

UA1 – Zone of traditional villages in Luang Prabang district

LOCATION OF ZONE:

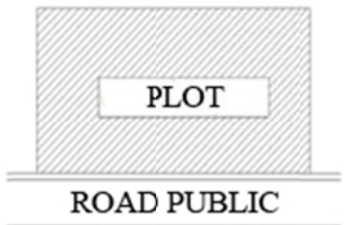
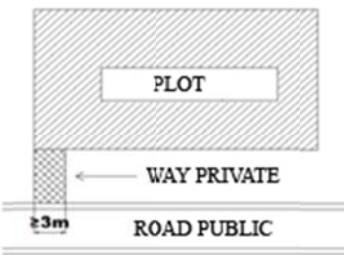
This zone includes the following villages: Donekeo, Hathien, Phasouk, Phanom, Naxang, Nadeuay, Sangkhalok, Xiengkeo, Ban PhoneXay,

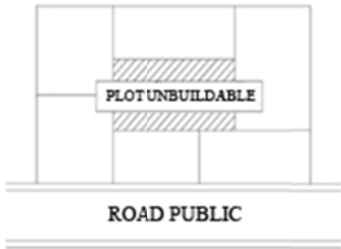
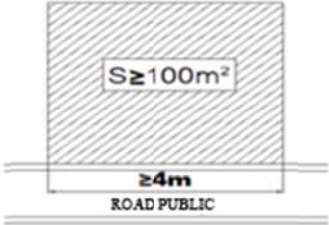
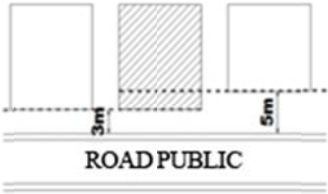
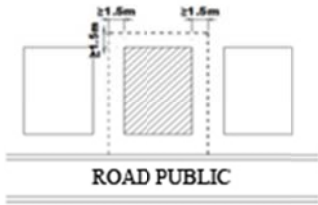
CHARACTER OF ZONE:

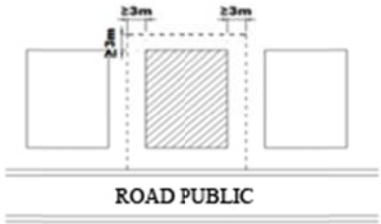
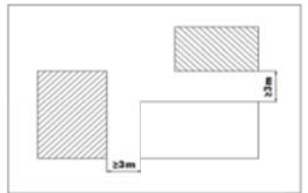

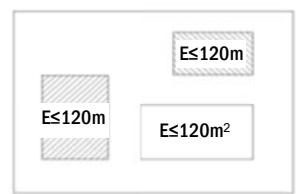

These villages have existed since long time and are remarkable for their disposal. There are essentially vegetable gardens, services, public health, handicrafts.

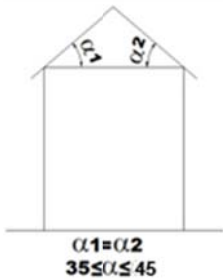
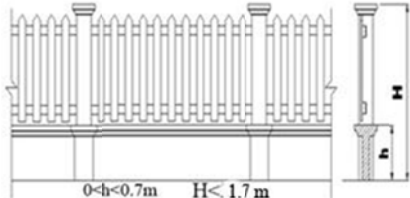

FEATURE OF ZONE:

This urbanized zone consists of housing and services

Section 1	Characteristics of the activities of the zone	
Article 1. Activities allowed	<ul style="list-style-type: none"> - Habitat, restaurants, shops, handicrafts, small non-polluting service activities, small garages - Resorts limited to 25 rooms and 4 resorts per zone. Buildings should respect the Lao style using traditional materials (wood and bamboo) - Temples - Public Gardens 	
Article 2. Activities prohibited	<ul style="list-style-type: none"> - Manufactures (with the exception of existing activities) - Noisy and polluting activities - Breeding non-domestic pollutant. 	
Section 2	Terms of occupation of the plot	
Article 3. Access and Road	<p>3-1- To be constructible</p> <ul style="list-style-type: none"> - The plot should have direct access on the road (see Figure 3.1) - Or by a path of a width greater than or equal to 3 meters with the exception of existing paths arranged (see figure 3.2) - If access is less than 3 meters, it will be subject to the approval of the Local Committee. <p>3-2- All land-locked is unbuildable (see figure 3.3) unless the owner obtains a transition from a minimum width of 3 meters on the parcel located between path and field.</p> <p>In this case there are three types of agreements:</p> <ul style="list-style-type: none"> - Official passage right in writing from municipality to prove . - Purchase of a strip of land by a private from the owner of neighboring property, giving access to the road. - Creating a new route by municipality on the neighboring property giving access to the road. <p>3-3-Channels in deadlock should not</p>	 <p style="text-align: center;">Figure 3.1</p>  <p style="text-align: center;">Figure 3.2</p>

