On the basis of Article 100 Paragraph 7 and Article 102 Law on Physical Planning and Construction ("Official Gazette" of Croatia, No. 76/07 and 38/09) after obtaining the consent of the Ministry of Environmental Protection, Physical Planning and Construction, CLASS: 350-02/10-13735, No.: 531-06 - 10-2 of 11 June 2010. year, Article 21 and Article 90 Statute of the City of New Vinodolski ("Official Gazette of the PGC," No. 28/09 and 30/09) The City Council of the City of New Vinodlski at its meeting held on 14 June 2010. The adopted
DECISION
the adoption of the Urban Plan of the City
New Vinodolski
GENERAL PROVISIONS
Article 1
(1) detailed planning new settlements Vinodolski (UPU1), hereinafter referred to as the Plan shall be established for the program of measures to improve conditions in space ("Official Gazette" Kvarner County no. 25/04).
(2) Limit the scope of the Plan marked in maps in the Plan referred to in Article 2 (3) of these Terms and includes developed and undeveloped part of the construction area (NA11), the area allocated purpose sports center "Bahalin" (R11), port area open to the public (county) and the port area for special purposes (nautical tourism - marinas).
(3) The plan contains the purpose and conditions of use of land, space editing mode regimes furnishing transportation and utility infrastructure, construction requirements, guidelines for the design, requirements and guidelines for the regulation and protection, measures to promote and protect the environment, areas of special buildings and other features and other elements of importance to the scope of the Plan.
(4) The plan developed by Croatian Urban Institute Ltd., Zagreb, Frane Petric fourth
Article 2
(1) The plan consists of:
I. Text of the (provisions of the plan),
II. graphic part of the
III. compulsory contributions.
(2) The text of the Plan include:
PROVISIONS FOR THE IMPLEMENTATION
A. The urban areas
First TERMS AND DETERMINATION Delimitation AREA AND OTHER PUBLIC PURPOSE
1.1 Conditions of the determination and delimitation of areas for public use in the settlement
1.1.1. Infrastructural areas
1.1.2. Surfaces for sports and recreation (R)
1.1.3. Public green areas (Z1, Z2, Z4)
1.1.4. Areas of public and social purposes (D)
1.2. Terms of determining and delimiting surfaces of other purposes in the village
1.2.1. Surface mixed-purpose (M)
1.2.2. Areas for commercial purposes
1.2.2.1. Areas of business applications (K)
1.2.2.2. Areas catering and tourism purposes (T)
1.2.3. Protection of green areas (Z)
1.2.4. Cemetery (G)
1.2.5. Water surface
Second TERMS LIST OF BUILDINGS OF ECONOMIC ACTIVITY - BUSINESS AND TOURIST CATERING-BUILDINGS
2.1. Terms of office buildings within the accommodation area of ​​business applications (K)
2.1.1. Terms and conditions of new office buildings within a multi-purpose commercial area (K1)
2.1.1.1. Reconstruction of an existing building within a multi-purpose commercial area (K1)
2.1.2. Terms reconstruction of commercial buildings within a multi-purpose commercial area (K2)
2.1.3. Terms and conditions of new office buildings within a predominantly business-service area (K11) and (K12)
2.1.4. Terms and conditions of new office buildings in the area of ​​business-predominantly commercial area (K21) (K22) (K23), and (K24)
2.2. Terms catering accommodation and tourist facilities within the area of ​​hospitality and tourism purposes (T)
2.2.1. Terms of hospitality and accommodation of new tourist facilities within the area of ​​hospitality and tourism purposes T11J, T11K and T11M
2.2.2. Terms of reconstruction of existing hospitality and tourism buildings and the reconstruction (in terms of conversion) of existing buildings for residential purposes in the hospitality and tourism buildings within the area of ​​hospitality and tourism purposes T11A-T1P
2.2.3. Terms of reconstruction of existing buildings or construction of new buildings catering and tourism within the area of ​​hospitality and tourism purposes (T11-1)
2.2.4. Terms catering accommodation and tourist facilities within the area of ​​hospitality and tourism purposes (T11-2)
2.2.5. Terms accommodation of new and reconstruction of existing hospitality and tourism facilities within the area of ​​hospitality and tourism purposes (T11-3)
2.2.6. Terms of reconstruction of the existing facility "Tourist Board" within the area of ​​hospitality and tourism purposes (T4)
2.2.7. Terms catering accommodation and tourist facilities without accommodations in the area of ​​hospitality and tourism purposes (T5) (t51, T52 and T53)
