

REGULATIONS No. 3 of 20 June 1993

**on the Development of the Black Sea
Coastal Area**

Promulgated State Gazette No. 57/02.07.1993

**Chapter One
GENERAL PROVISIONS**

Article 1

This Regulation shall determine the specific requirements to the planning and development rules and standards for the Black Sea coastal area ensuring its environmental friendly development.

Article 2

- (1) For the purposes of this Regulation, "Black Sea coastal area" means:
1. The territory of all municipalities bordering the Black Sea and listed in Appendix No. 1.
 2. That part of the sea which includes the areas of the existing and prospective water use and the sanitary belt whose borders are delineated in accordance with Regulation No. 8 on the Indices and Standards for Determining the Quality of Coastal Sea Waters (Promulgated SG No. 2 of 1987).
- (2) "Development of the Black Sea coastal area" means the activities for the purposeful building up, use and protection in accordance with development plans.
- (3) The main objectives of the development of the Black Sea coastal area are as follows:
1. Comprehensive social, economic and environmentally friendly development of the coastal area on the basis of its resources;
 2. Protection of the coastal area as a primary national wealth.

**Chapter Two
COASTAL ZONING AND DEVELOPMENT PLANS
OF THE BLACK SEA COASTAL AREA**

Article 3

- (1) Two zones are established in the Black Sea coastal area:
1. The first zone including:
 - a) that part of the sea around resorts and beaches including the areas of the existing and prospective water use for the purposes of recreation, tourism and medical treatment;
 - b) coastal lakes, river deltas and wet areas;
 - c) the coastal beach strip, dunes and natural reserved areas which constitute exclusive state property;
 - d) natural landmarks, protected areas, historic places and wet forests;
 - e) all other territories within the 200-meter strip parallel to the coast behind the beaches and

dunes and beyond the construction borders of urban territories under item 2 (d).

2. The second zone including:
 - a) That part of the sea which covers the sanitary belt;
 - b) people's parks, reserve buffer areas, security zones of protected natural sites, protected and resort forests, forest parks, parks and green belts around settlements;
 - c) forests and farmlands within 5 km from the coast;
 - d) urban territories including the territories within the construction borders of settlements, industrial zones, resorts and tourist compounds, summer house zones and other areas on the territory of the settlements specified in Appendix No. 2.
- (2) The borders of the two zones shall be precisely designated with the municipal territorial development plans.

Article 4

- (1) The territory of the Black Sea coastal area shall develop on the basis of:
1. Regional territorial development plan (chart) of the Black Sea coastal area;
 2. Territorial development plans of coastal municipalities;
 3. General and detailed urban development plans for urban territories including settlements, industrial zones, resort complexes and other resort areas;
 4. Forest and park development plans;
 5. Land development plans;
 6. Development plans for protected natural areas;
 7. Territorial development plans for the reclamation of degraded territories.
- (2) An integral part of the plans under para 1 are the rules and regulations for their implementation which contain the specific requirements to the development of the Black Sea coastal area.
- (3) The development plans for the Black Sea coastal area are subject to environmental impact assessment pursuant to the provisions of Article 19, para 2 of the Environmental Protection Act and Regulation No. 1 of 1992 on the Environmental Impact Assessment (Promulgated SG No. 10 of 1993).
- (4) Prior to their approval in accordance with the procedure envisaged in the Territorial and Urban Development Act, the development plans for the Black Sea coastal area under para 1 shall be drawn in consultation with the Interdepartmental Council for Regional Development and Local Self-Government.
- (5) The development plans for the Black Sea coastal area which have been approved under para 1 may be subject to modifications where conditions for such change exist in accordance with the Territorial and Urban Development Act. The modifications shall comply with the provisions of this Regulation and they shall be drawn in consultation with the Interdepartmental Council for Regional Development and Local Self-Government.

Article 5

In addition to the statutory contents and tasks, the regional territorial development plan for the Black Sea coastal area and the rules and regulations for its implementation shall define:

1. The scope of the zones specified in this Regulation for the Black Sea coastal area;
2. The scope of:
 - a) protected territories;
 - b) degraded areas designated for reclamation;
 - c) agricultural territories;
 - d) forest territories;
 - e) urban territories including settlements, industrial and storage areas, resorts and tourist complexes, summer house areas and other settlement areas;
3. The ratio between the built-up and unbuilt-up part of the coast;
4. The maximum admissible recreational capacities of resorts in accordance with the standards for the recreational load of beaches and other recreational environments under Article 10, para 1, the available construction plots and the opportunities for drinking water supply.

