, veterinary facilities, public catering facilities, (all applicable only to general transport airports and to satisfy the requirements of the area as defined by its particular use).

Facilities and grounds for the operation of Prague Integrated Transport (PIT) (applies only to general transport airports).

Schools and other educational facilities (relating to the defined main use).

Complementary use:

Parking facilities and lay-by areas, small water areas, greenery, footpaths and pedestrian-only zones, defined-purpose roads. Motor roads (applies only to general transport and military airports).

Necessary area facilities and technical utility lines (relating to the defined main use).

Exceptional use:

Petrol stations.

Bicycle paths, facilities for non-organised sport (all apply only to general transport and sport airports).

2g) DGP – garages and parking facilities

Grounds for transport at rest.

Main use:

Garages, parking facilities and lay-by areas, P+R parking, structures and facilities relating to the defined main use.

Complementary use:

² In accordance with Act no. 102/1992 Coll., regulating certain issues relating to the promulgation of Act no. 509/1991 Coll., amending, supplementing and modifying the Civil Code, as amended.

Greenery, bicycle paths, footpaths and pedestrian-only zones, defined-purpose roads (for structures and facilities satisfying the requirements of the area as defined by its particular use), necessary area facilities and technical utility lines.

Exceptional use:

Motor roads. Services and petrol stations forming parts of mass garages.

2h) DH – public transport, P+R parking

Grounds for public transport including P+R parking.

Main use:

Structures, facilities and grounds for the operation of Prague Integrated Transport (PIT), bus stations, P+R parking.

Commercial facilities with a total area not exceeding 200 m² of sales premises, handling areas.

Staff flats² (to satisfy the requirements of the area as defined by its particular use).

Administrative facilities, services (all relating to the defined main use).

Complementary use:

Greenery, bicycle paths, footpaths and pedestrian-only zones, defined-purpose roads (for structures and facilities satisfying the requirements of the area as defined by its particular use), necessary area facilities and technical utility lines.

Parking facilities and lay-by areas (relating to the defined main use).

Exceptional use:

Not defined.

2i) DP – ports, technical landings, locks

Grounds for ports and waterway transport facilities

Main use:

Operation and maintenance structures and facilities for ports and for waterway transport, structures and facilities for the storage and consignment of goods and materials, petrol stations for ships.

Staff flats² (to satisfy the requirements of the area as defined by its particular use).

Administrative facilities, services, handling areas (all relating to the defined main use).

Complementary use:

Greenery, bicycle paths, footpaths and pedestrian-only zones, defined-purpose roads (for structures and facilities satisfying the requirements of the area as defined by its particular use), necessary area facilities and technical utility lines, small collection points.

Parking facilities and lay-by areas (relating to the defined main use).

Exceptional use:

Not defined.

2j) DU – Important urban areas and transport connection

Grounds including selected squares, assembly grounds, footbridges and selected specific grounds.

Main use:

Squares, assembly grounds and pedestrian-only zones.

Servicing and non-motor C⁵ and D⁵ class roads, bicycle paths, footpaths and pedestrian-only zones, footbridges.

² In accordance with Act no. 102/1992 Coll., regulating certain issues relating to the promulgation of Act no. 509/1991 Coll., amending, supplementing and modifying the Civil Code, as amended.

Adapted reinforced areas along the water areas, alluvia and piers, lowered banks.

Complementary use:

Small water areas, small facilities ensuring the sport function of these water areas, necessary area facilities and technical utility lines, facilities necessary for the operation of water areas, facilities at passenger boat transport docks.

Structures, facilities and grounds for the operation of Prague Integrated Transport (PIT).

Parking facilities and lay-by areas (all to satisfy the requirements of the area as defined by its particular use).

Greenery (relating to the defined main use).

Exceptional use:

Not defined.

(3) TECHNICAL UTILITIES

The following applies to the installation of structures and technical utility facilities:

Structures for technical utility lines, including buffer and safety zones, are binding, with the exception of diversions due to other structures, as listed in Section 7(2).

Technical utility facilities are defined in technical drawing nos. 9, 10 and 11.

3a) TVV – water supply and sewerage facilities

Grounds for structures and facilities to supply water, for the wastewater disposal system and wastewater treatment plants

Main use:

Operation and maintenance structures and facilities for water supply and sewerage facilities, warehousing grounds and facilities (all to satisfy the requirements of the area as defined by its particular use).

Staff flats,² administrative facilities (all relating to the defined main use).

Complementary use:

Greenery, footpaths and pedestrian-only zones, motor roads, necessary area facilities and technical utility lines.

Parking facilities and lay-by areas, garages (all to satisfy the requirements of the area as defined by its particular use).

Exceptional use:

Not defined.

3b) TVE – electricity supply facilities

Grounds for structures and facilities to supply heat, gas and electricity.

Main use:

Operation and maintenance structures and facilities for electrical energy facilities, warehousing grounds and facilities (all to satisfy the requirements of the area as defined by its particular use).

Staff flats,² administrative facilities (all relating to the defined main use).

Complementary use:

Greenery footpaths and pedestrian-only zones, motor roads, necessary area facilities and technical utility lines.

⁵ Pursuant to Czech State Norm ČSN 736110 on designing local roads.

² In accordance with Act no. 102/1992 Coll., regulating certain issues relating to the promulgation of Act no. 509/1991 Coll., amending, supplementing and modifying the Civil Code, as amended.

Parking facilities and lay-by areas, garages (all to satisfy the requirements of the area as defined by its particular use).

Exceptional use:

Not defined.

3c) TI – Facilities for information transmission

Grounds for electronic communications structures and facilities.

Main use:

Electronic communications operation and maintenance structures and facilities (all to satisfy the requirements of the area as defined by its particular use).

Staff flats,² administrative facilities (all relating to the defined main use).

Complementary use:

Greenery, footpaths and pedestrian-only zones, motor roads, necessary area facilities and technical utility lines.

Parking facilities and lay-by areas, garages (all to satisfy the requirements of the area as defined by its particular use).

Exceptional use:

Not defined.

3d) TVO – Waste disposal facilities

Grounds for the collection, processing, disposal, recycling and landfill use of waste, with the possibility to install additional use facilities.

Main use:

Grounds and facilities for the collection, storage, recycling, disposal and landfill use of municipal, construction and vegetation waste, waste recycling facilities, gas collection and landfill gas utilisation facilities, operation and maintenance structures and facilities (all to satisfy the requirements of the area as defined by its particular use).

Staff flats,² administrative facilities (all relating to the defined main use).

Complementary use:

Greenery, footpaths and pedestrian-only zones, defined-purpose roads (for structures and facilities satisfying the requirements of the area as defined by its particular use), necessary area facilities and technical utility lines.

Parking facilities and lay-by areas, garages (all to satisfy the requirements of the area as defined by its particular use).

Exceptional use:

Harmful components of municipal waste.

(4) MINING FACILITIES

4a) TEP – Mining facilities

Grounds for mineral resources extraction.

