

Republic of Latvia

Cabinet
Regulation No. 240
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General Regulations for the Planning, Use and Building of the Territory

*Issued pursuant to
Section 7, Paragraph one, Clauses 6 and 7
the Spatial Development Planning Law*

1. General Provisions

1. This Regulation prescribes:

- 1.1. the general requirements for spatial development planning, land use and building of the local level;
- 1.2. the classification of land use types.

2. The following terms are used in this Regulation:

- 2.1. building – an aggregate of existing or planned buildings, engineering structures, engineering communications and elements of utilities located in the territory;
- 2.2. building parameters – quantitative measures which characterise the building layout and volume in a definite territory (for example, section or land unit);
- 2.3. neighbourhood – a populated area of a conditional size in towns, villages and rural area with its identity determined by the building features, landscape and community feeling of the population;
- 2.4. greenery – cultivated and artificially grown nature territories (for example, parks, gardens, squares, avenues, rows of trees, street and road greenery);
- 2.5. outdoor elements – objects located outside buildings, provided for utilities and improvement of the territory functions (for example, sculptures, fountains, lighting lanterns, fences, playgrounds, advertising and information signs);
- 2.6. building line – the designed line which determines the minimum distance between the building line of the street and the closest surface structure (in towns and villages) or between the motor road protection zone and the closest surface structure (in rural areas);
- 2.7. multi-storey building – building where the number of the surface floors is four and more;
- 2.8. pedestrian street – a street section or a street which is planned and facilitated for pedestrian traffic as priority and where transport traffic is restricted or closed;
- 2.9. main use – a type of land use which dominates in the functional zone;
- 2.10. functional zone – a part of a town, village or rural area with defined borders for which the permitted types of use and building parameters are laid down in the spatial plan or local plan;
- 2.11. established building line – a frontal line of a street which is formed by the existing building if at least 50% of buildings are located on such line within the respective section;
- 2.12. engineering preparation of the territory – a complex of engineering measures, which is performed in order to ensure technical possibility of performing building in a particular territory;

2.13. type of use – an aggregate of land use, economic activity, use of structures and land, which is laid down in the spatial plan, local plan and detailed plan;

2.14. campsite – a territory which is prepared and facilitated for placing of tents, mobile home, trailers and other light-structure structures and objects and provided for accommodation of guests;

2.15. quay – a territory on the coast of water bodies and its neighbourhood where public access and public functions are ensured;

2.16. block – a territory of a town or village which is separated along the perimeter by streets, borders of land units, forests, water or, if a street structure has not formed, by other natural obstacles;

2.17. place – a territory which is used for public purposes, including public events and where transport traffic may be restricted;

2.18. low-storey building – building where the number of storeys above the ground level does not exceed three storeys;

2.19. floating structure – an object placed on a ponton or floating platform having a particular function;

2.20. additional use – a type of land use which is subordinated to the main type of use laid down in the functional zone, improves or promotes it;

2.21. public outdoor space – territories and space accessible to the public, which consists of streets, boulevards, places, parks, gardens, squares, yards, quays, passages, promenades and other places which have been provided for public use irrespective of their property possession;

2.22. territory for public purposes – a territory which is necessary for placing the public objects – education, health, social care and cultural institutions –, as well as public outdoor spaces provided, for example, for construction of streets, roads and squares;

2.23. park and ride – a publicly accessible, separate, large capacity parking lot which is created in order to relieve the centre of a town from private motor transport and facilitate the use of the public transport;

2.24. transport infrastructure – a building complex which includes the objects and their territories – streets, roads, tunnels, viaducts, traffic overpasses, railways with railway stations, sea and river ports, airports, channels – necessary for all types of transport, as well as other objects and components necessary for the use and maintenance thereof;

2.25. wind farm – a group of five or more wind power stations connected in a unified system where individual wind power stations are located in distance not further than 2 km from each other;

2.26. environmental accessibility – a possibility for every person to freely and independently access and move in the environment irrespective of the age and physical abilities according to the function of the structure or room.

2. Requirements for Planning and Use of All Territories

3. Upon planning a territory and establishing the environment a principle of equal opportunities shall be observed, providing for a possibility for all members of the public to take active part in public life by ensuring equal access to the transport infrastructure, outdoor space, housing, educational and medical treatment institutions, work places, cultural, sports, recreational and other objects, as well as information, communications, electronic and other services.

4. Universal design solutions shall be used in planning of the environmental and public infrastructure, development and implementation of architectural designs in order to ensure accessible environment with equal participation possibilities for all members of the public.

5. Unless it is prescribed otherwise in the local government spatial plan, in order to ensure the functions of the existing and planned objects the following use shall be allowed:

5.1. reconstruction of the existing streets and roads, construction of the roads of AIV, AV and AVI category and construction of the streets of C, D and E category;

5.2. construction of the parking lots necessary for the object;

5.3. formation of greenery and facilities of the territory;

5.4. construction of engineering communications networks and objects;

5.5. construction of erosion risk restriction, flood protection structures and amelioration systems.

6. Upon entering into effect of a new local government spatial plan, local plan or detailed plan, the lawfully commenced land use may be continued. Every new land use shall be performed according to a valid local government spatial plan, local plan or detailed plan.

7. Upon planning new building in territories where the public infrastructure has not been built or planned, up to 20% of the territory to be designed shall be provided for public purposes in order to establish public outdoor space, streets, roads, places, as well as engineering supply objects. A larger part of the territory may be provided for placing educational, health and social care, as well as cultural institutions if a consent of the land owner of the respective territory has been received.

8. The engineering supply of objects shall be ensured in all building territories according to the spatial plan or local plan or according to the thematic plan if such has been drawn up.

9. The environment shall be planned and formed according to the requirements laid down in the laws and regulations in the field of installation and maintenance of a local geodetic network.

3. Forming of New Land Units and Border Rearrangement

10. A local government may determine the minimum area of the land units to be newly formed, as well as the permissible derogations from the minimum area in the spatial plan or local plan.

11. The requirements regarding the minimum area of land units shall not be applied if:

11.1. the land unit is necessary for the provision of engineering structures or public infrastructure;

11.2. the new land unit is formed by combining several smaller land units.

12. If it is necessary to divide an already built-up land unit, a derogation is permissible from the minimum area of land units, building density and building intensity laid down in the spatial plan or local plan, as well as other requirements if access to each land unit is ensured. In accordance with the provisions referred to in this Paragraph the further use of a formed land unit shall be performed according to the spatial plan or local plan.

13. Upon forming new land units, access possibilities to them from the road or street shall be provided.

14. Upon combining or dividing land units the existing local government roads, streets, places, access roads may not be closed, except the cases if an equivalent alternative solution is developed.

4. Determination of Functional Zoning

4.1. Division and Determination of Functional Zones

15. Functional zones shall be determined in spatial plans, local plans or detailed plans in order to show and separate the different functions and features of various territories, as well as to determine the permitted types of use.

16. Borders of functional zones shall be determined in a spatial plan according to the scale certainty of the selected cartographic material and specified in local plans and detailed plans, taking into account distinguishable elements on site, for example, streets, roads, clearances, watercourses or borders of land units.

17. Functional zones and their designations:

- 17.1. private house building territory (DzS);
- 17.2. low-storey residential building territory (DzM);
- 17.3. multi-storey residential building territory (DzD);
- 17.4. mixed centre building territory (JC);
- 17.5. public building territory (P);
- 17.6. industrial building territory (R);
- 17.7. transport infrastructure territory (TR);
- 17.8. technical building territory (TA);
- 17.9. nature and greenery territory (DA);
- 17.10. forest territory (M);
- 17.11. agricultural territory (L);
- 17.12. water territory (Ū).

18. The designations referred to in Annex 1 to this Regulation shall be used for the functional zones and territories with special provisions in the spatial plan, local plan and detailed plan.

19. Depending on the particular situation and selected degree of detailed elaboration in a spatial plan or local plan sub-areas may be determined for each functional zone, adding a digital index to the functional zone designation letters and specifying the types of use and building parameters in the land use and building regulations (hereinafter – building regulations) of the spatial plan or local plan, respectively.

20. Upon determining functional zones, the spatial division in towns, villages and rural areas shall be taken into account.

21. The functional zones referred to in Sub-paragraphs 17.1, 17.2, 17.3 and 17.4 of this Regulation may be determined only in towns and villages.

22. The functional zones referred to in Sub-paragraphs 17.5, 17.6, 17.7, 17.8, 17.9, 17.10, 17.11 and 17.12 of this Regulation may be determined in towns, villages and rural areas.

23. Linear engineering supply networks and their objects (for example, power transmission lines, pipelines, cables, transformer points, mobile communications towers), land amelioration structures and equipment, as well as wind power stations shall be depicted in the spatial plan as objects in the functional zone in which they are located.

24. The following shall be determined for each functional zone in the building regulations of a spatial plan or local plan:

- 24.1. the main types of use, the permitted types of additional use and the necessary building parameters;
- 24.2. the minimum area of the land units to be formed (if necessary).

4.2. Private House Building Territory (DzS)

25. Private house building territory (DzS) is a functional zone which is determined in order to ensure a housing function for solitary lifestyle by envisaging an appropriate infrastructure and the main type of use of which is private house and summer cottage building.

