

ZPP – Ub

PROTECTED ZONE





ZPP – Ub: Protected Zone

SITUATION OF ZPP – Ub (PROTECTED ZONE):

The ZPP–Ub is situated in the south of preserved zone, on the right banks of Nam Khane and Mekong rivers.

SITUATION OF THE ZPP-Ub (PROTECTED ZONE):

Revision of Urban Regulation: The Heritage Preservation and Development Master Plan (P.S.M.V) is established in the Heritage Protection Zone. This PSMV applies to different areas and notably to ZPP-Ub: Protected zone, established in one part of the town where monumental and vernacular heritage is highly present. This revision of the Urban Regulation concerns the drawing of perimeter and regulatory provisions relating specifically to the ZPP-Ub.

CHARACTER OF THE ZPP-Ub (PROTECTED ZONE):

The ZPP-Ub is a residential zone where equipment, commerce and service activities can be found along principal roads and some secondary roads.
The goal of the Heritage Preservation and Development Master Plan is to accompany evolution of this part of the town for its harmonious development by improving its heritage buildings.

PARTICULARITIES OF THE ZPP-Ub (PROTECTED ZONE):

The urban tissue of the part of the area included in the old urban enclosure is composed with many important religious complexes, old buildings and administrative edifices and traditional houses and foreign influence of the first half of the century. One part of the area is composed with villages established on the right bank of waterways. These villages composed with number of traditional houses and temples do not miss interest in the point of view of their urban structure. Part of the area situated outside old fence presents less interest in the heritage point of view. The presence in highly dense of vegetation in the heart of the city notably in boundaries of public domain strongly contributes to the creation of particular ambience to Luang Prabang.

In order to preserve architectural and urban characteristics of the zone, the ZPP-Ub thus needs attention to:

Settlement of new constructions:

Roads belonging to the urban grid web are characterized by settlement of buildings in continuous front along the routes for principal roads and in discontinuous front for secondary roads. Ridge sheathings of buildings are aligned in parallel with the road.

Roads composing the traditional village web are characterized by discontinuous settlement of houses set back from the road. Ridge sheathings of houses are traditionally aligned in parallel with the bed of neighboring waterway.

Dimension and architectural type of new constructions, adequacy of the architectural type to the program of the new construction.

Respect of adequacy of the architectural type and details of decoration.

Materials and colors used both in restoration work as well as in new construction.

Adequacy of fence to architectural type.



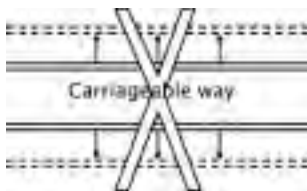
Maintenance or reconstitution of vegetal framework.

Positioning of vegetation against fences and limits of the plot.

In this zone the density of constructions is important along the roads composing the squared urban web, it decreases along secondary roads and in the heart of the islet. These characteristics of the urban tissue do not allow the granting of the Coefficient of Soil Occupation (COS) uniform in this zone. A COS different will be given to plots upon their belonging to one of two urban types juxtaposed.

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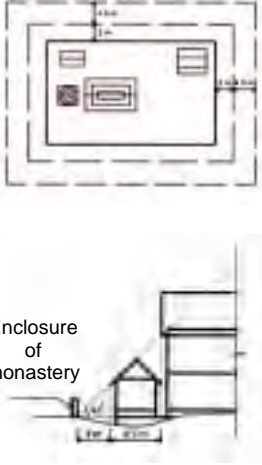




PROVISIONS OF THE HERITAGE PRESERVATION AND DEVELOPMENT MASTER PLAN (P.S.M.V) SPECIFIC TO ZPP-Ub: PROTECTED ZONE		
TITLE 1	Graphic Documents of the ZPP-Ub	
SECTION1	Scope of prescriptions of the legend of the Graphic Document	
Article 1 Zoning of the Area	<i>Without object</i>	
Article 2 General prescriptions concerning zones of the Area	<i>Without object</i>	
Article 3 Scope of prescriptions on buildings	<p>1. Buildings included in the inventory of P.S.M.V.</p> <p>Buildings of the Inventory constitutive of the dossier of presentation of the site of Luang Prabang city to the World Heritage of U.N.E.S.C.O. (in black in the plan): Rehabilitation works to keep identical to original, possibility for evolution to be determined case by case, on consent of the services of La Maison du Patrimoine. Demolition prohibited.</p> <p>Buildings to be conserved and restored (in red in the plan): Rehabilitation works to keep identical to original, possibility for evaluation to be determined case by case, on consent of the services of La Maison du Patrimoine. Demolition is prohibited. In case of demolition by accident or malevolence, reconstruction to identical.</p> <p>2. Buildings not included in the inventory of P.S.M.V.</p> <p>Buildings which can be replaced: Rehabilitation of these constructions can be submitted to the respect of the architectural prescriptions in respect of their own typology. In case of reconstruction, application of the rules relating to construction possibility and architectural prescriptions.</p> <p>3. Archeological vestiges: Destruction of archeological vestiges is strictly prohibited. Restoration or improvement works to be determined case by case on consent of services of La Maison du Patrimoine.</p>	 
Article 4: Scope of prescription on public domain	<p>Road system: Enlargement of the coverage of existing carriage way should remain exceptional and limited to 50% increasing of width. Heightening of the roadway level of existing carriage way should remain exceptional. Enlargement of pedestrian way (walk side) or their transformation into carriage ways is prohibited. Creation of new carriage or pedestrian way can be authorized under condition of:</p> <ul style="list-style-type: none"> - technical study justifying absolute necessity of its settlement - study on landscape integration 	