Main use:

Mining areas, structures and facilities (relating to the defined main use).

Complementary use:

² In accordance with Act no. 102/1992 Coll., regulating certain issues relating to the promulgation of Act no. 509/1991 Coll., amending, supplementing and modifying the Civil Code, as amended.

Parking facilities and lay-by areas (to satisfy the requirements of the area as defined by its particular use).

Footpaths and pedestrian-only zones, motor roads, necessary area facilities and technical utility lines.

Exceptional use:

Not defined.

(5) WATER AREAS AND DRY POLDERS

5a) VOP – Water courses, canals

Main use:

Water courses, areas and docks.

Small facilities ensuring the sport function of these water areas.

Structures and facilities (relating to the defined main use).

Complementary use:

Complementary greenery, permanent meadows.

Exceptional use:

Facilities for water sports, floating restaurants.

5b) SUP – Dry polders

Natural areas kept for occasional surface water retention.

Main use:

Greenery, permanent meadows.

Complementary use:

Small water areas, footpaths and pedestrian-only zones, bicycle paths.

Exceptional use:

Not defined.

(6) NATURE, LANDSCAPE AND GREEN AREAS

Grounds with any kind of greenery in the city to which the following rules and provisions apply:

1) In the city, a citywide greenery system is defined and protected. Only structures and facilities relating to their operation and maintenance can be installed in the mono-functional greenery areas that form part of the citywide greenery system. New plantation and changes to the main use cannot be made to the detriment of specially protected natural areas.

2) The “greenery requiring special protection” mark (●) refers to high-quality full-grown and perspective greenery in existing urban areas which has to be preserved. It includes woody species of high functional, aesthetic and design importance.⁶

3) The floating (ZP) mark in the proposed poly-functional areas refers to the requirement to install uninterrupted park grounds within an area with a different main use. Such installed grounds becomes a ZP mono-functional area – a park.

3.1) for less than 3 ha of poly-functional area, the requirement is to install a ZP area of different shapes, its minimum area or aspect ratio are not defined,

3.2) for an area of 3 - 6 ha, the requirement is an area of 400 m² with a maximum aspect ratio of 1: 2,

⁶ Section 8(1) of Act no. 114/1992 Coll., on nature and landscape protection, as amended.

3.3) for an area of 6 - 9 ha, the requirement is an area of 1 600 m² with a maximum aspect ratio of 1: 2,

3.4) for an area of 9 - 12 ha, the requirement is a minimum area of 3 600 m², which can be divided into two localities with a maximum aspect ratio of the different shapes of 1: 2 interconnected with park lanes or alleys,

3.5) for an area of more than 12 ha, the requirement is a minimum area of 6 400 m², which can be divided into three localities with the maximum aspect ratio of the different shapes of 1: 2 interconnected with park lanes or alleys.

4) Complementary use and exceptional use (relating to the defined main use) in ZP areas (parks, historic gardens and cemeteries) and ZMK areas (city and landscape greenery) is admissible only as part of the overall plan of the mono-functional greenery area implemented at the time of their establishment or during their restoration.

5) The citywide greenery system is defined in technical drawing nos. 4 and 31.

6a) LR – Forests

Land plots designated to fulfil the function of a forest.⁷

Main use:

Forests and forest-like herbage, forest nurseries, orchards and gardens, permanent meadows, playgrounds.

Complementary use:

Small water areas, bicycle paths, riding paths, footpaths and pedestrian-only zones.

Defined-purpose roads (for structures and facilities satisfying the requirements of the area as defined by its particular use), necessary area facilities and technical utility lines (all to satisfy the requirements of the area as defined by its particular use).

Exceptional use:

Staff flats² (to satisfy the requirements of the area for a minimum forest area of 250 ha/per flat).

Operation and maintenance facilities (relating to the defined main use).

6b) ZP – parks, historic gardens, cemeteries

Intentionally established architecturally designed greenery areas.

Main use:

Parks, gardens, orchards, vineyards, all on unmade grounds, grounds for burials, urn groves, columbaria, scattering areas and grounds for burial of animals in domestic breeding.

Complementary use:

Small water areas, footpaths.

Premises, necessary area facilities and technical utility lines (for structures and facilities satisfying the requirements of the area as defined by its particular use).

Exceptional use:

Playgrounds, bicycle paths, riding paths, defined-purpose roads.

Garden restaurants, open-air amphitheatres, observatories, churches, chapels, crematoriums and ceremony halls, open-air sport facilities without equipment, small garden architecture.

Operation and maintenance structures and facilities, other structures relating to the defined main use.

⁷ In accordance with Act no. 289/1995 Coll. on forests and amending and supplementing certain other acts (the Forest Act).

² In accordance with Act no. 102/1992 Coll., regulating certain issues relating to the promulgation of Act no. 509/1991 Coll., amending, supplementing and modifying the Civil Code, as amended.

Commercial facilities with a total area not exceeding 200 m² of sales premises, environment-friendly services¹¹ (all applicable only to cemeteries).

Underground parking facilities. Underground parking facilities can be installed exceptionally provided the park composition has been bindingly defined, the species composition is acceptable and the strength of the terrain has been assessed.

6c) ZMK – City and open space greenery

Greenery for recreational activities that do not disrupt the area's natural character substantially.

Main use:

Natural landscape greenery, groups of herbage, scattered or linear growth of woody species and herbs, intentionally established greenery grounds and lanes (park lanes), public meadows.

Complementary use:

Public natural sport grounds, playgrounds, small water areas, small facilities ensuring the sport function of these water areas, bicycle paths, riding paths, footpaths, pedestrian-only zones and defined-purpose roads. Necessary area facilities and technical utility lines (to satisfy the requirements of the area as defined by its particular use).

Exceptional use:

Garden restaurants, observatories and observation towers.

Parking facilities and lay-by areas (to satisfy the requirements of the area as defined by its particular use).

Motor roads, super-ordinate area facilities and technical utility lines, structures and facilities for the operation of Prague Integrated Transport (PIT).

Operation and maintenance structures and facilities (relating to the defined main use).

6d) IZ – Buffering green areas

Greenery with a protective function, buffer zones separating technical and transport infrastructure from other use areas.

Main use:

Timber species plantation and grass growth.

Complementary use:

Small water areas, bicycle paths, riding paths, footpaths and pedestrian-only zones, necessary area facilities and technical utility lines.

Exceptional use:

Motor roads, parking facilities and lay-by areas with greenery, petrol stations, structures, facilities and grounds for the operation of Prague Integrated Transport (PIT), super-ordinate area facilities and technical utility lines, structures and facilities for railroad transport (all while maintaining a dominant share of greenery on the land plot).

Operation and maintenance structures and facilities (relating to the defined main use).

6e) NL – meadows and pasture land

Main use:

Permanent grass cultures, solitary growth.