	<p>exceed 50 m. They will allow a fire vehicle to turn back to their ends.</p>	 <p style="text-align: center;">Figure 3.3</p>
<p>Article 4. Service Networks</p>	<p>To be buildable parcel should not be submersible and must be able be connected to networks under the responsibility of the municipality. these networks are:</p> <ul style="list-style-type: none"> - Distribution of water supply, - Distribution of electricity. - Sewage disposal, rain water drainage (water from runoff and from roof) - The distribution network should not pass through the neighboring plots (overhead or underground) except with permission of the owner. 	
<p>Article 5. Characteristics of land</p>	<p>5-1- All lanes, access roads or part of public domain are considered unbuildable land.</p> <p>5-2- All rivers, natural streams and channels sanitation are considered part of public domain and are therefore not constructible for building.</p> <p>5-3- All rivers, natural flows, and wastewater canals located on land outside the public domain are subject to a access easement for maintenance and are therefore not constructible for building.</p> <p>5-4- The width of the parcel adjoining the road must be greater than or equal to 4 m. (see figure 5.1)</p>	 <p style="text-align: center;">Figure 5.1</p>
<p>Article 6. Implantation in relation to the road.</p>	<p>- The construction will be implanted, relative to the road, at a distance not less than 5 m. or aligned with the neighboring construction with a minimum of 3 m, relative to the road (see figure 6.1)</p>	 <p style="text-align: center;">Figure 6.1</p>
<p>Article 7. Implantation in relation to limits of the separative plot.</p>	<p>7.1- For habitat, the construction will be implanted in more than 1.5 m from the separative boundary (see figure 7.1)</p> <p>7.2- and over 3 m for public buildings or private establishments open to the public. (see figure 7.2)</p>	 <p style="text-align: center;">Figure 7.1</p>

		 <p style="text-align: center;">ROAD PUBLIC</p> <p style="text-align: center;">Figure 7.2</p>
<p>Article 8. Implantation of buildings (against each other on the same parcel)</p>	<p>- On the same parcel, the buildings will be spaced from each other at least 3 m. (see figure 8.1)</p>	 <p style="text-align: center;">Figure 8.1</p>
<p>Article 9. Footprint</p>	<p>9-1- The footprint may not exceed 60% of the plot (see figure 9.1)</p> <p>9-2- The maximum footprint for each building may not exceed 120 m² (see figure 9.2)</p> <p>9-3- 50% open space construction will be reserved for green space, the rest of the land must allow the access, parking and maintenance of networks.</p>	 <p style="text-align: center;">ROAD PUBLIC</p> <p style="text-align: center;">Figure 9.1</p>  <p style="text-align: center;">Figure 9.2</p>
<p>Article 10. Height maximum</p>	<p>10-1- The maximum height allowed is 12 m at the ridge (see Figure 10.1)</p> <p>10-2- This rule does not apply to religious buildings and public facilities (stadium, water tower ...)</p>	 <p style="text-align: center;">Figure 10.1</p>
<p>Article 11. Exterior aspects</p>	<p>11-1-VOLUMETRY</p> <p>- Roof angles to be between 35-45 degrees.</p> <p>- The slopes of the roof should be symmetrical. (see Figure 11.1)</p>	

		 <p style="text-align: center;">$\alpha_1 = \alpha_2$ $35^\circ \leq \alpha \leq 45^\circ$</p>
11-2-MATERIALS		Figure 11.1
11.2.1 Covers: clay tiles, cement tiles, fibro-cement, CPAC, wood.		
11.2. 2 Walls: all materials must be coated (except wood)		
11-3-COLORS		
11.3.1- Color of roofing materials: red, orange		
11.3.2- Natural color for clay tile, cement tile, wood tile		
11.3.3- The colors of exterior coatings must be in the range of basic off-white, gray, yellow sand, light blue		
11-4- OPENINGS		
Not applicable		
11-5-PROJECTIONS		
Not applicable		
11-6-BILLBOARDS AND SIGNS		
Not applicable		
11-7-LIGHTINGS		
Not applicable		
11-8-FENCES AND GATES		
<ul style="list-style-type: none"> - Overall height of 1.70 m maximum. - Height limit of 0.70m for the basement masonry. Facade fences should be transparent (see Figure 11.2) 		 <p style="text-align: center;">$0 < h < 0.7\text{m}$ $H < 1.7\text{m}$</p>
Article 12. Parking		All buildings open to the public must establish a parking space with a minimum of 100m ² for every 200m ² of built floor area
Article 13. Open space and plantings	<ul style="list-style-type: none"> - Tree cutting is prohibited except on the surface of the land necessary for construction, the ways and parking lots. A logging plan shall be shown on the site plan included in the permit application . 	
Section 3		Condition of occupancy of land
Article 14. Coefficient of land use	Not applicable	
Article 15. Exceeding the COS	Not applicable	

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