26. The following types of additional use may be laid down in the private house building territory:

- 26.1. public building and land use:
 - 26.1.1. building of trade and service objects;
 - 26.1.2. building of tourism and recreational establishments;
 - 26.1.3. building of educational and scientific institutions;
 - 26.1.4. building of health protection institutions;
 - 26.1.5. building of social care institutions;
 - 26.1.6. building of animal care institutions;
- 26.2. public outdoor space (with or without facilities);
- 26.3. building of garden houses.

4.3. Low-storey Residential Building Territory (DzM)

27. Low-storey residential building territory (DzM) is a functional zone with the building of up to three storeys which is determined in order to ensure a housing function by envisaging an appropriate infrastructure.

28. The main type of use of a low-storey residential building territory is private house building, terraced house building and multi-apartment house building up to three storeys.

29. The following types of additional use may be laid down in a low-storey residential building territory:

- 29.1. public building and land use:
 - 29.1.1. building of office buildings;
 - 29.1.2. building of trade and service objects;
 - 29.1.3. building of tourism and recreational establishments;
 - 29.1.4. building of educational and scientific institutions;
 - 29.1.5. building of health protection institutions;
 - 29.1.6. building of social care institutions;
 - 29.1.7. building of animal care institutions;
 - 29.1.8. building of cultural institutions;
 - 29.1.9. building of sports buildings;
 - 29.1.10. building of buildings of religious organisations;
- 29.2. public outdoor space (with or without services and facilities).

4.4. Multi-Storey Residential Building Territory (DzD)

30. Multi-storey residential building territory (DzD) is a functional zone with building of four and more storeys which is determined in order to ensure a housing function by envisaging an appropriate infrastructure.

31. The main type of use of a multi-storey residential building territory is multi-storey and terraced house building.

32. The following types of additional use may be laid down in a multi-storey residential building territory:

32.1. public building and land use:

32.1.1. building of office buildings;

32.1.2. building of trade and service objects;

32.1.3. building of tourism and recreational establishments;

32.1.4. building of educational and scientific institutions;

32.1.5. building of health protection institutions;

32.1.6. building of social care institutions;

32.1.7. building of animal care institutions;

32.1.8. building of cultural institutions;

32.1.9. building of sports buildings;

32.1.10. building of buildings of religious organisations;

32.2. public outdoor space (with or without facilities).

4.5. Mixed Centre Building Territory (JC)

33. Mixed centre building territory (JC) is a functional zone which is determined for the territory where a wide mixed-use spectrum has developed historically or which is used as the centre of a town, village or neighbourhood, as well as for a building territory which is planned to be developed as such a centre.

34. The main type of use of a mixed centre building territory shall be as follows:

34.1. residential building and land use:

34.1.1. private house building;

34.1.2. terraced house building;

34.1.3. multi-apartment house building;

34.2. public building and land use;

34.3. facilitated public outdoor space.

35. The following types of additional use may be laid down in a mixed centre building territory:

35.1. building related to light industry undertakings;

35.2. building related to transport service infrastructure.

4.6. Public Building Territory (P)

36. Public building territory (P) is a functional zone which is determined in order to ensure placing of commercial or non-commercial public institutions and objects by envisaging an appropriate infrastructure.

37. The main type of use of a public building territory shall be as follows:

37.1. public building and land use;

37.2. facilitated public outdoor space.

38. Residential building and land use may be laid down as a type of additional use in a public building territory:

38.1. terraced house building;

38.2. multi-apartment house building.

4.7. Industrial Building Territory (R)

39. Industrial building territory (R) is a functional zone which is determined in order to ensure the spatial organisation, engineering supply and transport infrastructure necessary for the operation and development of industrial undertakings.

40. The main types of the use of an industrial building territory shall be as follows:

- 40.1. industrial building and land use;
- 40.2. technical building and land use.

41. Public building and land use may be laid down as the type of additional use in an industrial building territory:

- 41.1. building of office buildings;
- 41.2. building of trade and service objects;
- 41.3. building of defence and security institutions.

4.8. Transport Infrastructure Territory (TR)

42. Transport infrastructure territory (TR) is a functional zone which is determined in order to ensure the infrastructure necessary for traffic of all types of vehicles and pedestrian traffic, as well as to ensure the operation of airports and port undertakings and the spatial organisation and engineering supply necessary for the development.

43. The main types of use of a transport infrastructure territory shall be as follows:

- 43.1. engineering infrastructure;
- 43.2. linear transport infrastructure;
- 43.3. transport service infrastructure;
- 43.4. building of airports and ports.

44. The following types of additional use may be laid down in a transport infrastructure territory:

- 44.1. public building and land use:
 - 44.1.1. building of defence and security institutions;
 - 44.1.2. building of trade and service objects;
 - 44.1.3. building of office buildings;
- 44.2. building of warehouses.

4.9. Technical Building Territory (TA)

45. Technical building territory (TA) is a functional zone which is determined in order to ensure the spatial organisation and transport infrastructure necessary for the construction, maintenance, functioning and development of engineering supply networks and objects.

46. The main types of the use of a technical building territory shall be as follows:

- 46.1. technical building and land use;
- 46.2. building of waste management and recovery undertakings.

47. Public building and land use may be laid down as the type of additional use in a technical building territory:

- 47.1. building of office buildings;
- 47.2. building of trade and service objects;

47.3. building of defence and security institutions.

4.10. Nature and Greenery Territory (DA)

48. Nature and greenery territory (DA) is a functional zone which is determined in order to ensure the implementation of recreational, sports, tourism, high-quality nature and cultural environment functions and similar functions in the nature territories or partially transformed nature territories, including the buildings and engineering structures connected with the respective function.

49. The main types of the use of a nature and greenery territory shall be as follows:

49.1. public outdoor space (with or without facilities);

49.2. forest in specially protected nature territories.

50. The following types of additional use may be laid down in a nature and greenery territory:

50.1. public building and land use:

50.1.1. building of trade and service objects;

50.1.2. building of cultural institutions;

50.1.3. building of sports buildings;

50.1.4. building of tourism and recreational establishments;

50.2. building of garden houses.

4.11. Forest Territory (M)

51. Forest territory (M) is a functional zone which is determined in order to ensure conditions for sustainable development of forests and implementation of the main – economic, ecological and social – functions related to the forest.

52. The main types of the use of a forest territory shall be as follows:

52.1. forestry land use;

52.2. forest in specially protected nature territories;

52.3. public outdoor space (with or without facilities).

53. The following types of additional use may be laid down in a forest territory:

53.1. public building and land use:

53.1.1. building of trade and service objects;

53.1.2. building of tourism and recreational establishments;

53.1.3. building of sports buildings;

53.2. country estate building if the area of a land unit is not less than 2 ha and a larger area is not laid down in the laws and regulations governing protection zones or forestry sector;

53.3. extraction of mineral resources.

4.12. Agricultural Territory (L)

54. Agricultural territory (L) is a functional zone which is determined in order to ensure rational and varied use of agricultural land as a resource for all types of agricultural activity and services related thereto.

55. The main types of the use of an agricultural territory shall be as follows:

55.1. agricultural use;

55.2. country estate building;

55.3. building of agricultural production undertakings;

- 55.4. public outdoor space.
- 56. The following types of additional use may be laid down in an agricultural territory:
 - 56.1. forestry land use;
 - 56.2. industrial building and land use:
 - 56.2.1. building of light industry undertakings;
 - 56.2.2. extraction of mineral resources;
 - 56.2.3. building of waste management and recovery undertakings;
 - 56.3. technical building and land use;
 - 56.4. public building and land use:
 - 56.4.1. building of trade and (or) service objects;
 - 56.4.2. building of tourism and recreational establishments;
 - 56.4.3. building of cultural institutions;
 - 56.4.4. building of sports buildings;
 - 56.4.5. building of buildings of religious organisations;
 - 56.4.6. building of health protection and health care institutions;
 - 56.4.7. building of social care institutions;
 - 56.4.8. building of animal care institutions;
 - 56.5. residential building and land use:
 - 56.5.1. building of summer cottages;
 - 56.5.2. building of garden houses.

4.13. Water Territory (Ū)

57. Water territory (Ū) is a functional zone which is determined in order to design and ensure rational and sustainable use of water resources for economic activity, transport, recreation and environmental protection.
58. The main types of the use of a water territory shall be as follows:
 - 58.1. water handling use;
 - 58.2. technical building and land use:
 - 58.2.1. transport linear infrastructure building;
 - 58.2.2. transport service infrastructure building;
 - 58.2.3. engineering infrastructure building;
 - 58.2.4. building of power supply undertakings;
 - 58.3. public use of water space.
59. The following types of additional use may be laid down in a water territory:
 - 59.1. residential building on the water;
 - 59.2. extraction of mineral resources.