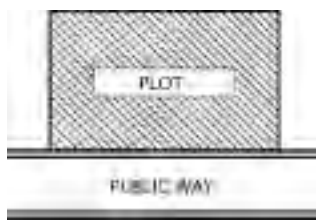
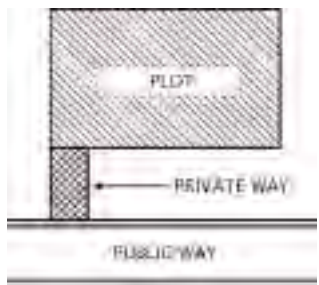
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	<ul style="list-style-type: none"> - coverage in width must be less than or equal to 3.5 m for pedestrian road. - coverage in width must be less than or equal to 3.5 m for carriage road. <p>Road system works should respect recommendations mentioned in the Fascicle n° 6: System of roads, of the Recommendation Notebook and the Technical Notebook n°1: System of roads.</p> <p>Plantations: Works concerned with plantations to be implemented should respect principles mentioned in the fascicle n° 5: Fences & Vegetation, of Recommendation Notebook.</p>	
Article 5 Scope of prescriptions on spaces which can not be constructed	<p>Those spaces, which can not be constructed marked on Graphic Documents will be by nature conserved in state.</p> <p>Existing buildings: Existing constructions could be conserved and restored or improved. However volume of existing buildings can not be modified, except roofing where the slope can be increased. Restoration or improvement works will be submitted to consent of services of La Maison du Patrimoine.</p> <p>Constructions, works or warehouses: New constructions, works or warehouse of any nature are not authorized.</p> <p>Vegetation: In case of accidental or malevolent felling, cut down trees will be replaced by trees of same nature. Decaying trees can be cut down and replaced by trees of same specie.</p> <p>Archeological exploration: Archeological explorations are authorized under reserve of obtaining of administrative authorization. Once the searches terminated, the appearance of the land will be re-established to its original state. However in case of finding archeological deposit or remarkable ruins improvement works could be carried out in condition that their visible impact on the site is limited.</p>	
Article 6 Drainage	In the ZPP-Ub particular attention will be paid to drainage which would be of nature to improve general salubrity of the zone and to limit pollution level of waters flowing into wetlands (ZPP-N).	
Article 7 Conditions of construction possibility	<p>In those parts of the zone ZPP-Ub, situated on the right bank of Nam Khane or Mekong river, a building can be constructed if it's not visible from the opposite bank.</p> <p>In those parts of the zone ZPP-Ub, situated in contact with wetlands (50 meters band), a building can be constructed if it's inserted harmoniously in the site.</p> <p>In those parts of the zone ZPP-Ub, situated in contact with wetlands (25 meters band), construction of mineral or metallic fences is strictly prohibited.</p>	

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	A band of fifteen meters large can not be constructed on the whole trace of the old wall.	
Article 8 Perimeter of protection and prospect	<p>A zone of protection is established around the enclosure of temples. This protection zone will be composed of:</p> <ul style="list-style-type: none"> - A protection perimeter not allowed for construction extending on 3 meters from the external limit of the enclosure of the temple; - A “prospect” defined as follow against the ground level within the enclosure of the temple; <ul style="list-style-type: none"> - In the zone P1 extending on 4.5 m from the limit of the protection perimeter, the height of all parts of new construction must be less than or equal to the distance separating it from the enclosure. - In the zone P2, extending further, the height of walls (without pinion) of a new construction must be less than or equal to the distance separating it from the enclosure. <p style="text-align: right;">(See diagram 8-1)</p>	 <p style="text-align: center;">Diagram 8-1</p>
Section 2	List of particular architectural prescriptions and content of prescriptions	
	<i>Without object</i>	
Section 3	List of spaces submitted to Particular Prescriptions and content of prescriptions	
	<i>Without object</i>	
Section 4	List of Reserved locations	
	<p>Parking:</p> <ol style="list-style-type: none"> 1. Mixed station: public transport, private vehicles. <p>Markets:</p> <ol style="list-style-type: none"> 2. Location reserved for installation of market of fresh products 	 <p>Reference on regulatory documents</p>
Section 5	List of plantations to be implemented	
	<i>Without object</i>	
TITLE II	Regulation of the ZPP-Ub	
SECTION1	Characteristics of activities of the ZPP-Ub	
Article 1 Activities admitted	<ul style="list-style-type: none"> - Individual residence, collective residence with five lodgings in maximum - Hotel: small hotels and inns (in strict respect of provisions of the regulation on hotels established by the Tourism Authority (unless the latter was not promulgated, provisory regulation on hotels proposed by La Maison du Patrimoine will be used); - Commercial activities (including trades and open markets); 	