Complementary use:

¹ Environment-friendly services in this case exclude automobile servicing facilities, plumber facilities, automobile painting facilities, cabinet-making facilities, concreting facilities and other operations requiring the entry of heavy freight transport into the area, as well as petrol stations.

Small water areas, bicycle paths, riding paths, footpaths and pedestrian-only zones, defined-purpose roads (for structures and facilities satisfying the requirements of the area as defined by its particular use), necessary area facilities and technical utility lines.

Exceptional use:

Motor roads.

Operation and maintenance structures and facilities (relating to the defined main use).

(7) AREAS OF PLANTATION

Plantation areas of any kind to which sections 1) – 5) of Chapter (6) Nature, landscape and greenery apply

7a) PS – orchards, gardens, vineyards

Main use:

Fruit tree and grapevine plantation, useful and ornamental gardens.

Complementary use:

Small water areas, footpaths and pedestrian-only zones, defined-purpose roads (for structures and facilities satisfying the requirements of the area as defined by its particular use).

Necessary area facilities and technical utility lines (to satisfy the requirements of the area as defined by its particular use).

Exceptional use:

Bicycle paths, super-ordinate area facilities and technical utility lines.

Structures and facilities relating to the defined main use.

7b) PZA – commercial gardens

Main use:

Grounds and structures for the cultivation of plants, ornamental garden plants and fruit nurseries. Structures and facilities relating to the defined main use.

Complementary use:

Small water areas, bicycle paths, footpaths and pedestrian-only zones, defined-purpose roads (for structures and facilities satisfying the requirements of the area as defined by its particular use).

Necessary area facilities and technical utility lines (to satisfy the requirements of the area as defined by its particular use).

Parking facilities and lay-by areas with greenery.

Exceptional use:

Staff flats² (to satisfy the requirements of the area as defined by its particular use).

7c) PZO – leisure time gardening

Main use:

Grounds for the cultivation of fruits, vegetables and ornamental plants, clubs, garden cabins.

Complementary use:

Small water areas, bicycle paths, footpaths and pedestrian-only zones, defined-purpose roads (for structures and facilities satisfying the requirements of the area as defined by its particular use).

² in accordance with Act no. 102/1992 Coll., regulating certain issues relating to the promulgation of Act no. 509/1991 Coll., amending, supplementing and modifying the Civil Code, as amended.

Necessary area facilities (to satisfy the requirements of the area as defined by its particular use) and necessary technical utility lines.

Parking facilities and lay-by areas with greenery (relating to the defined main use).

Exceptional use:

Playgrounds, open-air sport facilities without equipment, technical utility lines, structures for storing and processing crops (to satisfy the requirements of the area as defined by its particular use).

7d) OP – breeding and cultivation

Main use:

Arable land, intensive vegetable and floricultural cultures.

Meadows and pastures.

Complementary use:

Small water areas, greenery, bicycle paths, footpaths and pedestrian-only zones, motor roads, necessary area facilities and technical utility lines.

Exceptional use:

Dung heaps and silos, composting facilities, structures for storing crops.

Section 6

Definition of areas for development and areas where development is not expected, currently developed areas

(1) The Land Use Plan divides the territory of the City of Prague into areas for development and areas where development is not expected. Areas for development include development, stabilised, transformation and no-development areas. Special provisions applicable to individual types of areas for development are defined in Section 7.

(2) Areas for development can be built over with permanent structures of any kind, with the main use corresponding to that defined in the Land Use Plan. Areas for development include all poly-functional areas with the exception of zones for recreation in which the natural character should prevail in areas with quotas on development. They also include mono-functional areas with public facilities, transport areas with the exception of important urban areas with quotas on development, linear transport infrastructure and areas with technical utilities.

(3) Areas where development is not expected cannot be built over with permanent or temporary structures, with the exception of linear and areal transport infrastructure, areal technical utilities and lines, defined-purpose structures for the operation and maintenance of the particular main use and other structures listed in the legend for individual utilisable areas in the Land Use Plan. These structures cannot affect or restrict the main area use. Areas where development is not expected include the following areas: nature, landscape and greenery, areas of plantation including arable land, water areas, dry polders, mining facilities, important urban areas and zones for recreation.

(4) Areas for development, areas where development is not expected and currently developed areas are outlined in technical drawing no. 37.

Section 7

Scope of the binding part of the Land Use Plan

(1) The set area main use is binding with the exceptions listed in Appendix A – Rationale.

(2) Superordinate citywide systems, i.e. the Territorial System of Ecological Stability (ÚSES), the citywide greenery system, transport infrastructure and technical facility lines are binding with exceptions listed in Appendix A – Rationale.

(3) The percentage share of individual utilisable areas on large development areas (LDAs) is binding.

(4) The boundaries of utilisable areas are demarcated in technical drawing no. 4 of the Land Use Plan with a 0.25 mm line.

(5) In exceptional cases, the correction of an obvious disparity in outlining of the boundaries of utilisable areas in relation to land plot boundaries is permitted. An obvious disparity in outlining the boundaries is any case where the boundaries of a utilisable area should clearly run along the land plot boundaries and deviates from the land plot boundaries to a very limited extent. The maximum acceptable disparity of the utilisable area boundaries and the land plot boundaries is 1.0 mm on both sides from the line axis in the scale of the Land Use Plan of the City of Prague.

(6) Any alteration to the binding part of the Land Use Plan (boundaries of utilisable areas, publicly beneficial facilities, superordinate citywide system lines, the percentage share of individual utilisable areas in a LDA, the conditions for area utilisation, a shift of a developed area's boundaries) can only be made by means of a published alteration of the Land Use Plan.

Section 8

Extent of area use and spatial arrangement

(1) In general, an extent of area use has been defined for a development area. It is listed in Appendix A – Rationale.

(2) In general, an extent of area use has been defined for a transformation area. It is listed in Appendix A – Rationale.

(3) No extent of area use has been set for stabilised areas; with respect to development restrictions, it is only possible to preserve, complete and rehabilitate the existing urban structure without any possibility for further extensive building activity.

(4) It is only possible to preserve the existing structures in a no-development area, without any possibility for further building activity.

(5) Structural adjustments can be made to existing permanent structures within a no-development area that had received the final building approval as at the effective date of the decree, provided the developed area or structure volume do not increase. Extensions by 1 floor, expansions of the current structure's platform by a maximum of 15% (no more than by 100 m²) and main use changes are permissible in exceptional cases. The placement of transport infrastructure and technical facilities is also permissible in exceptional cases.

(6) The placement of complementary structures, necessary transport infrastructure and technical infrastructure is permissible exceptionally in no-development flood plains.

(7) No-development areas are demarcated by overlapping marking in technical drawing no. 4.

(8) The area with a ban on high-rises is defined within the optical range the Prague Heritage Site and serves for preserving the cultural values of the historical development structure of the City of Prague and the preserved panorama of the city centre.

(9) The existing height restrictions in this area can be exceeded only by small high-rising dominant features the admissibility of which will be reviewed by the building authority in the planning permit procedure.