2.3. Terms of business accommodation and hospitality and tourism facilities within the area of ​​mixed uses (M)
2.3.1. Terms of office buildings within the accommodation area of ​​mixed uses (M)
2.3.2. Terms catering accommodation and tourist facilities within the area of ​​mixed uses (M)
2.2.3. Conditions for the reconstruction of office buildings and redevelopment of buildings for other purposes in commercial buildings within the area of ​​mixed uses (M)
2.3.4. Terms of reconstruction of existing hospitality and tourism facilities as well as conversions of existing buildings for residential purposes in the hospitality and tourism buildings within the area of ​​mixed uses (M)
Third TERMS LIST OF PUBLIC BUILDINGS AND SOCIAL SERVICES IN SETTLEMENTS
3.1. Terms and conditions of new construction and reconstruction of existing public and community facilities within the area of ​​public and social purposes (D)
3.2. Terms accommodation of new and reconstruction of existing public and community buildings within the area of ​​mixed uses (M)
3.3. Terms of decorating surfaces sports and recreation (R) in the settlement
3.3.1. Sporting purposes (R12)
3.3.2. Recreational use (R2)
3.3.2.1. Recreational use (R21)
3.3.2.2. Recreational use (R22)
3.3.3. Surface swimming (R3)
4th CONDITIONS AND METHOD OF CONSTRUCTION OF BUILDINGS WITHIN A RESIDENTIAL PURPOSES mixed-use (M)
4.1. Terms and method of construction of buildings for residential purposes
4.1.1. Family home
4.1.2. Residential buildings
4.1.3. Condominium
4.2. Conditions for the reconstruction of existing buildings for residential purposes within the designated planning area designations M1-1, M1-2, M2, M2-1, M2-2, M2 and M2-3-3A
4.2.1. Conditions for the reconstruction of existing buildings, the remains of buildings and ruins the conditions for the construction of buildings that once existed within the designated planning area designation (M1)
4.3. Conditions for the construction of new ancillary facilities and / or minor building economic - commercial purposes (craft), with family houses and residential buildings as well as the conditions for the construction of replacement and reconstruction of existing buildings
5th PLANNING CONDITIONS OR THE CONSTRUCTION, RECONSTRUCTION AND EQUIPPING OF TRAFFIC, AND TELECOMMUNICATION NETWORK WITH THE APPROPRIATE COMMUNITY BUILDINGS AND AREAS
5.1. Conditions construction of transport networks
5.1.1. Road traffic
5.1.2. Public bus transport
5.1.3. Parking lots and garages
5.1.3.1. Public parking lots and garages
5.1.3.2. Parking lots and garages with other uses
5.1.4. Squares and other major pedestrian areas
5.1.5. Bicycle traffic
5.1.6. Petrol Stations
5.1.7. Maritime transport
5.1.8. Air traffic
5.2. Conditions construction of telecommunications networks
5.3. Conditions construction of utility infrastructure networks and facilities
5.3.1. Water Supply and Drainage
5.3.1.1. Water Supply
5.3.1.2. Wastewater
5.3.2. The energy system
5.3.2.1. Electricity Network
5.3.2.2. Plinoopskrba
5.3.2.3. Renewable Energy
5.3.3. Municipal buildings
5.3.3.1. Cemetery
5.3.3.2. Retail Market
5.3.3.3. Installation of prefabricated buildings in the area of ​​public
6th CONDITIONS AND METHOD OF CONSTRUCTION OF PUBLIC PROTECTION AND GREEN AREAS Green area
6.1. Public green space
6.1.1. Public Park (Z1)
6.1.2. Playground (Z2)
6.1.3. Other green areas (Z4)
6.2. Protection of green areas (Z)
7th PROTECTION OF NATURAL AND CULTURAL AND HISTORICAL BUILDINGS AND UNIT and environmental values
7.1. Measures to preserve and protect natural resources
7.1.1. Measures to preserve biological and landscape diversity
7.2. Measures to preserve and protect cultural and historical units and buildings
8th DISPOSAL CONSIDERATIONS
9th PREVENTIVE MEASURES OF ADVERSE ENVIRONMENTAL IMPACT
9.1. Soil
9.2. Air protection
9.3. Protection against noise
9.4. Water Protection
9.4.1. Regulation of water and protection from flooding
9.5. Protection of the Sea
9.6. Protection against fire and explosion
9.7. Special protection measures (sheltering people, protection from demolition and earthquake protection and rescue)
9.7.1. Sheltering people
9.7.2. Protection from demolition and earthquake
9.7.3. Protection and Rescue
10th MEASURES OF IMPLEMENTATION PLAN
10.1. Obligation to prepare detailed urban plans, urban, architectural competitions and special projects (indirect implementation of the Plan)
10.2. Reconstruction of whose purposes is contrary to the planned use of
B. BUILDING AREA SEPARATE APPLICATION OUTSIDE THE VILLAGE SPORTS AND RECREATION PURPOSES "BAHALIN" (R11)
C. TRANSITIONAL AND FINAL PROVISIONS
(3) The portion of the Plan contains a map in 1:2000 scale, as follows:
First Use and land use - Development and Planning
2.1. Traffic, street and utility infrastructure - transport network
2.2. Traffic, street and utility infrastructure - telecommunications network
2.3. Traffic, street and utility infrastructure - water supply
2.4. Traffic, street and utility infrastructure - wastewater
2.5. Traffic, street and utility infrastructure - power system
Third Terms of Use, Planning, and space protection - Terms of Use
4th Terms and method of construction
(4) Mandatory Contributions Plan are:
- Explanation of the spatial plan,
- Excerpt from the document the spatial arrangement of the wider area, which refers to the area of ​​spatial plan,
- Requirements and opinions from Article 79 and Article 94 Law on Physical Planning and Construction,
- Report on the previous public hearing,
- Records of proceedings and decision-making spatial plan,
- A summary of the public.
Article 3
(1) For the purposes of these Terms, phrases and terms used have the following meanings:
First Building particle is a particle of land with access to the traffic surface that is constructed or which is in accordance with the terms of the spatial plan is planned to determine the shape and surface of particles of one or more of land or portions thereof, and to build and edit;
Second Buildings for residential purposes set forth in this Regional Plan are divided into:
- A house - residential buildings with up to 3 flats. Inside the building is possible that commercial content according to special regulations may be made in residential areas.
- Residential building - building with more than 4 dwelling units or standalone usage. Inside the buildings are the possible business facilities, clean and quiet activities, business, hospitality and tourism, social and public facilities, provided that the total area of ​​office space is less than the total area of ​​housing, that is required is mainly for residential purposes.
- Condominium - buildings with more than 4 housing units or standalone usage. Inside the buildings are the possible business facilities, clean and quiet activities, business, hospitality and tourism, social and public facilities, provided that the total area of ​​office space is less than the total area of ​​housing, that is required is mainly for residential purposes.
Third Buildings of public and social purposes identified in this Plan are intended for public buildings and community facilities such as administration, social, educational, cultural, sports, religious and other public purposes.
4th Buildings for commercial purposes set forth in this plan are divided into:
- Office buildings - buildings mostly service, commercial, office, utility-service or similar purposes, and buildings used for performance of smaller industrial, handicraft and other activities in which the process takes place of production, processing and finishing without a negative impact on the environment;
- Hospitality and Tourism building - buildings intended for housing and nutrition, that catering and tourism industry;
5th free-standing building is a building whose facade are all removed from the borders of neighboring particles and javnoprometnih building surfaces or public green spaces. With the building can be adjacent ancillary buildings;
6th poluugrađena building is a building which is located on one side of the border of plot and building on that side is adjacent to a neighboring building, and the other party has the undeveloped area. With the building can be adjacent ancillary buildings;
7th Interpolation is the construction of the parcel, which is in turn continuously built street or mainly constructed area;
8th ancillary buildings are constructions intended to use the basic function of buildings (garages, sheds, depots, plants, gas stations, arbours, summer kitchen, indoor swimming pools, barbecues and 2.5 m2, etc.);
9th less economic-commercial buildings (craft) uses are buildings that are built on the parcel in the family home and with primarily trades, services, shopping, restaurants and similar activities that do not mind the environment and does not diminish the living conditions and work on the adjacent construction site and does not attract increased truck traffic.
10th the floors - floors are considered to be basement, ground floor, first floor and attic.
PROVISIONS FOR THE IMPLEMENTATION
Article 4
(1) The basic purpose and use of space and demarcation, arrangement and size of individual areas are detailed in the first cartographic representation of "Land Use and Planning - Development and Planning in the month 1:2000.