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	<ul style="list-style-type: none"> - Handicraft activities; - Service activities; - Public services. 	
<p>Article 2 Activities prohibited</p>	<ul style="list-style-type: none"> - Noisy or polluting activities (atelier for reparation of vehicles, fuel stations); - Big hotels (existing hotels are not concerned by this prohibition); - Manufactures; - Ateliers with more than 200 m²; - Trades with an area more than 100 m² and warehouses with an area more than 200 m²; - Professional raise of pultry and pigs (raise of a number of pultry limited to 20 for family consumption is tolerated). - Circulation prohibited for trucks more than 3.5 tons. In order to allow deliveries, service of port and construction works, circulation of trucks more than 3.5 tons could be authorized by derogation, upon conditions defined by the administration. - Parking in public domain (from eight a.m. to seven p.m.) outside zones reserved for this purpose of all motorized vehicles, except bicycles and “tucs-tucs”; - Advertisement, streamers and other installations is prohibited. (This prohibition does not concern those public informative panels and temporary installations less than seven days. 	
<p>SECTION 2</p>	<p>Conditions of occupation of the plot</p>	
<p>Article 3 Access and system of roads</p>	<p>3-1. A plot can be constructed if it is:</p> <ul style="list-style-type: none"> - Linked to a public road; <i>(See diagram 3-1)</i> - Linked to a public roads by an existing private passage, which it can use by duly established right. <i>(See diagram 3-2)</i> <p>3-2- all enclosed plots can not be constructed unless his owner has obtained passage possibility on the plots separating it from public roads, in respect of rules mentioned in paragraph 3-3. Three cases can be envisaged:</p> <ul style="list-style-type: none"> - Obtaining of an official passage right and a copy of its certificate will be deposited to the services of district and of equipment. - Buying, by the owner of enclosed plot of a band of land, linking it to public way, in conformity to article 61 of the land law. 	 <p>Diagram 3-1</p>  <p>Diagram 3-2</p>

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	<ul style="list-style-type: none"> - Creation of a new public road by authorities making the plot not enclosed. <i>(See diagram 3-3 and 3-4)</i> <p>3-3- All private passage created in order to make a plot not enclosed, will be of 3 m large if the width of the roadway of the public road to reach is more than 3 m. If the width of the roadway of the public road to reach (alley) is less than 3 m, the private passage will have the same width as the public road.</p> <p>Existing improved private roads to which will be granted a new passage right will not be concerned by this rule. Creation of private passage with more than 3 m large is strictly prohibited. <i>(See diagram 3-4)</i></p>	<p>Diagram 3 - 3</p> <p>Diagram 3 - 4</p>
<p>Article 4</p> <p>Service by networks</p>	<p>4-1- To be allowed for construction a plot should be able to be connected to networks under responsibility of competent authorities. Those networks are: Water supply network; Electricity network; Network for evacuation of rain waters (stream and roof water); Network for evacuation of wasted water. However without existing drainage network the plot could be declared as can be constructed only if individual drainage device allowing purification of effluents can be set up. This will be conformed to the Fascicle n° 7: Drainage, of the Recommendation Notebook. Devices, which do not treat effluents such as infiltration wells will not be tolerated.</p> <p>4-2- Conditions for connections:</p> <ul style="list-style-type: none"> - Networks, aerial or underground can cross neighboring plots only after receiving agreement of their owners, in respect of provisions foreseen in the article 61 of the land law. - Connection to the existing network for evacuation of waste water, is authorized under conditions that its evacuation capacity is sufficient to absorb new rejects. - Interruption of the existing network for evacuation of rainwater is prohibited. - Canalization of networks for water supply in any case must not be apparent. - Cables for electricity supply and those of telephone network will be masked as much as possible (underground connection is recommended) - Works concerning networks must respect recommendations mentioned in the Technical Notebook n° 2: Cleansing and drainage and the Technical Notebook n° 3: Electricity and telephone. 	
<p>Article 5</p> <p>Characteristic s of plots</p>	<p>5-1- All plot situated on a band of 15 m in depth against the limit of the highest waters (annual flood) of Nam Khan or Mekong rivers can not be constructed. <i>(See diagram 5-1)</i></p>	