(10) The ban on high-rises is demarcated in technical drawing no. 4.

(11) Every high-rise within the buffer zone of the Prague Heritage Site⁸ has to be considered in a separate planning permit procedure, in particular with regard to the Vltava basin and the historical centre itself, taking into account the characteristic panorama views defined by the building authority and the relevant heritage authority.

(12) All high-rises outside the buffer zone of the Prague Heritage Site have to be considered in separate planning permit procedures, taking into account the characteristic panorama views defined by the building authority.

⁸ In accordance with Act no. 20/1987 Coll., on State Care for Historical Monuments, as amended.

(13) A single height restriction of a maximum of two floors above ground with a double-pitch roof and the possibility to inhabit the attic has been set for the preserved historic centres of formerly independent municipalities. This height restriction will be valid until more detailed land use planning documentation of the areas concerned has been approved.

(14) The area of historical centres is demarcated in technical drawing no. 4.

Section 9

THE TERRITORIAL SYSTEM OF ECOLOGICAL STABILITY

(1) The area of the city encompasses protected elements of the supra-regional, regional and local Territorial System of Ecological Stability (ÚSES).

(2) ÚSES areas can only be used for greenery and water areas, including those contained within poly-functional and mono-functional areas.

(3) The placement of structures in the ÚSES system is limited to transversal crossings of infrastructure and transport facilities. Any other placement of such structures is exceptional and permissible only provided the minimum spatial parameters set by the relevant methodology for the establishment of ÚSES have been respected. Structures passing through an ÚSES should be adapted so that they do not raise a migration barrier for organisms.

(4) The Territorial System of Ecological Stability is demarcated in technical drawing no. 19. Bio-centres and bio-corridors are additionally outlined in technical drawing no. 4.

Section 10

Flood plains

(1) Flood plains at the level of the highest recorded natural floods (August 2002)⁹ and an active zone for flow rates with a periodicity of 100 years have been defined for Vltava and Berounka Rivers. Flood plains for flow rates that accompany natural floods with a periodicity of 100 years have been set by the water authority for small water courses.

(2) Flood plains are divided as follows:

- A) areas designated for protection
 - A₁) – administered by the city
 - A₂) – administered individually
- B) areas not allowing throughflow
- C) areas allowing throughflow
- D) an active zone

(3) The following rules apply to flood plains designated for protection (A):

- a) Any structure compliant with the main use as specified in the legend for the approved Land Use Plan can be placed. Structures can only be implemented after a consolidated part of the permanent flood protection measures in the extent set by the water authority have been adopted and mobile flood protection measures against flows in a water course, including facilities against flooding by wastewater and rain water, have been implemented.
- b) In exceptional cases, structures admissible in flood plains designated for protection can be erected simultaneously with a consolidated part of the flood protection system to the extent set by the water authority, provided the consolidated part of the flood protection system forms a part of the approved structure.
- c) Before flood protection measures under letters a) and b) have been implemented, it is possible to place structures in accordance with the conditions set for areas allowing throughflow and areas not allowing throughflow. The definition of the above categories within the areas designated for protection is outlined in the graphical appendix to this Section.

⁹ The extent of flood plains will be periodically reviewed and updated every 2 years by means of a new calculation, responding in particular to changes.

- (4) The following rules apply to a flood plain not allowing throughflow (B):
- a) Only structures filling in building gaps in an existing continuous development in accordance with the main use as specified in the legend for the approved Land Use Plan are admissible, provided they comply with the restrictions set in paragraphs (4) c-d below and necessary complementary structures ensuring the operation of sports grounds, zones for recreation and the ZOO.
 - b) Short-term depositions of materials intended for a direct loading on a ship or connecting transport outside the port premises are allowed in exceptional cases only.
 - c) No structures for housing, education, health and social care, for the employment of persons with severe disabilities, structures for state and city administration, for the integrated emergency system, archives, depositories for works of art, libraries, civil protection, refuse or other material dumps, structures for storing substances harmful to the environment, for processing nuclear material, for animal breeding, temporary structures¹⁰ with the exception of temporary structures of construction site facilities for structures approved in the area and temporally limited to the period of their construction, and structures and areas for storing food may be placed in such an area. Structures that cannot be placed in such an area further include petrol stations (with the exception of petrol stations supplying fuel for shipping only)¹¹, metro stations and above-ground facilities, public underground garages, wastewater treatment plants, veterinary clinics, facilities for production which produces or utilises substances polluting the environment, waste disposal facilities, collection points, warehouses and dumps of soluble materials and materials easily dispersed in water, cemeteries and grounds for burial of animals.
 - d) No terrain adjustments resulting in inhibited outflow are allowed.
- (5) The following rules apply to flood plains allowing throughflow (C):
- a) No structures, permanent or temporary, can be placed in this area, with the exception of structures for the maintenance of water areas or for the operations of the administrator of water courses, and areas, structures and facilities the operation and use of which are related to water areas (dams, hydro power plants, canal locks, end-user facilities, etc.), and structures of the flood protection system. In exceptional cases, structures in ports, facilities for shipping, infrastructure lines (roads, utility networks) and necessary complementary structures ensuring the operation of sports grounds, zones for recreation and the ZOO, as well as short-term depositions of materials intended for a direct loading on a ship or connecting transport.
 - b) It is not permitted to make terrain adjustments or to plant uninterrupted lanes of low greenery inhibiting the outflow of surface water, to mine the soils or minerals in a manner inhibiting the outflow of surface water, to store soluble materials or materials easily dispersed in water, objects or substances threatening the environment, to establish camps, campsites or other temporary facilities, structures and grounds for storing food.
- (6) The requirements for the placement structures in the active zone of a flood plain (D) are defined by a special regulation.¹²
- (7) Construction and technical conditions for structures in a flood plain under article (1) are defined by a special regulation.¹²
- (8) The regime for approving structures and for evacuation of persons in an area designated for protection is defined by a special regulation.¹³
- (9) Water courses, areas and flood plains are outlined in technical drawing nos. 4 and 9, and categories of flood plains are outlined in technical drawing no. 33.

¹⁰ Decree no. 26/1999 Coll. of the City of Prague, on general technical requirements on the development in the City of Prague, as amended.

¹¹ Act no. 254/2001 Coll., on water and amending certain acts (the Water Act) – Section 7, para. 3, as amended.

¹² Act no. 254/2001 Coll. on water and amending certain acts (the Water Act), as amended; decree no. 26/1999 Coll. of the City of Prague, on general technical requirements on the development in the City of Prague, as amended.

¹³ Decree of the Ministry of Interior of the Czech Republic no. 328/2001 Coll., on certain particulars for ensuring the integrated emergency system, as amended.

Section 11

Protection of the agricultural land fund and forests

(1) All land plots designated to fulfil the role of forests⁷ and land plots which form part of the agrarian land fund¹⁴ and are designated for a change of the main use (in particular for development purposes) are outlined in technical drawing no. 20 in accordance with generally binding regulations.