5. Requirements for the Planning and Use of Particular Territories

5.1. Requirements for the Spatial Planning of Villages and Towns

60. It is prohibited to establish new and complex residential building territories outside towns and villages if they are not planned as new villages or spatial expansion of the existing towns or villages.
61. Upon designing new villages or spatial expansion of the existing towns or villages the following shall be provided for:

- 61.1. transport infrastructure solutions which ensure an optimal link between the internal street network and the external motor road network;
- 61.2. provision of engineering supply;
- 61.3. opportunities for the population to receive the minimum amount of services – pre-school and primary education, health and social care, as well as day-to-day food products;
- 61.4. accessibility of the territory by public transport;
- 61.5. provision of spatial management (for example, maintenance and management of streets and engineering communications, as well as waste collection);
- 61.6. the territories provided for public purposes;
- 61.7. public outdoor space, including publicly accessible nature and greenery territories.

62. The requirements for placing production undertakings, as well as trade and service objects, their area and requirements for the protection of adjacent residential building territories against noise, smells and other types of pollution may be laid down in the spatial plan or local plan.

5.2. Requirements for the Planning and Use of Rural Areas

63. The functional zones in a rural area and the types of use permitted therein shall be determined in accordance with Paragraphs 21, 22 and 23 of this Regulation.

64. If a detailed functional zoning has not been drawn up in a rural area or any part thereof, the permitted types of use shall be determined according to the information of a current topographic map with the scale M 1:10000 in conformity with the requirements referred to in this Regulation for the following functional zones – forest territories (M), agricultural territories (L) or water territories (Ū).

65. The minimum area of the land unit to be formed in rural areas shall be 2 ha, unless a larger minimum area has been laid down in other laws and regulations in the field of land management or agriculture and rural development, spatial plan or local plan. This condition shall not apply to:

- 65.1. land units necessary for the management of existing structures;
- 65.2. rearrangement of land borders or consolidation of land units;
- 65.3. land units necessary for the construction or maintenance of engineering structures;
- 65.4. cases when it is necessary to separate an existing country estate from the rest of the land if access and electric power supply is provided thereto;
- 65.5. land units necessary for the construction and management of individual production, public or commercial objects.

5.3. Requirements for the Planning of Building Territories of Summer Cottages and Garden Houses

66. In planning new building territories of summer cottages and garden houses:

- 66.1. engineering supply solutions shall be drawn up;
- 66.2. waste collection sites shall be provided for;
- 66.3. an optimal street or road network shall be provided for.

67. The existing building territories of summer cottages and garden houses may be transformed into continuous residential building territory in conformity with the following conditions:

67.1. if a local plan or detailed plan is drawn up, which comprises at least one building block or another functionally connected territory, and the functional zone defined in the spatial plan allows a respective type of use;

67.2. if it is possible to provide power supply, construction of water supply and urban wastewater sewerage systems, rainwater collection systems and road network, as well as waste management.

5.4. Requirements for the Planning and Use of Water Territories

68. The following surface water bodies shall be depicted in a spatial plan, local plan or detailed plan as a water territory according to the scale certainty of the cartographic material:

68.1. in towns and villages – watercourses the total length of which is at least 3 km, but in a rural area – watercourses the total length of which is at least 10 km;

68.2. water reservoirs the area of which in a rural area is at least 1 ha and at least 0.1 ha – in towns and villages.

69. Public swimming places and recreational places at public waters shall be indicated in a spatial plan, local plan or detailed plan.

70. It is prohibited to reduce the aquatorium territory of natural water reservoirs and watercourses, for example, in banking the territory or making artificial islands, except the cases when it is necessary for the provision of port functions or main transport infrastructure, erosion risk restriction, construction of flood protection structures or an amelioration system.

71. Access possibilities to public waters shall be provided for in a spatial plan according to the scale certainty. Their layout and solution shall be determined in local plans and detailed plans.

72. In planning the use of water bodies, the distance from the shoreline may be laid down in the spatial plan or local plan within which infrastructure buildings and objects may be put forward in the respective water body. The coastal building line according to the scale certainty shall be graphically depicted for water bodies having coastal building.

73. Such territories may be laid down in public waters in the spatial plan or local plan where it is permitted to place floating structures for arrangement of service objects.

74. Sections of watercourses or parts of water reservoirs may be laid down in the spatial plan or local plan where the use of such vessels and other floating structures is restricted, which have combustion engines.

75. Restrictions of the types of use in water reservoirs and watercourses shall be laid down in the spatial plan and local plan, which have been defined as risk water bodies in accordance with the laws and regulations on risk water bodies.

6. Planning of Transport Infrastructure

6.1. General Requirements for the Planning of Transport Network

76. A general transport development plan shall be included in a spatial plan or local plan.

77. A detailed transport development plan may be drawn up as a thematic plan for the entire local government territory or, if necessary, for individual towns and villages.

78. Types of transport and the main transport infrastructure elements shall be assessed in a detailed transport development plan, taking into account the objects which substantially affect the local government transport infrastructure (for example, roads, railways, railway stations, bus stations and transport hubs, traffic overpasses, ports, airports, as well as border crossing points and customs control points) and the following shall be indicated:

78.1. the existing and planned roads or streets;

78.2. a schematic layout of local government motor road connection points to the State motor road network;

78.3. a public transport scheme by including the public transport routes with stops and road service areas, as well as indicating the territories in which it is necessary to improve the availability of public transport;

78.4. other transport infrastructure and logistics objects, including bus stations, railway stations, cargo stations, aerodromes, ports, as well as customs control points and border crossing points;

78.5. a cycling transport and pedestrian traffic organisation scheme, including pedestrian streets, streets with priority for pedestrians and cycling transport.

79. If such objects are planned due to the operation of which traffic intensity and disturbances for other traffic participants may increase, as well as additional load and other negative impact on the transport infrastructure may occur, a traffic flow diagram shall be drawn up and included in the composition of the local plan, detailed plan or building design.

80. In forming new building territories or expanding the existing ones, street and road connections shall be mainly intended to the local government or State local motor roads.

81. Internal parallel roads and streets for local traffic shall be provided for in the building territories in the vicinity of State motor roads.

82. Territories for the construction of new by-pass roads, traffic overpasses or safe crossings shall be provided for in the spatial plan or local plan if such necessity has been established in assessing the prospective transport flows.

83. The streets, motor roads, railway and places to be newly formed shall be distinguished as separate land units. The territory of streets shall be determined between the red lines according to the category of each street, while the territory of motor roads and railway – between the separation zones.

84. The maximum permissible length of a blind passage for planned streets and roads in dense building territories shall be 150 m. If length of the blind passage exceeds 50 m, a turning place shall be arranged. Parameters of the turning place shall be determined in such a way that undisturbed turning around of the rescue and technical assistance road transport would be ensured.

6.2. Division of Streets and Roads

85. A street network of a town or village shall be formed as a unified and hierarchically arranged system of different categories of streets in conformity with the division provided for in this Regulation.

86. Streets and roads shall be divided into categories according to their functions and importance in accordance with Annex 2 to this Regulation. In addition the following shall be distinguished:

86.1. pedestrian streets and paths which ensure pedestrian traffic with work, study and recreational places, public and service institutions, public transport stops;

86.2. bicycle lanes which ensure cycling traffic with work, study and recreational places, public and service institutions, public transport stops.

87. Technical parameters of streets shall be determined depending on the street category, taking into account the specific features of the spatial structure of the particular populated area (for example, narrow main streets in the building of historic centres or wide red lines of streets in peripheral areas).

6.3. Red Lines of Streets

88. The width of streets between the red lines shall be determined in the building regulations of the spatial plan, in local plans and detailed plans.

89. Red lines of streets shall be determined according to the category of each street. The same street may also have different categories in different sections thereof with different width of red lines.

90. The width of red lines for the existing streets shall be determined in the building regulations of the spatial plan and depicted graphically in the local plan and detailed plan depending on the selected scale certainty.

91. Categories of the planned streets and width of the red lines corresponding thereto shall be determined in the building regulations of the spatial plan.

6.4. Connections of Streets and Motor Roads

92. A local street network shall be planned so that it is integrated in the joint street and road network of a town or village and provides optimal access possibilities to each existing and planned land unit.

93. The by-pass roads planned for diversion of transit traffic flows from the centre of a town or village or a residential building territory shall be formed without direct connections to the residential building territories.

94. Connections to the motor roads in a rural area shall be designed in conformity the requirements of the respective laws and regulations in the field of traffic.

95. Connections of access roads and underpasses to the main streets and streets of local significance in towns and villages shall be provided for in accordance with the requirements of the laws and regulations in the field of traffic. The minimum distances from the street crossings to connections of access roads and underpasses to the roadways of streets shall be determined by a local government depending on the category of the street.

96. Roundup radiuses of roadways at street and road crossings, as well as in the connections to the motor roads shall be designed in conformity with the requirements of the laws and regulations in the field of traffic. In streets which are provided for public transport and cargo transport traffic the dimensions of such vehicles shall be taken into account.

97. In performing reconstruction of streets in the territories of existing building and historic centres of towns, the minimum quantities of roundup radiuses of roadways may be decreased according to the current situation.

6.5. Pavements and Pedestrian Tracks

98. In designing and constructing of pavements, the environmental accessibility requirements shall be observed.

99. Pavements and pedestrian tracks shall be planned as far as possible from the roadways of streets and motor roads in order to protect pedestrians from the pollution caused by vehicles (for example, noise, air vibration, mud and sprays).