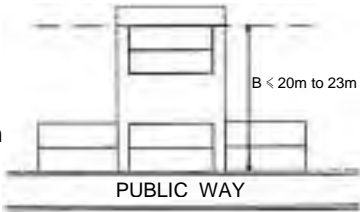
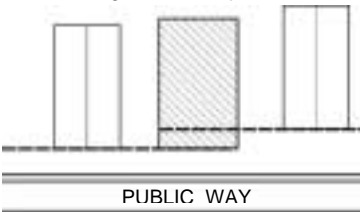

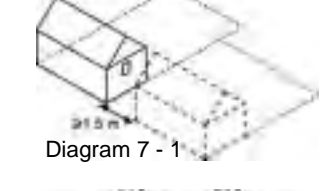
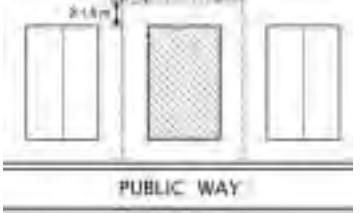
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	<p>5-2- Flooded plot can not be constructed. By derogation provisory installations (duration limited to 3 months) could be installed under expressed condition that they are constructed with light materials following traditional techniques (softwood, bamboo, straw).</p> <p>5-3- By derogation embankment works with thickness between 1.5 and 2.5 m is tolerated. Embankment works with more than 2.5 m thick are prohibited.</p> <p>5-4- To be allowed for construction, a plot must not be indicated as can not be constructed on the graphic document of P.S.M.V.</p> <p>5-5- To be allowed for construction, a not built plot must have a minimal width of 8 m and a minimal area of 120 m². (See diagram 5-2)</p> <p>Along the roads, where constitution of urban front is authorized, minimal width will be adjusted to 4 m in case of construction of a fraction of a compartment in rank joined in two sides and 5.5 m in case of construction of a fraction of a compartment in rank joined in only one side. (See diagram 5-3)</p> <p>If the plot is linked to the public road by a private passage the area of the latter will not be considered in calculation of the minimal area.</p> <p>5-6- Division of those plots containing a building inscribed in the inventory is prohibited. (See diagram 5-4)</p> <p>By derogation, plots of big dimensions can be divided under condition that protected building, surrounded by a band of plot of 5 m depth in minim and a minimal area of 240 m², constitutes one of those plots. (See diagram 5-5)</p> <p>5-7- All roads, ways or access composing public domain are considered as can not be constructed plots. Continuous existence of an alley since more than twenty years on a plot creates on its concerned part a pass right rendering it not allowed for construction.</p> <p>5-8- All waterways, natural discharge and drainage canals are considered as component of public domain and thus can not be constructed. Their characteristics (size, slope, location) can not be modified without study specifying the reasons of modification of existing situation.</p> <p>5-9- All waterways, natural discharge and drainage canals crossing private plot are subject of access service aimed to allow their maintenance.</p>	<p>Diagram 5 - 1</p> <p>Diagram 5 - 2</p> <p>Diagram 5 - 3</p> <p>Diagram 5 - 4</p> <p>Diagram 5 - 5</p>
<p>Article 6 Settlement of buildings against roads</p>	<p>6-1- Along the roads, where constitution of urban front is authorized future construction must be aligned with neighboring buildings. (See diagram 6-1)</p> <p>6-2- Along the roads, where constitution of urban front is authorized, buildings situated behind building forming alignment must be settled on a band of 20-25 m depth in maximum from the limit of the public road, regardless depth of the plot. (See diagram 6-2)</p>	<p>Diagram 6 - 1</p> <p>Diagram 6 - 1</p>