Section 12

Structure contingency

(1) **The Výtoň Bridge:** the construction is contingent on the implementation of the Inner Ring Road to the southwest from the Strahov Tunnel to the Barrandov Bridge. The Výtoň Bridge will be a low water bridge, linking the existing street network on both river banks. The bridge will not be directly connected to the superordinate road network.

(2) **The construction of the Hlubočepy – Barrandov – Holyně tram track:** further expansion and development in the Hlubočepy and Holyně cadastral areas is only possible after the planning permit decision for the Barrandov – Holyně tram track (loop southwards from Holyně) takes effect.

(3) **The Bubny-Zátory development:** further expansion and development in the area is only possible after the building decision for the construction of the Inner Ring Road between the Strahov Tunnel and Pelc-Tyrolka has been issued. The conditions apply to the Holešovice cadastral area.

(4) **The Zlíchov – Dvorce Bridge:** the bridge can only be built once the Inner Ring Road between Radlická and Strakonická streets has been completed.

(5) **The road connection between Zbraslav and Radotín over the Berounka River:** the construction of the road connection is contingent on the construction of the Outer Ring Road in the area between Slivenec and Jesenice and of the road connection between Lipence and Černošice.

(6) **Hagibor:** the construction of a facility with mass visitation is contingent on the construction of the second entrance to the Želivského metro station on the A line.

(7) **The development of Západní město** is only possible after the completion of the Jinočanská road, of a new road with the working designation “branch 71” and after the reconstruction of Jáchymovská street, with the exception of areas that are not contingent on the construction of these roads.

(8) **Putting the junction at the D1 motorway between Újezd and Šeberov in use** is possible provided that the road from this junction to Jesenice will be constructed immediately thereafter.

(9) **Further development in the Stodůlky and Třebonice cadastral areas**, i.e. in the area of the Shopping Park Prague – Třebonice south of the Rozvadov connector is only possible after the stabilised solution ensuring sufficient capacity of the connected road network in the given area have been completed, in particular the following projects:

a) the connection between the Na Radosti street and the Outer Ring Road

b) the connector between Řevnická street and Západní město

c) branch V 71 – part

d) branch V 72 – part

e) **the Řevnická – Rozvadov connector interchange** including collector roads along the Rozvadov connector and the connection of the V 73 branch to the **interchange**.

The effective planning permit decision for all the above-mentioned structures represents the stabilised solution enabling sufficient capacity of the connection road network in the given area.

(10) **The transformation of the WOLF panel manufacturer premises, Holešovice** is contingent on the recultivation of the whole area between the Vltava River and the railway track,

⁷ In accordance with Act no. 289/1995 Coll. on forests and amending certain acts (the Forest Act).

¹⁴ In accordance with Act no. 334/1992 Coll. on the protection of the agrarian land fund, as amended.

and on the completion of a publicly beneficial facility for sports and recreation in the zone for recreation.

(11) **The development within the Maniny area and the foreland of the Libeňský Bridge** is contingent on the construction of the Pobřežní IV road.

(12) The graphical representation of the structure contingencies forms the graphical appendix to this Section.

Section 13

Large development areas

(1) More detailed land use planning documentation or a land use planning supporting document covering the whole large development area or an integrated part thereof, as defined by the procurer of the Land Use Plan, will be prepared for large development areas.

(2) Superordinate citywide systems (including the Territorial System of Ecological Stability, the citywide greenery system, structures within the transport system and technical utilities) the routes of which can be specified in more detailed land use planning documentation or a land use planning supporting document, and the percentage share of individual utilisable areas in a defined large development area are binding with the exception of the main use structure listed in Appendix A – Rationale.

(1) Large development areas are outlined in technical drawing no. 4.

Section 14

Large zones for recreation

(1) Superordinate citywide systems (including the Territorial System of Ecological Stability, the citywide greenery system, structures within the transport system and technical utilities) are binding in larger zones for recreation, with the exception of the main use structure listed in Appendix A – Rationale.

(2) The modification of the main use within large zones for recreation is contingent on the elaboration of more detailed land use planning supporting materials.

(2) Large recreational areas are outlined in technical drawing no. 4.

Section 15

Civil protection

(1) Civil protection requirements should be addressed in all land use planning supporting materials and land use planning documentation which develops the Land Use Plan of the City of Prague, both in text and graphically in a separate civil protection clause or in a separate part of the documentation entitled “CP measures”. The documentation must contain a solution for the CP issue in the relevant area, including an outline of existing CP measures and the newly proposed CP measures in accordance with the CP clause in the Land Use Plan.

Section 16

Definitions of certain terms

For purposes of Appendix no. 1 to the decree, the following definitions apply:

(1) **Scrap yards** are facilities for the collection, purchase, processing, exploitation and disposal of derelict cars.

(2) **A complementary use** comprises separately non-designated necessary uses common to all types of utilisable areas and forming their complement, necessary for the area’s operation.

(3) **A complementary structure for breeding and cultivation** in a residential area is any structure fulfilling a complementary use to the main use of the land plot, i.e. for the housing or breeding of small domestic animals and to store tools and crops.

(4) **A complementary structure ensuring the operation of sports grounds, zones for recreation and the ZOO within a flood plain allowing throughflow or a flood plain not allowing throughflow** is any ground-floor structure with no cellar of an area of less than 100 m² and of a structure height of less than 4.5 m.

(5) **Small garden architecture** includes garden houses, musical pavilions, pergolas, water fountains, orangeries, staircases, terraces, sculptures, etc.

(6) **Small-scale water areas** are water areas of less than 2 500 m².

(7) **The main use** is an aggregate of generally permissible uses within a particular utilisable area a full list of which has been drafted for individual areas, so that their suitability does not need to be assessed individually.

(8) **A utilisable area** is outlined in technical drawing no. 4 by the boundaries of one main use type, and demarcated with the appropriate colour and code.

(9) **Area capacity** is determined by the gross floor area of uses placed within the area. The overall capacity is a sum of the gross floor areas of all uses. A majority share of the total capacity is defined as a share exceeding 50 %.

(10) **Composting facilities** are facilities for the processing of biologically decomposable waste employing both anaerobic and aerobic methods.

(11) **Forest nurseries** are areas for cultivation of planting stock of forest wood species.

(12) **Small accommodation facilities** are structures for temporary accommodation with up to 20 beds.

(13) **Small collection points** allow for disposing of a limited range of waste in smaller quantities than in collection points, thus complementing their network. They pose lesser demands on transport servicing. Their maximum area is set at 1 000 m².

(14) **A retail facility** is a sales unit for direct sale to customers.

(15) **A migration barrier** is a structure or any anthropogenic barrier preventing or significantly inhibiting the passage of individual organisms through the landscape. Given the variability of requirements of individual species on permeability of the landscape, all cases need to be assessed individually, taking into account the prospective affected group of organisms.