100. The width of a pavement shall be determined in such a way that the part available for the pedestrian traffic is not less than 1.2 m when placing other constructions (for example, stops, posts, advertising stands) on the pavement.

101. Upon designing pedestrian streets in the historic centres of towns, pavements may be planned at the same level as the roadway by marking the border with surfacing materials of different relief and colour, unless it is in contradiction with the requirements of protection of cultural monuments.

102. Pedestrian tracks shall meet the following environmental accessibility requirements:

102.1. width of a pedestrian track – not less than 1.2 m, its surfacing – from hard and slip-resistant material in any weather conditions;

102.2. the border of the pedestrian track is clearly visible and touchable by using a marking, surfacing of different colour or relief.

6.6. Pedestrian Crossings and Tunnels

103. The layout of pedestrian crossings shall be planned according to the pedestrian traffic flow.

104. Pedestrian crossings, as well as street and motor road crossings must be visible, conforming to the visibility triangles.

105. Pedestrian crossings shall be designed in conformity with the requirements of the respective laws and regulations in the field of traffic and providing for:

105.1. rational layout of ramps at the street crossings;

105.2. different surfacing materials in dangerous places which are also perceptible by people having visual impairment;

105.3. equipping traffic lights with warning signals;

105.4. a marking in contrasting colour;

105.5. lighting of pedestrian crossings.

106. New pedestrian tunnels shall be arranged in cases if other solutions are not possible.

107. Conformity with the following environmental accessibility and safety requirements shall be ensured in pedestrian tunnels:

107.1. the ramps and stairs of the pedestrian tunnels must have handrail;

107.2. the width of the ramp may not be less than 1.3 m;

107.3. a covering shall be made above the stairs and ramps of tunnels. If making of a covering is not possible, rainwater drainage and snow removal shall be ensured;

107.4. the surfacing of tunnel floor, stairs and ramps must be made from slip-resistant material in any weather conditions;

107.5. a marking in contrasting colour, surfacing materials of different colour and relief which may also be easily perceived by people having visual impairment shall be used in dangerous places.

6.7. Public Transport Stops

108. Public transport stops shall be placed in places where access roads ensure optimal reach of the stop and convenient accessibility.

109. Equipment of a public transport stop must not disturb or restrict pedestrian traffic.

6.8. Bicycle Lanes

110. Upon designing new bicycle lanes (including combined pedestrian tracks and bicycle lanes), their layout shall be planned as far as possible from the roadways of streets and motor roads, in order to protect cyclists and pedestrians from the pollution caused by vehicles (for example, noise, air vibration or mud) and not to deteriorate the road safety.

111. Upon planning separate lanes for cycling traffic at the edge of roadways of streets and motor roads, sufficient area shall be provided for them in conformity with the safety instructions and the requirements of the laws and regulations in the field of traffic.

7. General Requirements for Building

7.1. Building Parameters

112. The main parameters characterising building shall be building density, building intensity, indicator of vacant (green) territory and building height.

113. The building parameters shall not be applicable to those land units which are provided only for construction of engineering supply networks and their objects, as well as construction of transport infrastructure objects, for example, motor roads, railways, traffic overpasses or bridges.

114. Building density is a proportion of the built-up territory (sum of the building area of all buildings) to the area of the land unit in the respective functional zone. It shall be calculated in per cent, using the following formula:

$$A = \frac{L}{Z} \times 100 \%, \text{ where}$$

A – building density (in per cent);

L – sum of the building areas of all buildings (m²);

Z – area of the land unit in the respective functional zone (m²).

115. If water bodies or their parts are also included in the land unit, the building density shall be calculated in relation to the area of the entire land unit.

116. Building intensity is a proportion of the sum of the above-ground storey area of buildings and the land unit area in the respective functional zone. It shall be calculated in per cent, using the following formula:

$$I = \frac{A}{Z} \times 100 \%, \text{ where}$$

I – building intensity (in per cent);

S – a sum of the above-ground storey area of all buildings (m²);

Z – area of the land unit in the respective functional zone (m²).

117. The vacant (green) territory is a non-built land unit area and it shall be calculated using the following formula:

$$B = (Z - L1 - L2 - L3), \text{ where}$$

B – vacant (green) territory (m²);

P – area of the unit of land;

L1 – sum of the building areas of all buildings (m²);

L2 – area occupied by access roads (m²);

L3 – area occupied by parking lots (m²).

118. The vacant (green) territory is characterised by the indicator of the vacant (green) territory. It shall be determined in per cent as a proportion of the vacant (green) territory and the sum of all built-up territories and calculated using the following formula:

$$b = \frac{B}{Z} \times 100 \%, \text{ where}$$

b – indicator of the vacant (green) territory (in per cent);

B – vacant (green) territory (m²);

Z – area of the land unit (m²).

119. If the local government determines the indicator of the vacant (green) territory, a coefficient may be applied in the spatial plan, specifying more accurately the territories which are permitted to be included in the vacant (green) territory.

120. The building area shall be determined, taking into account the type of use of the particular territory. The building height limits may be set in both, metres and according to the number of the above-ground storeys. The local government may set both, the maximum and the minimum building height limits.

121. Upon setting the maximum building height in the vicinity of the aerodrome territory, the requirements of the laws and regulations in the field of civil aviation shall be conformed to.

122. Such building parameters shall be determined in the historic building territories of towns and villages, which can be observed by maintaining the nature of the existing building.

7.2. Height of Structures, Number of Storeys

123. Height of a structure shall be measured from the land glide mark at the side of the street facade or entrance. Under changeable relief conditions height shall be determined according to the particular situation.

124. The height limits shall not be applicable to architectural or technical constructions (for example, skylights, chimneys, towers, flag poles, electronic communications objects, wind indicators or lightning conductors).

125. Upon planning towers, chimneys, engineering structures and other objects in the vicinity of an aerodrome, which may be potentially dangerous for the flight safety of aircrafts, their layout shall be co-ordinated with a merchant and the institution which manages the aerodrome. It shall also apply to construction of all those objects the height of which above the relief reaches 100 m irrespective of their location.

7.3. Yards

126. Upon planning the yards of multi-apartment houses, the necessary elements of facilities shall be provided for, including children's playgrounds, adult recreational centers, places for placing waste containers and parking lots necessary for the population.

127. Upon planning, building up or facilitating the yards of multi-apartment houses, free access for the transport of emergency services, as well as undisturbed service of engineering supply networks and objects shall be provided.

128. A local government may lay down additional requirements for the use and facilities of yards.

7.4. Building Lines

129. A building line in towns and villages shall be determined as the minimum or maximum distance from the red line of the street to the building. The established building line shall be conformed to in the existing building territories, unless it is located in the red lines.

130. The following minimum distances shall be conformed to in the building territories where a street network has not been formed, nor a building line established, between the red line of the street and the building line:

130.1. for the main streets, streets of town or village significance – not less than 6 m;

130.2. for streets of local significance, access roads, pedestrian streets and roads – not less than 3 m.

131. A building line in rural areas shall be determined as a distance from the protection zone of the motor road. The building line may coincide with the protection zone of the road but may not be less than the protection zone, except the cases if it is necessary for construction of the transport infrastructure and service objects, as well as placing of the engineering supply networks and objects.

7.5. Conformity of Building with the Land Unit Borders

132. The new structures (except engineering structures – bridges, scaffold bridges, tunnels, traffic overpasses and engineering communications) shall be laid out not closer than 4 m from

the land unit borders. This distance may be reduced if the requirements of the laws and regulations regarding fire safety, hygiene and insulation are not violated and a consent of the owner of the adjacent land unit has been received.

133. The structures to be newly built (except port terminals and engineering structures – bridges, scaffold bridges, tunnels, traffic overpasses and engineering communications) shall be located within the respective land unit, and their parts may not project outside the respective land unit border or be located on the border, except the cases if a fireproof wall is built between the buildings or the buildings have a common fireproof wall (firewall) and a consent of the owner of the adjacent land unit has been received.

7.6. Visibility Triangles

134. In order to ensure good visibility and traffic safety, visibility triangles shall be observed in the land units at the street and road crossings.

135. It is prohibited to place structures, including fences, pavilions, stalls, stands, advertising objects, as well as to arrange plantations higher than 0.8 m in the part of the land unit consisting of visibility triangles. This requirement shall not apply to the building territory of existing historic centres and urban building monuments.

7.7. Distances Between Structures

136. The permitted minimum distances between structures shall be determined in conformity with the fire safety requirements, as well as:

136.1. taking into account the requirements of the laws and regulations in the field of insulation;

136.2. providing free access opportunities for the transport of emergency services, including fire equipment;

136.3. observing the distance to motor roads, railways and other objects, taking into account the requirements laid down in the laws and regulations governing protection zones.

137. Requirements for distances between structures, as well as for distances from the structures and elements of facilities to trees and bushes may be laid down in the building regulations of the spatial plan or local plan.

7.8. Structures for Animals

138. The structures provided for livestock in towns and villages may be placed only in the territories laid down in the spatial plan or local in conformity with the following provisions:

138.1. the structures provided for livestock may not be arranged in public building territories and building territories of multi-apartment houses;

138.2. the veterinary and hygiene requirements are met, as well as measures have been taken for protection against noise, smells and other negative factors.