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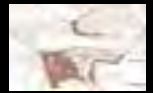
	<p>6-3- Along the roads, where buildings were settled in dispersed order, future construction will align with one of neighboring buildings or set back from them. <i>(See diagram 6-3)</i></p> <p>6-4- Along the case of reconstruction or modification of existing buildings, settlement of buildings against the road can be modified in order to take into account prescriptions 6-1,6-2.</p>	<p>Case of buildings situated behind building forming alignment</p>  <p>B < 20m to 23m</p> <p>PUBLIC WAY</p> <p>Diagram 6 - 2</p> <p>Case of alignment in dispersed order</p>  <p>PUBLIC WAY</p> <p>Alignment to respect Diagram 6 - 3</p>
<p>Article 7</p> <p>Settlement of buildings against separating limits</p>	<p>7-1- In the roads, where constitution of urban front is authorized, a building can be linked to a neighboring building under condition not to condemn existing shutters. When the joint ownership is impossible the minimal step back is 1.5 meters from the limit of neighboring plot. That step back is applied also to balcony and existing loggias on joined facades. <i>(See diagram 7-1)</i></p> <p>Building can be joined in two sides in case of construction of a fraction of compartment in rank.</p> <p>7-3- In all other cases, building must be settled at more than 1.5 meters from separating limits. <i>(See diagram 7-2)</i></p>	 <p>1.5m</p>  <p>1.5m</p> <p>Diagram 7 - 1</p>  <p>1.5m 1.5m</p> <p>PUBLIC WAY</p> <p>Diagram 7 - 2</p>
<p>Article 8</p> <p>Settlement of constructions one against each other on the same plot.</p>	<p>8-1- On the same plot, independent buildings should be spaced one from each other in minimum 3 meters <i>(See diagram 8-1)</i></p> <p>8-2- Any new building can not be built in contact with building inscribed in the inventory. Reconstruction of disappeared part of a building inscribed to the inventory (for example kitchen joined side by side or linked by a wooden terrace) can be accepted.</p>	

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	<p>In order to implement works in respect of characteristics of traditional Lao architecture of the region of Luang Prabang, extension of a building inscribed to the inventory can be subject of derogation in following cases:</p> <ul style="list-style-type: none"> - For compartments in rank: Possibility of construction of an open shed. - For houses: Possibility of construction of kitchen joined side by side or linked by a wooden terrace; Possibility of construction of veranda. - For all buildings: covered passage of 4.5 to 6 m² without walls, can be constructed in contact with old building to link it with another building. <p><i>Remark: All extension in public domain is strictly prohibited.</i></p>	<p>Diagram 8 - 1</p>
<p>Article 9 Coverage on the ground</p>	<p>9-1- All new construction can not have more than 150 m² of coverage on the ground per building, except compartments in rank. <i>(See diagram 9-1)</i></p> <p>9-2- Coverage on the ground of compartments in rank settled along the roads where constitution of urban front is authorized. Building along the road will have a coverage on the ground less than or equal to the area corresponding to the width can be constructed of the plot in front road multiplied by the depth of the building 8.5 m (covered by principal roofing) to which 2.5 m can be added twice (covered by roofing in shed). <i>(See diagram 9-2)</i></p> <p>9-3- If the plot is situated along the road where constitution of urban front is authorized, the total coverage on the ground of buildings must not exceed 75% of the area of the plot. <i>(See diagram 9-3)</i></p> <p>By derogation, if the plot can be used only for construction of a building along the road, that building can have a coverage percentage more important fixed case by case by the services of La Maison du Patrimoine.</p> <p>9-4- If the plot is situated outside the roads where the constitution of urban front is authorized, the total coverage on the ground of buildings must not exceed 50% of the area of the plot. <i>(See diagram 9-4)</i></p>	<p>Diagram 9 - 1 Case of compartment in rank</p> <p>Diagram 9 - 2</p>

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		<p>$(E_1 + E_2) < 75\% \text{ of } S$ Diagram 9 - 3</p> <p>$E < 50\% \text{ of } S$ Diagram 9 - 4</p>
<p>Article 10 Maximum height</p>	<p>10-1- Any construction can not have more than one floor above the ground floor. <i>(See diagram 10-1)</i></p> <p>An additional level below the road level is possible, on a band of 8.5 m from the road, if the plot has high declivity (minimum 2 m par rapport to the level of the road, measured at 5 m from the limit on the road of the concerned plot). <i>(See diagram 10-2)</i></p> <p>Along a road where the constitution of urban front is authorized, the level of ground floor in any case can not be more than 50 cm above the road. <i>(See diagram 10-3)</i></p> <p>10-2- Maximum heights authorized for facades are as follow (Measured at the foot of the middle of the facade giving to the road for buildings in front of roads and public buildings, in the middle of the highest façade without pinion in other cases);</p> <p>If the plot is situated along the road where the constitution of urban front is authorized, facades of buildings aligned on the road can have a maximum height of 7.5 m. Elsewhere, facades of buildings can have a maximum height of façade of 6.5 m. <i>(See diagram 10-4)</i></p> <p>10-3- In general, the height without pinion of future construction will be between the height without pinion of facades of neighboring constructions (in two levels) but not exceeding the maximal height authorized in the zone. <i>(See diagram 10-5)</i></p>	<p>Diagram 10 - 1</p> <p>Diagram 10 - 2</p> <p>Diagram 10 - 3</p>