(16) **A mono-functional area** is an area designated for the defined use in the majority share of the total capacity which cannot be used for other uses, with the exception of uses satisfying the area's needs as defined by the particular function and relating to the defined main use, complementary and exceptionally permissible uses that can be placed within the given area, allowing their changes and changes to their use.

(17) **A non-residential building** is a structure in which other uses take prevalence over the residential use.

(18) **A no-development area** is an area in which, due to restrictions on its utilisation, e.g. flood plains, protection zones, etc., it is only possible to preserve the existing structures without the possibility of further development activity.

(19) **Environment-friendly services¹⁵ and operations** are services the operational, production and technology facilities of which do not have an adverse impact or effects on the operation and use of surrounding structures and facilities, and the adverse effect of which on the environment of the relevant area does not exceed the permissible extent. Automobile servicing facilities, tinsmithing facilities, automobile painting facilities, cabinet-making facilities, concreting facilities and other operations requiring the entry of heavy freight transport into the area cannot be considered environment-friendly services.

(20) **Environment-friendly production¹⁵** is any production the operational, production and technology facilities of which do not have an adverse impact or effects on the operation and use of surrounding structures and facilities, and the adverse effect of which on the

¹⁵ In accordance with Act no. 17/1992 Coll. , on the environment, as amended.

environment of the relevant area does not exceed the permissible extent. This includes in particular adverse noise effects, adverse effects increasing the traffic load on the road network, and effects with an adverse impact on the quality of the air and of the environment.

(21) Small environment-friendly production is any small-scale and handicraft production the character and capacity of which does not alter the area's character represented by the main use, the operation of which does not have an adverse effect on the relevant area, and which does not pose increased demands on the area's traffic load. Automobile servicing facilities, tinsmithing facilities, automobile painting facilities, cabinet-making facilities, concreting facilities and other operations requiring the entry of heavy freight transport into the area, etc., cannot be permitted as environment-friendly services.

(22) Grounds necessary for technical facilities comprise non-specific grounds the area of which does not exceed 2 500 m² within another utilisable area, serving for the placement of necessary areal facilities and technological infrastructure including flood regulation pools, noise reduction measures and relevant linear infrastructure.

(23) Other educational facilities comprise any educational facility that is not listed in the Register of Schools and Schooling Facilities maintained by the Ministry of Education, Youth and Sports, and which does not meet the definition of schooling facilities in accordance with Section 7 of Act no. 561/2004 Coll., on Pre-School, Primary, Secondary, Higher and Further Education (the School Act).

(24) PID – Prague Integrated Transport is a comprehensive system of passenger public transport in Prague and its surroundings. It consists of the public transport in Prague (metro, trams, funicular and city bus lines), suburban and city railway transport, suburban bus transport, Park + Ride parking and water transport.

(25) A public meadow is any area with permanent grass growth designated for recreational activities that do not require any specific background facilities.

(26) The share of housing is the percentage of total gross floor area of all above-ground floors of a structure.

(27) A structure contingency is a regulation (binding in accordance with the adopted LUP of the City of Prague) specifying the conditions which must be satisfied for the expansion, development or use of the specified area or the realisation of a particular construction project, etc.

(28) A poly-functional facility is a structure combining two or more uses, none of which have a significantly dominant character.

(29) A poly-functional area is any area designated for more than one use. Its main, complementary and exceptional use determine the uses that can be placed within the area and that determine the approval of changes and changes to their use.

(30) The Outer Ring Road – the ring road around Prague, road S I/1.

(31) An unmade ground is any area the soil profile underneath which is not separated from the bedrock by means of any structure and which enables successful vegetation growth and natural infiltration of precipitation.

(32) A development area is an area for development in which significant new development is expected.

(33) Q₂₀₀₂ is the peak flow of the Vltava and Berounka Rivers recorded in August 2002.

(34) Collection points allow for disposal of selected waste in bulk amounts. These include mostly bulky waste, construction waste, biologically degradable waste, wood, metals, paper, glass, plastics, tyres, discarded electric and electronic devices, and dangerous components of communal waste.

(35) Recycling material collection points complement the collection points as regards the range and volume of materials (waste) collected. The collected materials include mostly various types of metals, paper, glass, etc. Recycling material collection points are facilities with a predominantly environment-friendly use.

(36) A staff flat is a flat placed in a structure or block of structures serving for other use than housing intended for persons having an ownership title to the structure or block of structures and for persons charged with executing continuous administration or service.

(37) A **stabilised area** is an area designated for development which consists of existing development and a stabilised mass structure for which the Land Use Plan does not envisage a significant development.

(38) A **building gap** is a site without development in an existing continuous development characterised as a small missing part of the development compared to other existing structures (in most cases planned but not implemented), the development design of which is clear from the surrounding structures.

(39) **Schools and schooling facilities** are defined in Section 7 et seq. of Act no. 561/2004 Coll., on Pre-School, Primary, Secondary, Higher and Further Education (the School Act), as amended.

(40) A **transformation area** is an area for development with unused areas or areas used in an unacceptable manner for which a new development with a new main use and structure is planned.

(41) A **defined-purpose road** – for purposes of this decree, the definition of a defined-purpose road is the same as in Act no. 13/1997 Coll., on Roads, as amended.¹⁶

(42) **Structures satisfying the needs of an area as defined by a particular use** are structures or facilities serving for appropriate particular use in a continuous utilisable area outlined in technical drawing no. 4.

(43) An **area demarcated by a particular use** is a continuous area with its main use outlined in a different colour and with a different code in technical drawing no. 4.

(44) For purposes of this decree, **the Land Use Plan or LUP** is a simplified term corresponding to the Land Use Plan of the City of Prague (LUP of the City of Prague).

(45) A **science and technology park** is a complex of facilities for scientific, research and education activity supporting the development of new technologies and new business forms with partially integrated related services and complementary uses, and of a free development character with a significant share of areas converted to parks.

(46) **Large administrative complexes** are grounds for administrative buildings placed outside general mixed-use areas or mixed areas within the city centre.

(47) **Large warehouse facilities** are grounds designated for specialised large areal facilities for warehousing and distribution without a direct territorial connection to manufacturing facilities, including structures and grounds for storage, silos and reservoirs.

(48) **Large sport complexes** are complexes of sports facilities and open-air sports grounds the operation of which induces a mass ad hoc burden on the area.

(49) A **large development area (LDA)** is an area for which further development of ideas on its possible utilisation and functional layout was envisaged at the time the Land Use Plan was being drafted. Accordingly, the main use within the particular LDA is directive and a construction ban has been imposed.¹⁷

(50) A **large zone for recreation (LZR)** is an area in which the recreation of inhabitants is the predominant main use. As further development of ideas on its exact functional layout is envisaged, the main use within the (LZR) boundaries can be modified.

(51) **Public facilities** are selected public amenities established or used in the public interest as a part of public infrastructure, i.e. structures and facilities for education and upbringing at any level including university education, for health care services, social services, for culture, churches, city administration, citizen protection and safety.