139. Measures for protection against noise, smells and other negative factors shall be ensured in such land unit where the structures provided for livestock are located without causing encumbrances to the owners of the adjacent land units.

140. Upon planning new structures provided for livestock the following minimum distances from the residential and public building to the structure for livestock shall be conformed to:

- 140.1. 50 m – if the structure is provided for simultaneous holding of up to 20 livestock units;
- 140.2. 100 m – if the structure is provided for simultaneous holding from 21 to 50 livestock units;
- 140.3. 300 m – if the structure is provided for simultaneous holding from 51 to 500 livestock units;
- 140.4. 500 m – if the structure is provided for simultaneous holding of more than 501 livestock units.

141. The distances referred to in Paragraph 140 of this Regulation must be conformed to also in cases if new residential or public building is planned in the vicinity of the existing structures provided for holding of livestock.

142. The provisions referred to in Paragraph 140 of this Regulation shall not apply in cases if the structures provided for holding of livestock and residential building are owned by the same owner, are located in the same land unit or a mutual agreement has been reached.

143. Upon planning the layout of housing for pigs, the condition shall be observed that density of pigs may not exceed 1500 livestock units in the surrounding territory within a 3 km radius. This requirement shall not apply to the housing for pigs where five or less livestock units are held.

7.9. Protection against Noises and Pollution

144. Upon planning large engineering structures, transport and logistics objects, industrial production and processing undertakings, including places of extraction of mineral resources, waste landfill sites, biogas cogeneration units, the following shall also be provided for in the spatial plan, local plan or detailed plan:

- 144.1. measures for reducing the impact of such objects on the surrounding territories;
- 144.2. transport flow organization so that residential and public building territories are not affected.

145. The minimum distances between the potential objects causing pollution, residential and public building and tourism and recreational objects may be determined in the spatial plan and local plan.

146. A local government may provide for measures for reducing noise, prevention of pollution and other negative factors in the existing residential and public building territories in the vicinity of motor roads, railways and aerodromes, as well as objects causing pollution in accordance with such procedures and to such an extent as it is prescribed by the laws and regulations in the field of pollution.

147. Upon planning new residential and public building territories, they shall be provided for in places where the impact of motor roads, railways and aerodromes, as well as polluting objects does not exceed the pollution thresholds laid down in the laws and regulations in the field of pollution.

8. Engineering Supply Networks and Objects

8.1. Water Supply

148. Centralised and continuous drinking water supply shall be provided in towns and villages in the following building territories:

- 148.1. low-storey and multi-storey residential building territories;
- 148.2. public building territories;
- 148.3. mixed centre building territories;
- 148.4. new private house building territories where construction of more than 20 residential houses (with household buildings and subsidiary buildings) is planned.

149. Centralised water supply solutions shall be planned by assessing the current situation and technical and economic justification, choosing connections to the joint centralised networks accordingly or forming local and centralised water supply systems.

150. Individual water supply may be installed in country estates, as well as private house building territory where less than 20 residential houses are planned.

151. Individual water supply may be installed as a temporary solution in private house building territories to be newly formed until construction of centralised water supply networks where construction of more than 20 residential houses is planned, providing for the connection possibilities to centralised networks.

152. A centralised water supply system with fire hydrants and a possibility to access water supply points shall be provided for in towns and villages for external fire water supply, arranged in accordance with the requirements of the laws and regulations in the field of fire safety.

153. Water supply points for fire-fighting purposes shall be indicated in the spatial plan or local plan.

8.2. Wastewater Collection

154. Centralised wastewater collection and purification shall be ensured in the building territories in accordance with the requirements of the laws and regulations in the field of environmental protection.

155. If a centralised wastewater collection system has not been built in the territory, local wastewater collection systems may be formed with local wastewater treatment plants in conformity with the requirements of the laws and regulations governing the field of environment.

156. Upon forming new private house building territories or expanding the existing ones where the number of residential houses will exceed 20, installation of a centralised wastewater collection system shall be provided for.

157. Individual purification plants or a hermetically sealed collection reservoir in each building plot may be installed in private house building territories until construction of a centralised wastewater collection system, providing for a possibility to connect to centralised networks and in conformity with the requirements of valid construction standards and laws and regulations governing the field of environment.

158. Hermetic exhaustible containers or individual purification plants may be installed in residential building territories which are not connected to a centralised wastewater collection system in conformity with the requirements of valid construction standards and laws and regulations governing the field of environment.

8.3. Electric Power Supply and Alternative Energy Supply

159. Appropriate provision of energy supply shall be provided for in the new building territories by planning locations for placing transformers and substations in local plans or detailed plans.

160. Thermal pump ground collectors may be installed not closer than 3 m from their external contour to the border of the adjacent land unit. This distance may be reduced if a consent of the owner of the adjacent land unit has been received.

161. It shall be allowed to place wind power stations, the power of which is more than 20 kW, in an industrial building territory (R), technical building territory (TA) and agricultural territory (L) or in the places indicated in the spatial plan and local plan.

162. The territories where construction of wind power stations is prohibited may be laid down in the spatial plan or local plan.

163. Upon planning the layout of such wind power stations whose power is more than 20 kW, the following provisions shall be conformed to:

163.1. wind power stations shall be placed not closer than within the distance of three rotor diameters from each other;

163.2. wind power stations shall be placed not closer to the residential houses of the rural area than 500 m;

163.3. a wind farm shall be placed not closer to the residential houses of a rural area than the distance which is five times larger than the maximum height of the wind power station;

163.4. a wind power station shall be placed not closer to a dense residential building and public building existing or planned in the territories of villages and towns than 1 km, while a wind farm shall be placed not closer than 2 km;

163.5. wind power stations shall be placed not closer than 2 km to *NATURA 2000* territories and micro-reserves which have been set for the protection of bird species, as well as not closer than 500 m to other *NATURA 2000* territories;

163.6. the impact of wind power stations on the landscape shall be assessed in the visual perceptibility area of State protected cultural monuments, taking into account the particular situation and the specific character of the cultural monument;

163.7. wind farms shall be placed not closer than 2 km from a health resort territory;

163.8. a border of the wind farm shall be determined from the outside projection of the wind power station tower, while the distance of the wind power station shall be determined from the wind power station tower.

8.4. Rainwater Collection Systems

164. Rainwater and snow water drainage from the streets, roads, places and building plots shall be provided in all building territories, providing for water collection systems.

165. In places where it is not possible to connect a rainwater collection system to the existing networks a local solution shall be provided for by ensuring rainwater drainage to a specially formed system or filter layer.

166. It is prohibited to drain the rainwater directly into the wastewater collection system. Before the rainwater drainage into open aboveground objects their settlement systems must be provided for.

167. The requirements for rainwater drainage solutions from the streets, roads and places to be designed shall be determined in the detailed plan or provided for in the building design.

8.5. Waste Collection Points

168. Upon planning new building, places for waste containers shall be provided for according to the expected amount and type of waste.

169. The layout of waste containers shall be determined in the detailed plan, building design or design of facilities of the territory according to a functionally substantiated plan of access roads and pedestrian tracks.

170. Upon planning the layout of waste containers, the functional, hygienic and aesthetic aspects, as well as the nature of the surrounding building shall be assessed. The following distances shall be conformed to in new building territories from the edge of the waste container place:

170.1. not closer than 10 m to the facade of a multi-apartment house with windows;

170.2. not closer than 20 m to the entrance of an educational institution, children's playground or recreational area;

170.3. not closer than 5 m to the trunks of trees to be preserved;

170.4. not closer than 1.5 m to the land unit border, except the case if a consent of the owner of the adjacent land unit has been received;

170.5. not closer than 100 m to the furthest entrance into a residential house or a public building.

171. Upon calculating the total area of the waste collection area, at least 2 m² shall be provided for one container and convenient access of a specialised vehicle to the waste containers shall be taken into account.

9. Planning of a Public Outdoor Space

9.1. Facilities of the Territory and Outdoor Space Elements

172. A sufficient number of benches and other elements of facilities including lighting shall be provided in the urban environment and public outdoor space. A local government may provide for the requirements for facilities of the territory and outdoor space elements in the spatial plan or local plan.

173. The layout of phone booths, parking lot cash registers, automated teller machines, advertising posts and other objects may not disturb the movement of pedestrians and users of baby carriage and wheelchairs. The width of the vacant pavement may not be less than 1.2 m.

174. The layout of seasonal cafes, street sales locations and other service objects in the public outdoor space may not disturb the movement of pedestrians and users of baby carriage and

wheelchairs by occupying the entire territory provided for pedestrian movement, for example, a pavement, place or quay. In such case the width of the vacant pavement may not be less than 1.2 m.

9.2. Placing of Passenger Ship, Yacht, Boat Wharf and Floating Structure

175. Publicly accessible passenger ship, yacht and boat wharfs shall be indicated in the spatial plan or local plan and arranged in accordance with the requirements of the laws and regulations governing the field of construction, nature protection and environmental accessibility.