(2) Areas for development and planning are delimited to:
A. Building area of ​​the village, which was further delimited to:
First Areas for public use in the settlement
- The infrastructure area,
- Sports and recreation (R)
- Public green areas (Z1, Z2, Z4)
- Public and social purposes (D),
Second Surfaces other purposes in the village
- Mixed use (M),
- The economic-commercial purposes (K) and hospitality and tourism purposes (T),
- Protection of green areas (Z),
- Cemetery
- Surface water
- Multi-purpose dry zone of the surface flow Ričine Ist Novi (VN)
- Sea surface
- Zones of ports open to the public New Vinodolski (LO)
- Are special purpose ports, nautical tourism, marina (LN).
B. Separate construction area outside the resort, sports and recreation center "Bahalin" (R11) which was further delimited to:
- Surface infrastructure - roads,
- Sports and recreation (R11).
A. The urban areas
First TERMS AND DETERMINATION Delimitation AREA AND OTHER PUBLIC PURPOSE
1.1. Terms of determination and delimitation of areas for public use in the settlement
1.1.1. Infrastructural areas
Article 5
(1) Infrastructure surfaces arranged to:
. Areas for construction traffic:
First Inland transport:
- Roads (the main town, collecting and other roads) and other building transportation infrastructure (car
drill stop, parking lots, gas stations), pedestrian and cart-pedestrian areas, squares and public green areas and trees,
- Public garage (G).
Second Maritime transport:
- Port open to the public New Vinodolski (LO),
- Multi-purpose berth in the dry zone of the surface flow Ričine Ist Novi (VN),
- Nautical tourism (LN).
. Infrastructure areas - construction of water management systems:
- Plumbing: water tanks - Karst (VS1), V. Šćedine (VS2), V. Osap 2 (VS3)
- Drainage: Power Plant (E), pumping stations Zagora (CP2);
- Construction of river and water and protection from the harmful effects of water: the building of river dry Ričina Novljanski 1.20 km in length.
. Areas of energy infrastructure - and the transformation of energy transfer:
- Plinoopskrba: reduction station (RS), the alternative sites (RS1).
(2) Detailed delineation of areas of infrastructure (tracks, buildings and equipment) is shown in maps in no. 2.1. "The traffic, street and utility infrastructure - transport network", 2.2. "The traffic, street and utility infrastructure - telecommunications networks," no. 2.3. "The traffic, street and utility infrastructure - water supply," 2.4. "Traffic, street and utility infrastructure - wastewater" and 2.5. "Traffic, street and utility infrastructure - energy system" in the scale of 1:2000.
(3) The infrastructure can be built in areas of infrastructure building, and edit the auto-mobile, parking lots, pedestrian and green areas.
1.1.2. Surfaces for sports and recreation (R)
Article 6
(1) Sports and recreation plan is delimited on the surface:
- Sports (R12)
- Recreation (R2),
- Beach (R3).
(2) Space for Sport (R12) is designed for indoor swimming pool with accompanying facilities and refurbishment and / or construction of public green spaces, parks, minor sports and recreational facilities, playgrounds and buildings and infrastructure areas.
(3) The areas for recreation (R2) can be edited open recreational sports, playgrounds (polyvalent, etc.), playground (for ages 0-15 yrs.) And build supporting structures that complement and serve the primary activities (dressing, toilets, small restaurants and shopping facilities as well as less communal service buildings and substations), without the need to ensure parking spaces. Supporting structures determined by this plan can be built simultaneously or after the regulation of sports and recreational facilities.
(4) If the geotechnical conditions below the surface to allow recreational use (R2) is a possible construction of underground public garage.
Article 7
(1) The surfaces of baths (R3) is regulated in accordance with this plan, based on the physical conditions of each zone, and separated into:
- Beaches (R31); Promenade Zagora-Ricin (R31-1), Promenade Prince Domagoj (R31-2), (R31-3), (R31-4), (R31-5) and (R31-6);
- Natural beach (R32): "Under sv.Mikulj" (R32-1), "the fairy Katica" (R32-2) and SS. Marin (R32-3).
(2) Bathing (R3) include onshore and marine parts corresponding to the width of 50 meters from the coastline.
1.1.3. Public green areas (Z1, Z2, Z4)
Article 8
(1) Public green space in the settlement deferred to:
- A public park Z1,
- Ground Z2,
- Other green areas Z4.
(2) Public Park (Z1) is undeveloped public space designed deliberately distributed vegetation and ecological characteristics of the basic amenities, for walks, rest and recreation of citizens.
(3) parks with associated buildings and equipment is sized and shaped as a complete planning and park areas are being built under a special project.
(4) Public green space can be converted to another use.
Article 9
(1) playground (Z2) include well equipped play area for children that are being built under a special project.