Article 6

(1) In addition to the statutory contents and tasks, territorial development plans of coastal municipalities and the rules and regulations for their implementation shall define:

1. The precise borders of the zones under Article 3, para 1 on a topographic map in scale 1:5,000 or 1:10,000;
2. The precise borders and the regime of protection, use and building up of the territories under Article 5, item 2 in accordance with the requirements of this Regulation;
3. The environmental condition and the measures needed for recovery, coast protection, sanitation, cleaning and reclamation of territories under Article 5, item 2 (b) in accordance with the environmental protection legislation;
4. The type and precise borders of land ownership, including the state, municipal and private ownership;
5. The forests which have to be classified under the category "forests for special purposes";
6. The borders for urban development of settlements and resorts with a view of observing the ratio between built-up and unbuilt-up part of the coast;
7. The degree of utilization of the maximum recreational capacities of resorts under Article 5, item 4 established through the regional territorial development plan for the Black Sea coastal area in accordance with the development strategy of the municipality for the respective period.

(2) Territorial development plans of Black Sea municipalities shall delineate the precise borders of the territories under Article 9.

Chapter Three DEVELOPMENT REGIMES FOR THE BLACK SEA COASTAL AREA

Article 7

The first zone regime shall not permit:

1. Construction of buildings, structures and equipment, except for:
 - a) coast fortification and coast protection equipment in accordance with the coast protection requirements for the Black Sea coastal area;
 - b) light structures and equipment for sanitary and hygienic purposes, wharfs, marinas and boat quays for tourist needs;
 - c) roads and installations needed for the national defence, the sea and air security and the functioning of tourist wharfs;
2. Extraction of construction and inert materials;
3. Drilling, except for the drilling for the purposes of:
 - a) designing coast protection equipment;
 - b) extracting and using mineral waters;
4. Setting up of dump sites and storage of hazardous and harmful substances;
5. Disposal of purified and non-purified waste waters, except for the cases when no other alternative exists and a permission is granted by the Minister of the Environment;
6. Destruction of grass, bushes and trees, allowing only sanitary or developmental felling in accordance with the forest and park development plans;
7. Use of strongly toxic substances for plant protection with long decay period and application of inorganic fertilizers;
8. Staying overnight, camping and parking outside designated sites.

Article 8

The first zone regime shall not permit:

1. Construction of industries with polluting production which require hygienic protective zones in accordance with Regulation No. 7 on the Hygienic requirements for the Health Protection of the Population (Promulgated SG NO. 46 of 1992), regardless of the technologies, cleaning plants and efficiency guarantees;
2. Expansion of the construction borders of fishermen settlements and use of their territory and buildings for purposes different from their basic use;
3. Construction of new transit roads and high-class elements of the technical infrastructure parallel to the coast and at a distance of less than two kilometers from it;
4. Timber cutting, except for the sanitary or developmental felling envisaged in forest and park development plans for all existing forests;
5. Use of strongly toxic substances for plant protection with long decay period and application of inorganic fertilizers above the sanitary and environmental standards;
6. Disposal of unclean waste waters;

7. All activities which may lead to deterioration of the sea water quality in the first zone.

Article 9

The special regimes for specific territories and sites for recreational and tourist purposes in endangered environments as well as projects and measures for recovery of the normal properties of the environment shall be subject to approval pursuant to the provisions of Article 24, para 1, item 7 of the Environmental Protection Act.

Article 10

- (1) Maximum recreational capacities shall be determined on the basis of the following rates:
 1. For the beach strip within 20 meters from the shore: 8 square meters per visitor;
 2. For the beach strip at a distance from 20 to 50 meters from the shore: 12 square meters per visitor;
 3. For bathing water bodies with a depth of up to 1.5 meters: 10 square meters per visitor;
 4. For forest parks: 1,000 square meters per visitor;
 5. For resort forests: 5,000 square meters per visitor.
- (2) The degree of utilization of maximum recreational capacities shall be determined for each resort site in accordance with the municipal territorial development plans.