(52) **Public natural sport grounds** are fenceless grounds with grass or other natural surface.

(53) **The selected road network** is a network of motorways, expressways, roads and local roads included in the SD, S1, S2 and S4 utilisable areas.

¹⁶ A defined-purpose road:

(1) a defined-purpose road is a surface road connecting individual real estate for the purpose of the owners of these estates or connecting these estates to other surface roads or enabling the farming of agricultural and forest land. The competent administrative authority can, at the request of the owner of the defined-purpose road and after it has been discussed with the relevant body of the Police of the Czech Republic, arrange or restrict public access to the defined-purpose road, where this is necessary to protect the justified interests of the owner.

¹⁷ Decree of City of Prague no. 33/1999 Coll. of the City of Prague, on the construction ban in large development areas of the City of Prague, as amended.

(54) Vehicular roads are local and defined-purpose roads designated mostly for the operation of road motor vehicles that are not included in the selected road network.

(55) Exceptional use defines uses the placement of which within an area requires a special procedure.

(56) University facilities form part of universities. Pursuant to the Universities Act,¹⁸ the following facilities are included: faculties, university institutes, other facilities for education, research, development, artistic and other creative activity or for the provision of information services, defined-purpose facilities for cultural and sport activities, for boarding and lodging in particular for members of the academic community, and facilities ensuring the operations of the university.

(57) The height level is defined by the predominant height of roof ridges or single-pitch roofs in a characteristic sample of development within the given locality.

(58) A small or local height dominant is a component of any structure exceeding the height level of the adjoining development and the structure itself, generally not exceeding the height of another floor. It accentuates the position of the property in the urban architecture (e.g. corner, accentuated entry, staircases, etc.).

(59) A high-rise is any structure the height of which exceeds the height level of the given locality.

(60) A facility in general is a complex of structures, structure or part thereof serving for predominantly a single use.

(61) Facilities for non-organised sport are publicly accessible open sport grounds, usually without any complementary structures.

(62) Facilities of the Prague Safety and Security System comprise fire brigade stations, Prague Emergency Medical Services stations and facilities of the Police of the Czech Republic, the Metropolitan Police or Civil Protection facilities.

(63) The Prague Safety and Security System comprises rescue, safety and security and special services headquartered on the territory of the city. It coordinates the activity of individual rescue components of the integrated safety and security system leading to the protection of human lives and citizens' property. The following state institutions are responsible for the protection of these two areas: Fire and Rescue Brigade of the Czech Republic, Emergency Medical Services, The Police of the Czech Republic and Civil Protection. They are complemented by special services, such as the Metropolitan Police on the territory of the City of Prague.

(64) An obvious disparity in outlining boundaries is any case in which the boundaries of a utilisable area should clearly line up with the land plot boundaries and deviate from the land plot boundaries to a very limited extent. The maximum acceptable disparity of the utilisable area boundaries and the land plot boundaries is 1.0 mm on both sides from the line axis in the scale of the Land Use Plan.

¹⁸ Act no. 111/1998 Coll., on universities and amending and complementing certain other acts (the Universities Act), as amended.

B. Appendix no. 2: PUBLICLY BENEFICIAL FACILITIES

3. The graphical part of the published documentation to amendment Z1000/00 to the LUP of the City of Prague comprises the following technical drawings of the Land Use Plan of the City of Prague, updated as at 14 September 2006, and by means of the binding part defined in legends to the technical drawings listed below:

- 4 – Area utilisation plan
- 5 – Transport
- 9 – Water management and waste
- 10 – Energy
- 11 – Information transfer and collectors
- 19 – The Territorial System of Ecological Stability
- 25 – Publicly beneficial facilities
- 31 – Detailed categorisation of greenery areas
- 36 – Housing share in the city centre
- 37 – Definition of the area for development

Effective from 12 November 2009

APPENDIX A – RATIONALE

Overview of directive elements of the Land Use Plan of the City of Prague (in accordance with amendment Z1000/00 to the LUP of the City of Prague) with the proposed procedure for its modifications and their recording.

1. DIRECTIVE PART OF THE LAND USE PLAN OF THE CITY OF PRAGUE

The procedure for modifying the directive part of the Land Use Plan of the City of Prague is governed by provisions of Section 188 (4) of Act no. 183/2006 Coll., on Town and Country Planning and Building Regulations (the Building Act), as amended.

The directive part of the Land Use Plan of the City of Prague in effect after amendment Z1000/00 to the LUP of the City of Prague comprises:

- the set **extent of area utilisation** for the utilisable areas for housing and non-residential use, outlined in technical drawing no. 4 – Rationale
- the **minimum housing share in the city centre** outlined in technical drawing no. 36 – Rationale
- the set **extent of area utilisation** for development and transformation areas, outlined in technical drawing no. 4 – Rationale
- the **definition of utilisable areas** and **prospective transport and technical facility lines** (land use development reserves) and transport and technical facility lines outlined in technical drawing no. 4 – Rationale
- the **limits** of possible area utilisation **within categories** of defined poly-functional areas (residential areas, mixed-use areas, recreational zones within codes 1 – 7) and mono-functional areas (public facilities, nature, landscape, greenery and areas of plantation)
- the **boundaries of individual categories** of defined poly-functional areas nature, landscape, greenery and utilisable area orchards, gardens, vineyards within the areas of plantation category
- the **boundaries between important urban areas** (squares, gathering grounds, etc.) and **transport connections** (DU) included in important urban areas **and areas for development** of defined utilisable areas while keeping their areal extent
- of the defined utilisable areas for transport:
 - **junction types** within utilisable areas allowing for automobile roads
 - **tunnel segments** in transport infrastructure (excluding metro stations)
 - **funicular lines**
 - **routes for high-speed tracks**
- of the superordinate citywide system of technical facilities:
 - necessary **diversions of technical facility lines** due to other construction projects
- particular **transport and technical facility lines** within large development areas (**LDAs**) and large zones for recreation (**LZR**s)
- **interactive elements** of the defined Territorial System of Ecological Stability
- the **organisation of the main use** within **large development areas** (LDAs) while maintaining the percentage share of utilisable areas

- the **organisation of the main use** within **large zones for recreation** (LZR_s)
- a **change to the expected main use** in the land reserve.

2. PROCEDURE TO MODIFY THE LAND USE PLAN OF THE CITY OF PRAGUE

A request for a modification is submitted through the building authority competent for planning permit proceedings and which issues the relevant administrative decisions in accordance with Act no.183/2006 Coll., on Town and Country Planning and Building Regulations (the Building Act), as amended.

Types of modification:

A – modification of area utilisation:

- modification of the area utilisation code for development, transformation and stabilised areas,
- modification of the minimum housing share in the city centre,
- modification of public facility types,
- modification of codes 1 – 7 in the SO (zones for recreation) use,
- metting the area utilisation code for a stabilised area or area without any set extent of area utilisation (as a part of the planning permit proceedings to place a structure),

any modification can only be adopted for a consolidated part of a utilisable area, including the area for which the application had been submitted. This fact will be mentioned in the decision on the modification.