176. A parking lot with a sufficient number of parking spaces shall be provided for according to the capacity of the wharf.

177. The platforms and ramps of yacht and boat wharfs shall be constructed in conformity with the following environmental accessibility and safety requirements:

- 177.1. equipped with handrails and safety fences;
- 177.2. such dimensions shall be selected which ensure sufficient manoeuvring possibilities;
- 177.3. slip-resistant surfacing materials shall be used.

178. The ramp slope may not exceed 1:12 or 8%. At the places where ramps are subjected to weather conditions rainwater drainage shall be ensured.

179. Upon planning the layout of floating structures, free access to the public waters and appropriate provision of engineering infrastructure shall be ensured.

9.3. Public Recreation Areas

180. Public objects, including places of public events and recreation areas in nature, shall be provided with toilets arranged in conformity with the environmental accessibility requirements and providing for a place for placing additional toilets during public events.

181. At the venues of public mass events and recreation areas in nature a possibility shall be provided for short-term large-capacity parking lots, taking into account the anticipated number of visitors.

182. The recreation areas shall be arranged in accordance with the hygiene and environmental protection requirements, providing for waste collection points and toilets meeting the environmental accessibility requirements.

183. Publicly accessible swimming areas shall be arranged in conformity with the requirements laid down in the laws and regulations regarding the creation and maintenance of a swimming area, as well as the environmental accessibility requirements.

184. Such places shall be established at nature trails and plank-ways where visitors may pass each other.

185. The paths and plank-ways of nature trails shall have a slip-resistant surface. If they are made of wood, their surface shall be specially treated (grooves or zones of abrasive material).

186. At places where a nature trail has a dangerous slope, precipice or incline or it leads directly to a water body or a steep precipice, safe handrails or safety barriers shall be provided for in height of not less than 0.90 m.

187. At places where the levels of a nature trail change, a descent shall be formed on the trail with a longitudinal slope not exceeding 1:20 or 5%. Areas for a short rest shall be arranged at nature trails in the distance of 500 to 1000 m far from the trails.

9.4. Ditches, Water Drainage and Artificial Water Reservoirs

188. If building of ameliorated territories is planned, reconstruction or rearranging of the amelioration system shall be provided for in the local plan, detailed plan or building design. The reconstruction or rearranging of the amelioration system shall be performed before building of the territory.

189. Upon arranging surface water collection systems or amelioration systems only in one property, the upper edge of ditches may not be located closer than 2 m to the border of the adjacent land unit. Such distance may be reduced if a consent of the owner of the adjacent land unit has been received.

190. Upon building new streets or access roads over a watercourse, a culvert of an appropriate diameter or a bridge must be provided for.

191. It is prohibited to fill the existing gullies and natural water runoffs before another water collection and drainage system is built in accordance with the amelioration system rearrangement design.

192. Upon planning building in rural territories, structures may not be placed closer than 10 m to the upper edge of the water drain and gully and closer than 8 m to the axis of a covered water drain, if its diameter is 300 mm and more, except the cases if the respective structures are related to the amelioration systems.

193. Artificial water reservoirs which are larger than 0.1 ha may not be arranged closer than 10 m to the border of the adjacent land unit. Such distance may be reduced if a consent of the owner of the adjacent land unit has been received.

194. Upon planning forming of an artificial water reservoir and floating the territory, an opinion of an expert certified in hydro-ameliorative construction on the impact of the planned object on the surrounding land properties and a consent of the owners of the respective land plots which are affected by the planned object shall be received.

9.5. Protection of Relief and Soil Surface

195. Upon lowering or raising the ground level by more than 0.5 m, a vertical spatial plan shall be developed as a part of the building design or territory improvement project. The beginning of a descent slope may not be closer than 1 m from the border of the adjacent land unit, except the case if a consent of the owner of the adjacent land unit has been received.

196. Upon performing construction works and territory improvement, the soil surface shall be preserved and after completion of the construction works it shall be renewed.

10. Vehicle Parking

10.1. Parking Lots

197. The layout requirements of parking lots shall be determined in the spatial plans and local plans, including the requirements regarding distances to objects of different types, as well as the necessary number of parking lots for different types of use.

198. In addition to parking lots, specially equipped bicycle, motorcycle (including moped and scooter) and tourist bus parking lots shall be provided for at important public buildings.

199. The area necessary for an aboveground open parking lot shall be calculated assuming that approximately 25 m² are necessary for parking one car, 5 m² – for parking one motorcycle, and 60 –75 m² – for parking one passenger bus.

200. Rainwater collection and drainage into rainwater sewerage system shall be ensured in open parking lots provided for more than 50 vehicles.

201. Open permanent parking lots shall be separated from the residential building, pre-school educational institutions, schools or health care institutions by a greenery zone formed as a hedge.

202. In building a separate open parking lot in yards of multi-apartment houses, it shall be facilitated providing for separating plantations along children's playgrounds, sports grounds or recreation areas of the population.

203. Special parking places not less than 3.5 m in width shall be provided for in parking lots in the public outdoor space and at public buildings for people with special needs. The parking places provided for persons with special needs shall be placed as close to the object as possible.

204. If it is planned to form more than 10 parking places at a public building, at least one parking place out of each 20 parking places shall be provided for the persons with special needs. If less than 10 parking places are planned at a public building, at least one parking place shall be provided for the persons with special needs.

205. At least one parking place shall be provided for the persons with special needs at new multi-apartment houses, which is located as close to the entrance as possible.

206. The minimum area necessary for closed parking lots shall be calculated according to the planned number of cars depending on the way of their parking.

207. The layout of "park and ride" lots shall be determined in the spatial plan, local plan or detailed plan.

208. A "park and ride" lot may be established as a multi-functional complex combining it with business, service or other public objects.

10.2. Bicycle Parking Lots

209. Bicycle parking lots shall be established at business and service objects, public administration, cultural, educational, medical treatment institutions, sports and recreation objects.

210. Bicycle parking lots shall be placed so that pedestrian movement along the pavements and pedestrian tracks is not disturbed.

211. Area of a bicycle parking lot shall be calculated assuming that the area necessary for parking one bicycle is 1.2 m².

11. Risk Areas and Polluted Areas

212. Upon drawing up spatial development planning documents, the following shall be taken into account:

212.1. objects of increased danger

212.2. geological risk areas;

212.3. flood risk areas;

212.4. areas of increased fire hazard and explosive objects;

212.5. polluted and potentially polluted areas;

212.6. aviation accident risks (in the take-off and landing area of aircrafts).

213. Areas of increased risk, objects of increased danger and potential areas of increased risk shall be assessed depending on the possibility of the undesirable process or accident, recurrence frequency, the scope of consequences and losses and graphically presented in the spatial plan, local plan or detailed plan.

214. A local government may set restrictions for increase of the existing residential and public building density in the area of accident risk of the objects of increased danger, indicating the maximum permitted building density and intensity.

215. Requirements or restrictions regarding construction of such objects the operation of which may cause a possibility of an industrial accident shall be determined in the building regulations of the spatial plan or local plan.

216. Construction is prohibited in the risk areas of active karst processes, coastal erosion, landslides, mudslides and other areas of increased geological risk, except the structures which are provided for reducing risk factors.

217. A local government may set special requirements for construction and environmental infrastructure in flood risk areas, for example, for wastewater collection and purification systems.

218. Taking into account the specific character and risk degree of each particular object or area, a local government may set such restrictions results in the building regulations of the spatial plan or local plan on the basis of the research which are stricter than those determined by other laws and regulations in the field of environmental protection or health.

219. Restrictions for building in the areas of increased fire hazard may be provided for in the building regulations of the spatial plan or local plan by determining the minimum permitted

distances from explosive objects to another building and forest tract, as well as restrictions for afforestation of the territories in the zones to dense building territories in towns and villages.

220. It is prohibited to plan new residential building, educational institutions and medical treatment institutions in the potential pollution distribution area.

221. Upon planning new economic activity, a local government shall first assess a possibility to use the degraded, abandoned and unmanaged areas with the existing infrastructure.

12. Landscape Protection and Planning

222. Valuable landscape areas may be determined in the spatial plan or local plan which are depicted in the graphical part.

223. Such activities are prohibited in the valuable landscape areas, as a result of which undesirable changes of the landscape structure take place, for example, covering up of important views and perspectives with structures, planting of trees or considerable relief transformation.

224. The valuable landscape areas shall be determined by performing a landscape assessment the results of which shall be included in the landscape plan.

225. A local government may require to perform a landscape assessment in valuable landscape areas and places within the framework of the detailed plan or building design.

226. A landscape design plan shall be drawn up in valuable landscape areas before afforestation or logging.

227. Afforestation in protection zones of cultural monuments is prohibited if high-value views are thereby covered up or the nature of the cultural landscape is considerably changed.

228. A landscape plan may be drawn up as a thematic plan where recommendations for further action are referred to.

229. The following shall be determined in a landscape plan:

229.1. especially valuable landscape spaces;

229.2. main values;

229.3. elements characteristic to the landscape structure;

229.4. publicly accessible views and perspectives;

229.5. landscape roads;

229.6. objects of cultural and historical value and other important information;

229.7. quality goals of the landscape or its units;

229.8. landscape care and maintenance activities which are necessary for achievement of the quality goals of the landscape or its units.