Chapter Four

PENAL PROVISIONS

Article 11

- (1) Persons guilty of violations under Article 7, item 1 and Article 8, items 1, 2, and 3 shall be punished with a fine pursuant to Articles 169, 170 and 171 of the Territorial and Urban Development Act.
- (2) Persons guilty of violations under Article 7, items 2, 3, 4, and 5 and Article 8, items 5 and 6 shall be punished with a fine pursuant to Article 32 of the Environmental Protection Act.
- (3) Persons guilty of violations under Article 7, item 6 and Article 8, item 4 shall be punished with a fine pursuant to Article 45 of the Forests Act.

TRANSITIONAL AND CONCLUDING PROVISIONS

- § 1. This Regulation is issued pursuant to the provisions of Article 201 of the Territorial and Urban Development Act.
- § 2. Development plans for the territories of municipalities under Article 4, para 1, item 2 shall be adjusted to the provisions of this Regulation within one year as of the entry into force of this Regulation and rules for its implementation containing the requirements under Articles 5, 6, 9 and 10 shall be specified.
- § 3. The Minister of the Territorial Development and Construction shall issue instructions on the application of this Regulation in consultation with the Minister of the Environment.
- § 4. The rules and standards of this Regulation are only provisional and they shall operate pending the adoption of a Black Sea Coastal Area Act.

Minister of the Territorial Development and Construction:
H. Totev

For the Minister of the Environment: **B. Natov**

**Appendix No. 1
to Article 2, para 1, item 1(d)**

Territorial Scope of the Black Sea Coastal Area

I. Municipalities in Varna Region

1. Shabla
2. Kavarna
3. Balchik
4. Aksakovo
5. Varna
6. Avren
7. Dolen Chiflik
8. Byala

II. Municipalities in Burgas Region

1. Nessebar
2. Pomorie
3. Burgas
4. Sozopol
5. Tsarevo

**Territories Whose Construction Borders are
Within the Second Territorial Zone**

The Municipality of Shabla

1. The village of Durankulak
2. The village of Vaklino
3. The village of Krapets
4. The village of Ezerets
5. The town of Shabla
6. The village of Tyulenovo

The Municipality of Kavarna

1. The village of Kamen Bryag
2. The village of Bulgarevo
3. The town of Kavarna
4. The village of Seltse
5. The village of Bojurets
6. The village of Topola

The Municipality of Balchik

1. The town of Balchik
2. The village of Obrochishte
3. The village of Kranevo
4. The village of Rogachevo

The Municipality of Aksakovo

1. The village of Ossenovo
2. The village of Kichevo

The Municipality of Varna

1. The district of Vinitsa
2. The village of Kamenar
3. The district of Vladislavovo
4. The city of Varna
5. The village of Topoli
6. The village of Kazashko
7. The village of Zvezditsa

The Municipality of Avren

1. The village of Bliznatsi

The Municipality of Beloslav

1. The village of Ezerovo
2. The village of Kostantinovo

***The Municipality of
Dolen Chiflik***

1. The town of Novo Oryahovo
2. The village of Shkorpilovtsi

The Municipality of Byala

1. The village of Samotino
2. The village of Goritsa
3. The town of Byala

The Municipality of Nessebar

1. The town of Obzor
2. The village of Emona
3. The village of Vlas
4. The village of Kosharitsa
5. The village of Tunkovo
6. The town of Nessebar
7. The village of Ravda

The Municipality of Pomorie

1. The village of Aheloi
2. The village of Kamenar
3. The town of Pomorie

The Municipality of Burgas

1. The district of Sarafovo

2. The city of Burgas
3. The district of Lozovo
4. The district of Dolno Ezerovo
5. The district of Gorno Ezerovo
6. The district of Kraimorie

The Municipality of Sozopol

1. The village of Chernomorets
2. The town of Sozopol
3. The village of Ravadinovo

The Municipality of Tsarevo

1. The village of Primorsko
2. The village of Kiten
3. The village of Lozenets
4. The village of Velika
5. The village of Izgrev
6. The town of Tsarevo
7. The village of Varvara
8. The village of Brodilovo
9. The town of Ahtopol
10. The village of Sinemorets
11. The village of Rezovo