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		<p>$h \leq 7.5$</p> <p>$h \leq 6.5$ Diagram 10 - 4</p> <p>$h \leq 7.5m$</p> <p>$h \leq 6.5m$ Diagram 10 - 5</p>
<p>Article 11</p> <p>External appearance</p>	<p>Any new building will be constructed by respecting characteristics of one of those architectural models listed in the Fascicle n° 1: Architectural types, of the Recommendation Notebook.</p> <p>11-1- Volumetry</p> <p>Volumetry of a new building will be studied in order to respect usual proportions of Architectural Model chosen. Proportions of different architectural models are shown in the Fascicle n° 1: Architectural types, of the Recommendation Notebook.</p> <p>Width of girder of compartments in rank and public buildings will obligatorily be between 2.5 m in minimum and 4 m in maximum. In case of construction of a fraction of compartment in rank (unique girder) the width can be adjusted to 4.5 m in maximum by derogation. (See diagram 11-1)</p> <p>Width of girder of houses and compartment houses will obligatorily be between 2.5 m in minimum and 4 m in maximum. (See diagram 11-2)</p> <p>Slope of roofing of new building will be established in order to respect usual slopes (between 35 and 60 degrees) of the architectural model chosen. Slopes of principal roofing of new construction must be symmetric. Slopes of roofing of different architectural models are shown in the Fascicle n° 1: Architectural types, of the Recommendation Notebook. (See diagram 11-3)</p>	<p>$2.5 m \leq a \leq 4.0 m$ $2.5 m \leq b \leq 4.0 m$ $c \leq 2.5 m$</p> <p>Diagram 11 - 1</p> <p>$2.5 m \leq a \leq 4.0 m$ $2.5 m \leq b \leq 4.0 m$ $c \leq 2.5 m$</p> <p>Diagram 11 - 2</p>

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Ridge sheathings of building will be in parallel with the road along the roads where constitution of urban front is authorized, and in parallel with the bed of waterway in the center of the islet and elsewhere except in case of impossibility due to the shape of the plot. Roof “ Terrace” is prohibited.

(See diagram 11-4)

In case of rehabilitation of existing building, the slope of roofing can be modified in order to respect usual slopes of the architectural type of concerned building.

11-2 Shutters

Shutters of new building will be drawn in respect of proportions and details of carpentry of the architectural model chosen. Examples of architectural details are shown in the Fascicle n° 2: Architectural details, of the Recommendation Notebook.

In general shutters must be higher than large and be in rectangular form.

(See diagram 11-5)

11-3 Materials

Traditional materials, locally made or imported, must be used in priority. Different construction materials will be produced in conformity with traditional methods (Fascicle n° 2: Architectural details, and Fascicle n° 3: Used materials of the Recommendation Notebook). Use of material such as concrete ,stone or steel, can be accepted in condition that they are not apparent.

Covers:

- Prescriptions regarding new buildings

Use of tiles of small dimension, of traditional model, in earthenware or brut cement is wished. Cover elements of small module (less than thirty centimeters) can be used as well. If new building is constructed in wood or bamboo, it can be covered according to traditional procedure) (in straw herb, in bamboo tile, cleaved hard wood).

Use of any other cover materials is proscribed. Cover panels of big dimension, such as fiber cement plates are notably prohibited, even for covering of shelters or annexed buildings. Utilization as provisory cover of iron sheets can be tolerated, after consent of the Provincial Service of Information and Culture, represented by La Maison du Patrimoine.

- Prescriptions regarding existing buildings.

Cover of a building inscribed in the inventory will be restored following original dispositions, with materials identical to those used during its construction.

For repairing of the cover of other buildings, use of tiles of small dimension, of traditional model, in earthenware or brut cement is wished. If the building is constructed in wood or bamboo, it can be covered according to traditional procedure (in straw herb, in bamboo tile, cleaved hard wood).

Use of any other cover materials is proscribed. Cover panels of big dimension, such as fiber cement plates are notably prohibited, even for covering of shelters or annexed buildings. Utilization as provisory cover of iron sheets can be tolerated, after consent of La Maison du Patrimoine.

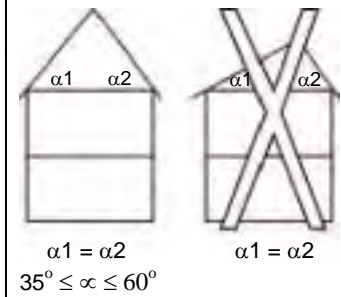


Diagram 11 - 3

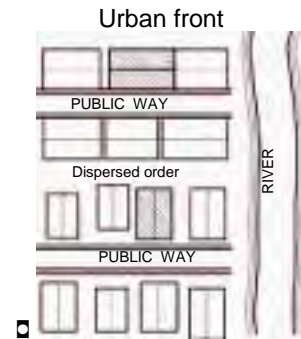


Diagram 11 - 4

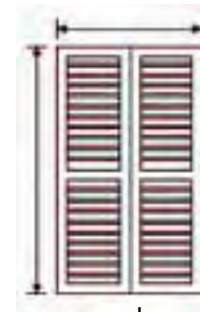


Diagram 11 - 5



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Remarks:
 - For covers of public buildings and state properties, use of tiles of small dimension, of traditional model, in earthenware or in brut cement is obligatory.
 - In case of granting of aid to improvement or rehabilitation of buildings, purchase of cover materials of small dimension will be subsided in priority.