230. The locations of potential conflict situations, as well as territories where it is necessary to conduct an in-depth study and draw up more detailed environmental improvement or landscape regeneration plans shall be indicated in the landscape plans. The recommendations for the development of valuable landscape areas shall also be included in landscape plans.

13. Cultural Monuments and Their Protection

231. State protected cultural monuments shall be graphically depicted in the spatial plan depending on the scale of the plan and accuracy of the available data.

232. The cultural monuments regarding the territory and location of which the responsible institution has not provided accurate data shall be depicted relatively, taking into account the available information.

233. The borders of individual protection zones of cultural monuments shall be determined as much as possible according to the actual borders or land plot cadastral borders, taking into account the structure of the historic plan, landscape aspects, perceptibility of the cultural monument.

14. Territories with Special Provisions

234. In necessary, the following territories with special provisions shall be determined and depicted in the spatial plans and local plans:

- 234.1. territories for which detailed plans are to be developed;
- 234.2. territories for which detailed plans are to be developed;
- 234.3. cultural and historical territories of local significance and nature territories;
- 234.4. valuable landscape areas;
- 234.5. agricultural territories of local significance;
- 234.6. infrastructure development territories of national and local significance;
- 234.7. other territories, including airport and port territories.

235. Only structures for short-term use related to service, services, tourism, recreation or other similar purposes of use and to be used until construction of the planned infrastructure object shall be provided for in the territories planned for building and reconstruction of the infrastructure of national and local significance.

236. In addition to the conditions referred to in Paragraph 235 of this Regulation, it shall be allowed to continue the use commenced in the territories which are planned for motor road and railway tracks, as well as:

- 236.1. to perform agricultural activity – for example, plant production, vegetable-growing, plant growing, biomass growing, as well as to place temporary housing of livestock, sheds, warehouses, gardens of wild animals;
- 236.2. to establish tourism, sports, recreation objects – campsites, boat wharfs, cafes, motels, sports grounds, race tracks, moto tracks, cycling tracks;
- 236.3. to establish transport infrastructure objects – roads of local significance, fuel stations, transport parking lots, warehouses, storage facilities;
- 236.4. to establish vegetable gardens.

237. The perspective transport corridor and track locations shall be indicated in the spatial plans and local plans, selecting the optimal solution and taking into account the research results if such have been conducted.

238. The polluted, potentially polluted and degraded territories may be set in the spatial plan as the territories with special provisions.

15. Classification of the Types of Territory Use

239. The types of territory use shall be determined in accordance with Annex 3 to this Regulation.

240. Each type of territory use shall have a name and classification code – a digital identifier consisting of:

240.1. group identification code – two digits;

240.2. code of the type of territory use – three digits.

241. The code of type of territory use in State information systems and documents shall be indicated according to the classification of the territory use provided for in this Regulation.

16. Closing Provisions

242. The requirements of this Regulation shall not apply to:

242.1. spatial plans or local plans the drawing up of which has been commenced before the day of coming into force of this Regulation if a local government approves the spatial plan or local plan within six months from the day of the coming into force of this Regulation;

242.2. if construction design has been commenced before the day of the coming into force of this Regulation and a building permit has been issued not later than within six months after the day of the coming into force of this Regulation.

243. If the intention of construction of a wind power station conforms to a valid detailed plan, however, is in contradiction with the requirements referred to in Paragraph 161 or 163 of this Regulation, the building permit for construction of such a wind power station may be issued not later than within one year from the day of the coming into force of this Regulation.

244. The provisions referred to Paragraph 12 and Sub-paragraph 65.4 of this Regulation shall apply in the cases if structures have been built in the land unit or their construction has been commenced before the day of the coming into force of this Regulation in accordance with the procedures laid down in the laws and regulations governing construction.

245. The provisions referred to in Paragraph 21 of this Regulation shall not apply to the following cases:

245.1. if the types of use existing in the rural area conform to the functional zones referred to in Paragraph 21 of this Regulation;

245.2. the functional zoning determined in the rural area in the spatial plan which is valid on the day of the coming into force of this Regulation does not conform to the provisions referred to in Paragraph 21 of this Regulation.

Prime Minister

V. Dombrovskis

Acting for the Minister for Environmental Protection
and Regional Development – Minister for the Interior

D.Pavļuts

Depiction of Territories in Spatial Plans, Local Plans and Detailed Plans

I. Depiction of the Functional Zoning

| No. | Functional zone | Designation of zones and sub-zones | Colour/ geospatial code/ design |
|-----|---|------------------------------------|---|
| 1. | Private house building territory | DzS | <i>Yellow</i> 1010100 fill – RGB 255, 245, 145 contours – no |
| | | DzS1; DzS2.... | |
| 2. | Low-storey residential building territory | DzM | <i>Orange</i> 1010200 fill – RGB 255, 215, 125 contours – no |
| | | DzM1; DzM2.... | |
| 3. | Multi-storey residential building territory | DzD | <i>Light brown</i> 1010300 fill – RGB 215, 160, 135 contours – no |
| | | DzD1; DzD2..... | |
| 4. | Public building territory | A | <i>Light red</i> 1010400 fill – RGB 255, 115, 130 contours – no |
| | | P1; P2.... | |
| 5. | Mixed centre building territory | JC | <i>Reddish-violet</i> 1010500 fill – RGB 205, 100, 155 contours – no |
| | | JC1; JC2..... | |
| 6. | Industrial building territory | R | <i>Violet</i> 1010600 fill – RGB 195, 155, 215 contours – no |
| | | R1;R2; | |
| 7. | Transport infrastructure territory | TR | <i>Light gray</i> 1010700 fill – RGB 225, 225, 225 contours – no |
| | | TR1; TR2..... | |
| 8. | Technical building territory | AVM | <i>Gray</i> 1010800 fill – RGB 200, 200, 200 contours – no |
| | | TA1; TA2.... | |

| | | | |
|-----|-------------------------------|--------------|--|
| 9. | Nature and greenery territory | SE | <i>Bright green</i> 1010900 fill – RGB 170, 255, 45 contours – no |
| | | DA1; DA2.... | |
| 10. | Forest territory | M | <i>Grayish green</i> 1011000 fill – RGB 210, 230, 180 contours – no |
| | | M1; M2.... | |
| 11. | Agricultural territory | L = | <i>Light yellow</i> 1011100 fill – RGB 255, 255, 225 contours – no |
| | | L1;L2; | |
| 12. | Water territory | Ū | <i>Light blue</i> 1011200 fill – RGB 205, 235, 255 contours – no |
| | | Ū1; Ū2... | |

II. Depiction of the Territories with Special Provisions

| No. | Type of territory | Designation of zones and sub-zones | Geospatial code/ recommended design |
|-----|--|------------------------------------|--|
| 1. | Another territory with special provisions | TIN1 | 1020100  |
| | | TIN11; TIN12..... | |
| 2. | Territory for which a local plan is to be drawn up | TIN2 | 1020200  |
| | | TIN21; TIN22.... | |
| 3. | Territories for which a detailed plan is to be drawn up | TIN3 | 1020300  |
| | | TIN31; TIN32..... | |
| 4. | Cultural and historical territory of local significance and nature territory | TIN4 | 1020400  |
| | | TIN41; TIN42.... | |
| 5. | Valuable landscape area | TIN5 | 1020500  |
| | | TIN51; TIN52..... | |
| 6. | Agricultural territory of local significance | TIN6 | 1020600  |
| | | TIN61; TIN62..... | |
| 7. | Infrastructure development territory of national and local significance | TIN7 | 1020700  |
| | | | |

Acting for the Minister for Environmental Protection
and Regional Development – Minister for the Interior

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Street and Road Categories

| No. | Territory | Category group | Road (street) category | Road (street) name and number |
|-----|------------------------------|----------------|------------------------|--|
| 1. | Rural areas | A | AI | Main motor road for traffic to foreign countries and the state capital |
| | | | AII | Inter-regional motor road for traffic within the territories of several regions between the main motor roads, connects main centres to medium centres |
| | | | AIII | Regional motor road for traffic between medium centres, connects medium centres to small centres |
| | | | AIV | Rural road, connects small centres, territories |
| | | | AV | Rural road for local traffic within rural areas, connects territories to the roads of higher category |
| | | | AVI | Rural road for field and forest management, access to production objects, farms or individual farms, institutions and houses |
| 2. | Town and village territories | B | BI | Non-built road (street) of a populated area for transit traffic of the main motor roads and connecting of the main centre of the populated area to other centres |
| | | | BII | Non-built road (street) of a populated area for transit traffic of inter-regional and regional motor roads and connecting of internal centres |
| | | | BIII | Non-built road (street) of a populated area for connecting of internal medium and small centres |
| | | | BIV | Non-built connection road (street) |
| | | C | CIII | A street connecting the internal medium centres |
| | | | CIV | A street connecting the internal small centres |
| | | D | DIV | A connecting access street |
| | | | DV | Access street |
| | | E | EV | Access and stay street |
| | | | EVI | Stay street (road) |

