

UB – Zone of Urban Periphery

LOCATION OF ZONE:

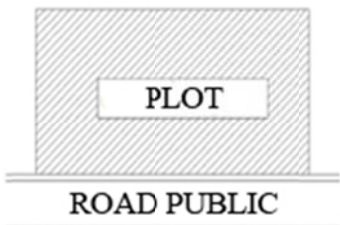
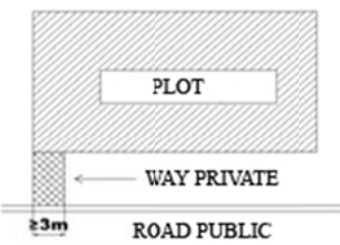
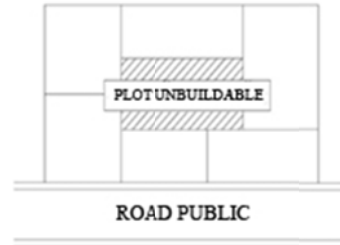
This zone includes the following villages: Phabatai, Saylom, Nongkham, Khoy, Sangkhalok , Xiengkeo, Pongwan, Hathien, Donekeo, Phanom, Nounsavath and villages near the Chompheth district: Chan and Thapho, Naxaychaleun.

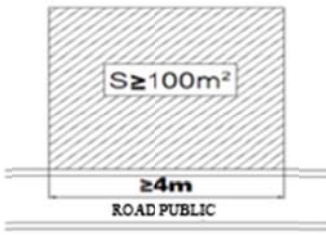
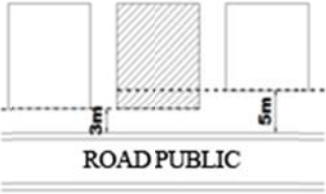
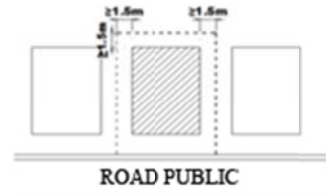
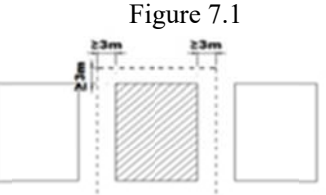
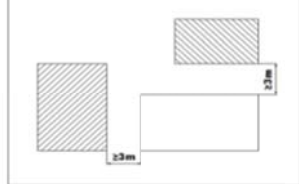

CHARACTER OF ZONE:

These villages have long existed and are remarkable for their disposition. They contain rice fields, gardens for growing vegetables, services, temples, schools for education and public health and small family workshops of handicrafts.

FEATURE OF ZONE:

The urbanized area consists of housing and services in respect of urban settlement.

Section 1	Characteristics of the activities of the zone	
Article 1. Activities allowed	<ul style="list-style-type: none"> - Hotels (all hotels project over 50 rooms will be subject to the approval of the National Heritage) - Habitat individual and collective - Service buildings (shops, handicrafts, repair shops not noisy or polluting) - Religious buildings - Public facilities (social-cultural, education, health, recreation and sport) - Office buildings - Deposits of small sizes - Gas station 	
Article 2. Activities prohibited	<ul style="list-style-type: none"> - Manufactures - 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 exceed 50 m. They will allow a fire vehicle to turn back to their ends</p>	 <p style="text-align: center;">Figure 3.1</p>  <p style="text-align: center;">Figure 3.2</p>  <p style="text-align: center;">Figure 3.3</p>
Article 4. Service Networks	<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) <p>The distribution network should not pass through the neighboring plots (overhead or underground) except with permission of the owner.</p>	

<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>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>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>Figure 7.1</p>  <p>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>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 150 m² (see figure 9.2)</p> <p>9-3- 50% open space construction will be reserved for green space. the rest of the</p>	 <p>Figure 9.1</p>

land must allow the access, parking and maintenance of networks.



Figure 9.2

Article 10.
Height maximum

10-1-The maximum height allowed is 12 m at the ridge
The ridge structures can not exceed the altimetric height of 340 m from sea level
(see Figure 10.1)

10-2-This rule does not apply to religious buildings and public facilities (stadium, water tower ...)

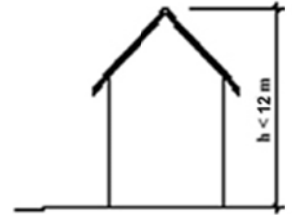


Figure 10.1

Article 11.
Exterior aspects

11-1-VOLUMETRY

- Roof angles to be between 35-45 degrees.
- The slopes of the roof should be symmetrical.
(see Figure 11.1)
- The roof "terrace" are not allowed.