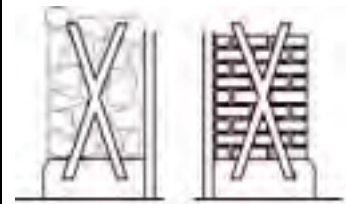
Walls:
 - **Prescriptions regarding new buildings.**
 All construction material (except wood and bamboo) should be coated.
 On the facades readymade elements in concrete and pasted material (balusters, tiles, brick, etc...) are prohibited.

- **Prescriptions regarding existing buildings.**
 All apparent construction material (except wood and bamboo) should be coated.
 Walls and partitions of a building inscribed in the inventory will be restored following original dispositions, with materials identical to those used during its construction.

Carpentry:
 - **Prescriptions regarding new buildings.**
 External carpentry and carpentry given to an open space will be in wood, in exclusion of any other material. Aluminum in all its form is strictly prohibited.
 Bars for protection of shutters will be in wood or in metal and will respect obligatorily traditional forms (bars of round or square section, vertical strengthened by a horizontal traverse in hard wood). Metallic bars with décor and use of flat iron are prohibited.

- **Prescriptions regarding existing buildings.**
 Wood will be used, in exclusion of any other material. Aluminum in all its form is strictly prohibited.
 Carpentry of existing buildings inscribed in the inventory will be repaired or replaced to existing identical. By exceptional derogation, glazed chassis in wood can be added to the empty interior of shutters, but in any case they should not substitute original carpentry.
 Carpentry of other existing buildings will be repaired or replaced by an uniformed model.
 Bars for protection of shutters of existing buildings, inscribed in the inventory, will be repaired or replaced to existing identically to original. If bars would be put on shutters, which did not have them, they should be obligatorily produced identical to traditional bars.
 Putting on existing building of metallic bars with decoration is strictly prohibited, use of flat iron sheets is strictly prohibited.

11-4- Colors
 Colors of external coat and daub will be chosen among those laid on the palette of traditional colors, referred to the Fascicle n° 4: Colors, of the Recommendation Notebook.
 Roofing will be conformed to following prescriptions:
 - For the tile in earthenware, natural color without vanish.