B – modification of the directive boundaries of an area’s main use

- within the following categories in poly-functional areas:
 - residential areas,
 - mixed-use areas,
 - possible utilisation within a zone for recreation,
- the following categories in mono-functional areas:
 - public facilities,
 - nature, landscape and greenery,
 - areas for plantation (with the exception of arable land),
- between the categories of nature, landscape and greenery and the areas of orchards, gardens and vineyards,
- between important urban areas and transport connections included in important urban areas and transport connections (DU) and adjoining utilisable areas.

C – modification of directive elements for a particular use

- the structure of main uses within a LDA (with the exception of the share of individual utilisable areas (expressed as a percentage) and superordinate citywide systems),
- the structure of main uses within a LZR (with the exception of superordinate citywide systems),
- the prospective main use of areas and linear structure,
- modification of tunnel segments (with the exception of metro stations) and junction types within poly-functional areas allowing for placement of automobile roads, routes for high-speed tracks and funiculars,
- transport infrastructure and technical facility lines in LDAs and LZRs,
- green areas with enhanced protection,

- the definition of interactive elements within the Territorial System of Ecological Stability (ÚSES),
- necessary diversions of technical facility lines due to other construction projects.

The essential elements of a request to implement a modification differ according to the modification type and are listed under point 2.

The building authority reviews the essential elements of the submission and submits the complete proposal together with its opinion within 30 days after the delivery to the procurer – the CDAP – to decide on the modification implementation.

Depending on the nature of the request, 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.

The procurer decides on the approval, extent adjustment or rejection of the proposed modification.

The deadline for processing the request for a modification is a maximum of 100 days from receipt of the proposal by the relevant building authority.

The procurer will send the decision about the modification of the directive part within 3 days after the decision: to the petitioner, relevant City District authority, relevant building authority, Construction Department of Prague City Hall, and possibly also to the special-purpose building authority working on the administrative territory of the City of Prague affected by the modification.

3. THE ESSENTIAL ELEMENTS OF A REQUEST FOR MODIFICATION OF THE LUP OF THE CITY OF PRAGUE

In accordance with the modification type, a request to modify the Land Use Plan of the City of Prague shall contain the following supporting materials:

Modification type: A – modification of the extent of area utilisation/ modification of the area utilisation code

A. The intent for area utilisation evidenced by:

- A. 1. The localisation of the intent in the form of land map picture in which the land plots affected by the proposed modification have been highlighted, together with a proof of ownership or other title of the petitioner to the land plots in question justifying the development in the area.

Ownership title to land plots can be supported by an extract from the Land Registry (land map picture, extract from the list of owners), or by a power of attorney issued by the owner (supported by an extract from the Land Registry) or lease contract; all documents must be no older than 3 months.

- A. 2. A description of the petitioner's intent, containing a definition of the intent's aim, use, structure capacity, structure volume, including a conclusive calculation of the proposed code for the extent of area utilisation.
- A. 3. Documentation comprising a planning study or planning permit proceedings documentation supporting the entitlement to the modification of the extent of area utilisation which will not be substantially modified in further stages of project documentation.

The documentation to the required modification shall comprise:

- the description of the existing condition of the area in accordance with the LUP of the City of Prague that is to be modified – attach an excerpt of the relevant part of the LUP of the City of Prague stating the existing code for the extent of area utilisation and highlighting the area for which the modification has been proposed;
- the situation proving the defined extent of the utilisable area according to the LUP of the City of Prague with the proposed modification including the definition of the extent

of the area covered by the petitioner's intent (as an area or by boundaries) that will serve for the determination of the proposed extent of area utilisation;

- a conclusive and verifiable calculation of the determination of the new code of the extent of area utilisation (determination of floor area ratio – FAR, greenery ratio – GR, including references to the graphical appendix) for the whole utilisable area in accordance with the LUP of the City of Prague and the area highlighted in the petitioner's intent;
- a description of the proposed modification to the LUP of the City of Prague – proposed new code for the extent of area utilisation.

Modification type: B - modification of the directive boundaries of an area's main use

B. The intent for area utilisation evidenced by:

- B. 1. The localisation of the intent in the form of land map picture in which land plots affected by the proposed modification have been highlighted, together with a proof of ownership or other title of the petitioner to the land plots in question justifying the development in the area.

Ownership title to land plots can be supported by an extract from the Land Register (land map picture, extract from the list of owners), or by a power of attorney issued by the owner (supported by the extract from the Land Register) or lease contract; all documents must be no older than 3 months. The consent of the owners of land plots in question must be attached to the application.

- B. 2. A description of the petitioner's intent specifying the subject of the intent;

- B. 3. Documentation comprising a planning study or planning permit proceedings documentation supporting the entitlement to the modification of the boundaries of the area's main use.

The documentation for the required modification shall comprise:

- the description of the existing condition of the area in accordance with the LUP of the City of Prague that is to be modified – attach an excerpt of the relevant part of the LUP of the City of Prague in which the boundaries of the area's main use and the boundaries as per the petitioner's intent are highlighted;
- the situation proving the defined extent of the utilisable area according to the LUP of the City of Prague with the proposed modification including the definition of the extent of the area covered by petitioner's intent (as an area or by boundaries) in which the area's main use is to be modified as a result of the shift of the utilisable area boundaries;

Modification type: C - Modification of area transport infrastructure and technical facility systems and the Territorial System of Ecological Stability

- C.1. A description of the petitioner's intent specifying the subject of the intent to modify transport infrastructure and technical facility lines;

- C.2 A planning study or planning permit proceedings documentation supporting the required modification including an assessment of the intent.

The documentation for the requested modification shall contain both a text and graphical part necessary for the identification of the modification.

APPENDIX C – RATIONALE

Procedure for placing exceptional structures

In accordance with Section 85 (1) of Act no. 183/2006 Coll., on Town and Country Planning and Building Regulations (the Building Act), as amended, the City of Prague is a party to the planning permit proceedings (including the planning permit proceedings on the placement of an exceptional structure as defined by the LUP of the City of Prague).

In the proceedings, the City of Prague shall act as follows:

1) The relevant building authority responsible for the approval of an exceptional structure shall request an opinion on the placement of an exceptional structure from:

- a) the City Development Authority Prague,
- b) the authority of the City District on the territory of which the exceptional structure is to be placed.

2) Where the opinions of the City Development Authority Prague and the City District Authority agree, the relevant building authority issues a decision (planning permit, building permit), in line with the nature of the concurrent opinions.

3) Where the opinions of the City Development Authority Prague and the City District Authority disagree, the adverse opinion of one of the above-mentioned parties will be applied in the administrative proceedings as a remark by a party to the proceedings. The building authority will proceed with the matter in accordance with the Building Act.