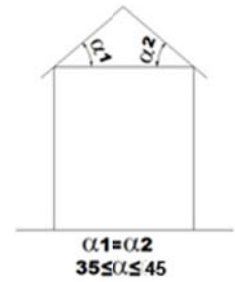


Figure 11.1

11-2-MATERIALS

- 11.2.1 Covers: clay tiles, cement tiles, fibro-cement, CPAC
- 11.2. 2 Walls: all materials must be coated (except wood)

11-3-COLOURS

- 11.3.1- Color of roofing materials: red, orange
- 11.3.2- Natural color for clay tile, cement 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-LIGHTING

Not applicable

11-8-FENCES AND GATES

- 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)

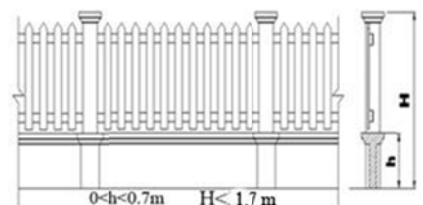

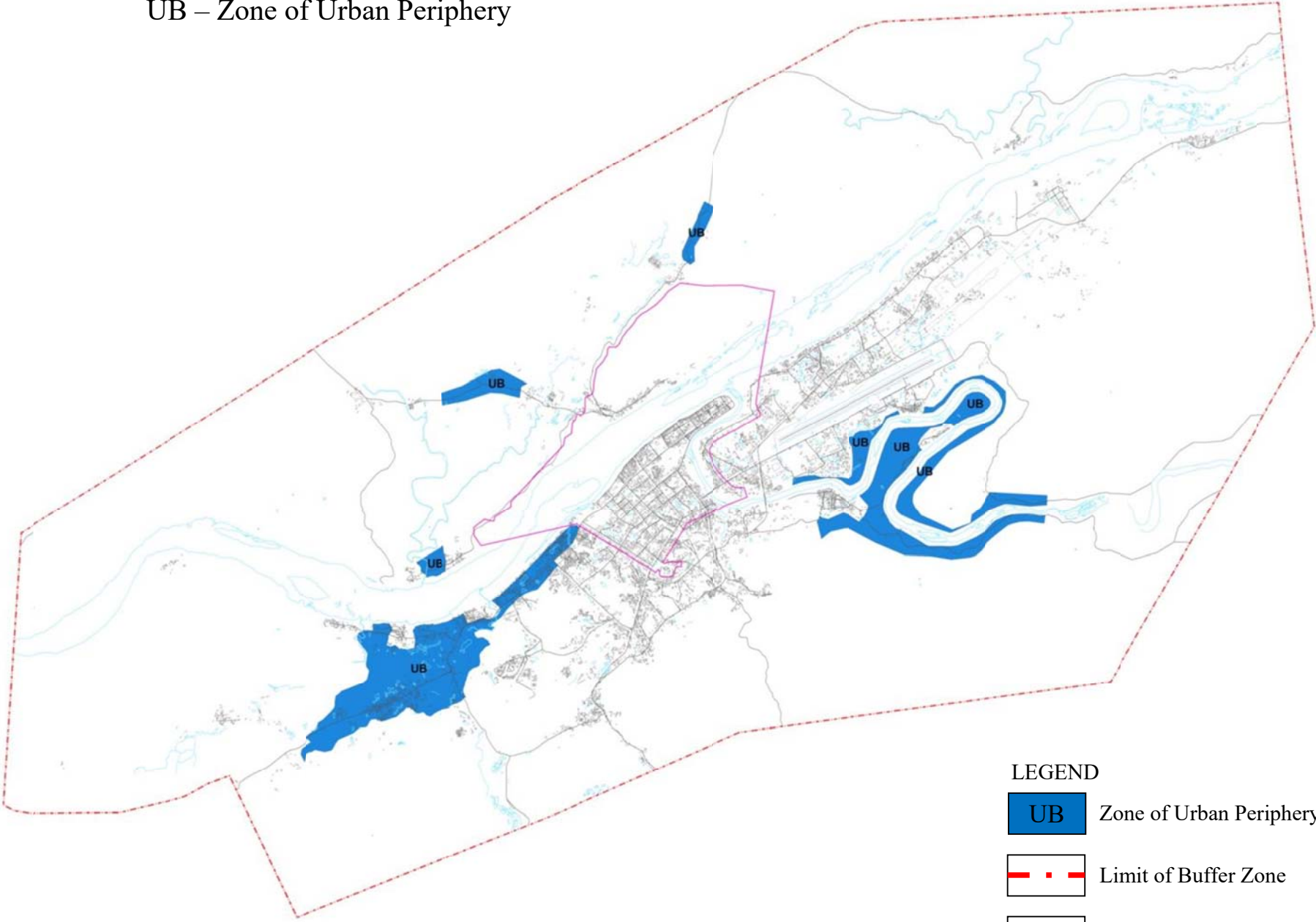


Figure 11.2

<p>Article 12. Parking</p>	<p>All buildings open to the public must establish a parking space with a minimum of 100m² for every 200m² of built floor area</p>	
<p>Article 13. Open space and plantings</p>	<p>- 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 .</p>	
<p>Section 3</p>	<p>Condition of occupancy of land</p>	
<p>Article 14. Coefficient of land use</p>	<p>Not applicable</p>	
<p>Article 15. Exceeding the COS</p>	<p>Not applicable</p>	

UB – Zone of Urban Periphery



- LEGEND**
- UB** Zone of Urban Periphery
 - - -** Limit of Buffer Zone
 - Limit of Protected Area