Apparent stones forbidden

Apparent bricks forbidden



ZPP- Ub



	<p>- For other materials: natural colors without varnish and paint.</p> <p>External carpentry should be painted with colors chosen among those laid on the palette of traditional colors, referred to the Fascicle n° 4: Colors, of the Recommendation Notebook. It can be in wood as well of natural tint. External carpentry in any case can not be varnished.</p> <p>Use of bright red color, bright yellow, golden is prohibited except for religious buildings.</p> <p>Paintings and daubs of protected buildings will be renewed in respecting original colors and state in conformity with the prescriptions of the Fascicle n° 3: Use of materials, of the Recommendation Notebook.</p> <p>11-5- PROTRUSIONS</p> <p>Protrusions of a new building will be drawn in order to respect characteristics of the architectural model chosen (Fascicle n° 1: Architectural types, of the Recommendation Notebook).</p> <p>For buildings with mixed usage (commercial and residence) of compartment in rank type or compartment house, wooden balcony are authorized with a maximum protrusion of 1 m.</p> <p style="text-align: right;"><i>(See diagram 11-6)</i></p> <p>For residential buildings, verandas will be authorized in condition that the support structure go from the ground floor, bags in scythe carrier form are prohibited.</p> <p style="text-align: right;"><i>(See diagram 11-7)</i></p> <p>For commercial buildings, loggias are authorized if their support structure go from the ground floor, loggias in scythe carrier form are prohibited.</p> <p style="text-align: right;"><i>(See diagram 11-7)</i></p> <p>Drawing of bodyguards and balusters must correspond to architectural Model chosen and be conformed to prescriptions of Fascicle n° 1: Architectural details, of the Recommendation Notebook. Body guards and balusters of loggia balcony and verandas will be in wood or in masonry. Elements in readymade concrete or varnished earth are prohibited.</p> <p>TV antennas (rake and parabola) must be installed in a manner invisible from public spaces or opened to the public.</p> <p style="text-align: right;"><i>(See diagram 11-8)</i></p> <p>Air conditioning apparatus must be installed in a manner invisible from public spaces or opened to the public. They must be at a distance of 1.5 m in minimum from windows of buildings situated in joined plots.</p> <p>Putting on façade of apparent piping for supply or evacuation of water is strictly prohibited (notably regarding PVC pipes of blue color). By derogation, metallic pipes for evacuation of rainwater could be put on.</p> <p>11-6- PANELS AND SIGNS</p> <p>In the plan of facade: Their area must not exceed 3% of facade's area: Their height should be 0.50 m in maximum. Perpendicular to facade:</p>	<p>Compartment House</p> <p style="text-align: center;">Diagram 11 - 6</p> <p>Compartment & House</p> <p style="text-align: center;">Diagram 11 - 7</p> <p style="text-align: center;">Diagram 11 - 8</p>
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	<p>Panel's area must not exceed 1.5% of facade's area.</p> <p>Their height should be 0.50 m in maximum. Their width should be 0.70 m in maximum. Their maximal clutter will be 1 m (the panel will be detached in maximum 30cm from to the facade).</p> <p>Panels and signs will be installed at two meters thirty in minimum from the ground of the sidewalk and should not exceed shutters sills of the first floor. (See diagram 11-9)</p> <p>Panels and signs must be produced in painted wood or painted metal. Use of golden painting is prohibited. Use of vanished wood is prohibited. Use of self-adhesive letters is prohibited. Signs constituted by wood piece like "log slice" are prohibited.</p> <p>11-7- Lighting Fluorescent lighting (neon tubes) on facade is prohibited. It's tolerated in the case of indirect masked lighting (when neon tube is not visible from the road).</p> <p>11-8- Fences and Portals Fences and portals will be made in conformity with prescriptions of the Fascicle n° 5: Fences & Vegetation. Fence selected must be suited with Architectural model of the building. The height without any other things of the fence is limited to 1.5 meters in maximum. Height limited to 0.70 meters for brick basement. (See diagram 11-10)</p> <p>Authorized materials: wood, bamboo, natural vegetal elements (braiding, caning), coated masonry. Prohibited materials: metallic grids, iron sheets, readymade concrete elements.</p>	<p>Diagram 11 – 9</p> <p>Diagram 11 – 10</p>
<p>Article 12 Parking</p>	<p>12-1-Parking of trucks and buses and public transport vehicles with a capacity more than 14 seats is prohibited in the zone.</p>	<p>> 14 Seats</p>
<p>Article 13 Free spaces and plantations</p>	<p>13-1- Felling of trees is prohibited except on the surface of the plot necessary for construction. Plan of felling of trees must be indicated on the master plan included in the application dossier for construction license. Trees of the same specie will be planted on the plot to replace felt trees.</p> <p>13-2-Planted space will be maintained or organized between road and fences in conformity to prescriptions of the Fascicle n° 5: Fences & Vegetation of the Recommendation Notebook.</p>	

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	<p>13-3-Vegetal space, on the ground free of all covering will be maintained or organized on 30% of the surface of the plot in minimum.</p>	<p style="text-align: center;">Fence</p> <p style="text-align: center;">Planted space</p> <p style="text-align: center;">PUBLIC WAY</p>
<p>SECTION 3</p>	<p>Condition of occupation of the soil</p>	
<p>Article 14 Soil Occupation Coefficient</p>	<p>14-1- Definition of the Net Area Out of Works (S.H.O.N): The S.H.O.N covers all areas (closed or not closed) covered by a roofing or a terrace (floors, stairs, thickness of walls and partitions, verandas, balcony and porches, shed), except attic not suitable for conversion and uncovered terrace and balcony. Shelters of light structure are counted in the S.H.O.N.</p> <p>14-2- Definition of Soil Occupation Coefficient (C.O.S.): The C.O.S. is equal to S.H.O.N divided by the area of the plot.</p> <p>14-3- If only a part of the ground of a plot is indicated as can not be constructed the remaining part can be constructed in respect of maximum C.O.S. calculated by taking into account the whole area of the plot.</p> <p>14-4-Soil occupation coefficient: The ZPP-Ub has a C.O.S. maximal, equal to 1, except in the roads presenting urban front where the C.O.S. can reach 2 by derogation on coverage described in the article 9-2 in case of construction of a compartment in rank.</p> <p>14-5- In case of reconstruction of a building existing for more than twenty years, the C.O.S. authorized will be equal to C.O.S. existed before demolition, if it's higher than C.O.S. of the zone. Existing shelters and light constructions will not be taken into account in the calculation of C.O.S. existed before demolition.</p> <p>14-6- In the case where the plot had been divided after the first January 2000, sum of C.O.S. of different parts in any case should not exceed the C.O.S. of the plot before division.</p>	
<p>Article 15 Exceeding of soil occupation coefficient</p>	<p><i>Without object</i></p>	