Acting for the Minister for Environmental Protection
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Classifier of the Types of Land Use

| Group code 1 | Group name of the type of land use 2 | Type code 3 | Name of the type of land use 4 | Description of the type of land use 5 |
|------------------------------|---|----------------|-----------------------------------|--|
| 1. Built-up territory | | | | |
| 11 | Residential building and land use | 11001 | Private house building | Residential building consisting of private houses (free-standing individual residential houses) and semi-detached houses (two blocked, architecturally-combined and symmetrical individual residential houses with identical layout) including the necessary subsidiary buildings and facilities |
| | | 11002 | Summer cottage building | Building consisting of seasonal individual residential houses provided for residence in the status of the second houses, outside the permanent place of residence, with the necessary subsidiary buildings and facilities |
| | | 11003 | Garden house building | Building which mainly consists of family gardens with the structures provided for seasonal use, including living |
| | | 11004 | Country estate building | Separate building in a rural area consisting of one or several individual residential buildings with household buildings and subsidiary buildings necessary for household or economic activity |
| | | 11005 | Terraced house building | Residential building consisting of three and more lineary blocked individual residential houses with the necessary subsidiary buildings and facilities |
| | | 11006 | Multi-apartment house building | Residential building consisting of multi-apartment residential houses with the necessary subsidiary buildings, as well as facilities and services |

| | | | | |
|----|------------------------------|-------|---|---|
| | | 11007 | Residential building on the water | Building consisting of floating structures adjusted to the housing function or residential buildings which are secured on piles |
| 12 | Public building and land use | 12001 | Office buildings | Building consisting of banks, diplomatic services, conference and congress centres, local government authorities, State administrative institutions, courthouses, communications departments, post office, radio station and television centres, studios and other undertakings, organisations and institutions |
| | | 12002 | Building of business or service objects | Building consisting of shops, chemist's shops, public catering undertakings, market, market pavilions, seasonal trade or service objects (trade stalls and covered trade stands), restaurants, bars, cafes, as well as household objects and objects of other services, including fuel stations and vehicle and motorcycle service undertakings, except production objects |
| | | 12003 | Building of tourism and recreational establishments | Building consisting of hotels, motels, official accommodation facilities, hostels, guest houses and other places for short-term stay (guest houses, boarding-houses, houses used for rural tourism) and other objects and infrastructure necessary for the provision of housing services, including campsites, places for recreation vehicles and living trailers |
| | | 12004 | Building of cultural institutions | Building consisting of buildings for music, dance and other entertainment events, theatres, concert halls, roofed summer open-air stages, culture houses, circus buildings, museums, archive and library buildings, mass media centres, exhibition halls, other art, entertainment and recreation centres, as well as objects and infrastructure necessary for ensuring their operation |
| | | 12005 | Sport buildings | Building consisting of buildings for sports activities and sports events |

| | | | |
|--|--|-------|---|
| | | | (for example, arenas, sports arenas, sports halls, indoor swimming-pools, covered sports grounds), sports and recreation buildings (for example, sports grounds including golf courses and horseback riding fields, tracks with hard or soft covering, stadiums, cycle tracks, open swimming-pools, water sports facilities) |
| | | 12006 | Building of defence and security institutions Building consisting of penal institutions, defence forces, police, fire-fighting and rescue services and fire stations, quarters and other State defence and security institutions, and buildings and structures necessary for their functions |
| | | 12007 | Building of educational and scientific institutions Building consisting of objects and infrastructure for ensuring operation of educational institutions of any level (pre-school care and education, basic and secondary education, professional orientation, special, interest-related education, higher education, adult and further education) or scientific research institutions, including scientific research institutes, weather stations |
| | | 12008 | Building of health protection institutions Building consisting of physicians' practices, hospitals and health centres, sanatoriums and other objects provided for medical treatment purposes, as well as the necessary infrastructure |
| | | 12009 | Building of social care institutions Building consisting of social care and rehabilitation institutions, including old people's home, day centres, crisis centres, children's home and other similar objects, as well as objects and infrastructure necessary for ensuring their operation |
| | | 12010 | Building of animal care institutions Building consisting of veterinary medical practice institutions for animal care, animal hotels and relief homes, except buildings provided for keeping or breeding of livestock or wild animals |

| | | | | |
|----|----------------------------------|-------|--|---|
| | | 12011 | Buildings of religious organizations | Building consisting of cult buildings of any religious community, including churches, abbeys, as well as religious education institutions included in their building complex, residential buildings of the staff and social service buildings |
| 13 | Industrial building and land use | 13001 | Building of light industry undertakings | Building and infrastructure necessary for ensuring operation of production undertakings of textiles, clothes and leather products, food industry, furniture manufacturing undertakings, polygraphy undertakings, industrial and technology parks and other light industry undertakings which do not cause substantial pollution |
| | | 13002 | Building of heavy industry and primary processing undertakings | Building and infrastructure of metal working and engineering, mineral resource processing (outside the places of extraction of mineral resources), rubber industry, leather, wood processing and cellulose production, production undertakings of construction materials and sanitary technical equipment, as well as chemical industry undertakings, waste recovery undertakings (outside waste landfill sites) and similar undertakings, including undertakings whose operation may cause substantial pollution |
| | | 13003 | Building of agricultural production undertakings | Building and infrastructure necessary for the operation of agricultural production, including agricultural service undertakings (including mechanical workshops, dry-houses, cellars, warehouses, refrigerative plants, slaughterhouses) and for ensuring similar activities |
| | | 13004 | Extraction of mineral resources | Quarries for extraction of mineral resources, their establishment and renovation, mining industry or rock extraction structures, mining industry undertakings, warehouses and other building and infrastructure necessary for ensuring extraction of mineral |

| | | | | |
|----|---------------------------------|-------|--|---|
| | | | | resources |
| | | 13005 | Building of waste management and recovery undertakings | Building of waste (including household, production and hazardous waste) collection, reloading, sorting, storage, regeneration and disposal sites |
| 14 | Technical building and land use | 14001 | Engineering infrastructure | Aboveground, underground and underwater engineering communications and engineering networks, hydro structures (for example, breakwaters) for transmission, storage, distribution and supply of thermal energy, electrical energy, gas, electronic communications, water, petroleum products and other resources including equipment, plants, devices and other structures necessary for the operation (for example, pipelines and cables) |
| | | 14002 | Linear transport infrastructure | Motor roads, streets, railway and other complex transport engineering structures including bridges, scaffold bridges, tunnels and other similar structures forming linear transport infrastructure |
| | | 14003 | Transport service infrastructure | Buildings for provision of land, air and sea traffic services, including railway passenger stations, bus stations, airports, ports, garages, separately arranged open parking lots, "park and ride" parking lots, multi-storey parking lots |
| | | 14004 | Building of warehouses | Building consisting of trade and warehouse buildings provided for the supply, packing, sale, temporary accumulation or bulk storage of materials, substances and other goods (except production or processing of any goods and warehouses located in the territory of industrial undertakings), as well as logistics centres, freight stations and similar buildings |
| | | 14005 | Building of airports and ports | Building consisting of airport, port terminals and the related infrastructure, including hydrotechnical structures, wharfs, navigation equipment and devices |

| | | | | |
|----------------------------|---------------------------|-------|--|---|
| | | | | in the airport and port, river ship wharfs |
| | | 14006 | Building of energy supply undertakings | Building of energy production and energy supply undertakings (for example, hydroelectric power stations, combined heat and power plants, wind power stations and wind power parks) excluding the linear engineering infrastructure |
| Non built-up territory (2) | | | | |
| 21 | Forestry land use | 21001 | Forestry use | Forest infrastructure necessary for sustainable forest management, use, protection including recreation objects, wild animal gardens, growing and cutting of wood forest, wood-pulp forest and timber, Christmas trees and other forest products |
| | | 21002 | Forest in specially protected nature territories | Forest management in accordance with the requirements of the laws and regulations in specially protected nature territories |
| 22 | Agricultural land use | 22001 | Agricultural use | Plant production, vegetable-growing, horticulture (including vegetable gardens and family gardens), cattle-breeding, types of farming alternative to agriculture (for example, mushroom growing) and other agricultural activity including specialised cattle-breeding complexes, vegetable farm and greenhouse complexes, as well as non-residential buildings and structures for ensuring agricultural production |
| 23 | Water management land use | 23001 | Water management use | Water aquatoriums of natural or artificial origin, used for fishing, fisheries and other types of water management |
| 24 | Public outdoor space | 24001 | Facilitated public outdoor space | Facilitated parks (for example, amusement and recreation parks), zoological and botanical gardens, wood parks, cemeteries, pet cemeteries, beach places, publicly accessible yards including greenery and improvement infrastructure (including non-residential buildings and structures) for recreation, health and physical activities and ensuring other |

| | | | | |
|--|--|-------|---|---|
| | | | | functions of public outdoor space |
| | | 24002 | Public outdoor space (without facilities) | Nature territories without building and improvement infrastructure, for example, natural flood-plain meadows, beaches, watersides |
| | | 24003 | Public use of water space | Use of water aquatorium for public events, services, recreation, sport and the infrastructure necessary for provision thereof, including floating structures or structures secured on piles |

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