(2) Other green areas (Z4) in the village are placed at the interface of two different purposes, as a buffer zone between the public (infrastructure - transport) and private areas or as protection of natural values. Regulated mainly by preserving existing vegetation and new vegetation to supplement or to regulate landscaping.
1.1.4. Areas of public and social purposes (D)
Article 10
(1) the Plan of certain areas of public and social purposes (D), and are separated by individual podnamjenama as follows:
- Administration and Justice (D1),
- Social (D2),
- Preschool (D4),
- School (D5),
- Cultural (D6),
- Religious (D7)
- Other (D8),
- Selection of public and social purposes (D9).
(2) The areas referred to in paragraph (1) of this Article shall construct new or replacement, reconstruct and maintain:
. Administrative and judicial structures on surfaces (D1):
- Municipal (D11),
- Harbourmaster (D12),
- Port Authority, Directorate for Cadastre, Land Registry Department of the Municipal Court of the City Administration and Registration Office (D13);
. Buildings in areas of social welfare (D2):
- Home to accommodate older people (D21);
. Building preschools in areas (D4):
- Kindergarten (D41) and (D42);
. Building of schools in areas (D5):
- Primary school (D51),
- High School (D52);
. buildings in areas of culture (D6):
- Museum and Cultural Association, openly or Public School (D61),
- Museum (D62);
. Religious buildings on the land (D7);
. Other public and social structures on surfaces (D8):
- Mail (D81),
- Volunteer Fire Department (D82),
- Forestry (D83);
. Multi-use of public and social structures on the surfaces (D9):
- Public and multi-purpose buildings for social purposes: municipal court, cinemas with smaller social and public and commercial spaces (D91),
- Public and multi-purpose buildings for social purposes: general medicine clinics and emergency medical services, police station or office of the Institute for the Protection of Human Rights (D92).
(3) In areas of public and social purposes (D) can be edited and / or build public green spaces, parks, minor sports and recreational facilities, playgrounds, traffic, infrastructure and municipal buildings and areas.
1.2. Terms of determining and delimiting surfaces of other purposes in the village
1.2.1. Areas of mixed use (M)
Article 11
(1) The mixed-use areas (M) is a new build, reconstruct and replace and maintain existing:
- Residential buildings (family houses, apartment and condominium),
- Construction of public and social purposes,
- Buildings for commercial purposes (commercial and hospitality and tourism buildings),
- Transport, infrastructure and utility areas, buildings and appliances,
- Public green space.
1.2.2. Areas for commercial purposes
1.2.2.1. Areas of business applications (K)
Article 12
(1) the specific plan area for commercial purposes - business (K) and delimited to:
- Functional business (K),
- Business - mostly service (K1) and
- Business - mainly commercial (K2).
(2) The areas referred to in paragraph (1) of this Article may be new build, reconstruct or replace and maintain existing individual or multiple buildings:
- Business structure with multi-business content (service, trade, public utilities, warehousing, light industry, crafts, crafts, etc. facilities and office buildings for the purposes of nautical tourism, indoor and outdoor space for boats, services, warehouses, shops etc.), the multi-purpose areas designated for business development planning designation (K),
- Business structure predominantly service sector, the business areas predominantly service-planning purposes designated label (K1),
- Predominantly commercial building activity in areas of predominantly commercial business-planning applications marked with a symbol (K2).
(3) For purposes of economic areas - business (K) can be edited and / or build public green areas, smaller sports and recreational facilities, playgrounds, traffic and infrastructure areas, buildings and appliances. They may be edited public parking, and ground floors of the building core applications can be allocated for public garages.
1.2.2.2. Areas catering and tourism purposes (T)

Article 13
(1) the specific plan area for commercial purposes - Hospitality and tourism (T) and delimited to:
- (T1) - areas within which to construct new, reconstruct or replace and maintain existing individual or multiple buildings catering and tourism purposes and "restaurants" in groups "hotels" (Law on Catering Activity, Official Gazette no. 138 / 06, 43/09). The group "hotels" can only be built as a hotel heritage hotel and guest house, a certain "Regulation on classification, categorization and specific standards" restaurants of the hotels group "(Official Gazette no. 88/07),
- (T4) - areas within which to build a new, reconstructed (without conversion) or to maintain existing buildings Tourist Board,
- (T5) - areas within which to construct new, reconstruct or replace and maintain existing individual or multiple buildings catering and tourism purposes and "restaurants" in groups: "restaurants, bars, catering facilities and services of simple objects" (Law the catering business, OG. 138/06, 43/09).
(2) Within the area of ​​hospitality and tourism purposes specified in paragraph (1) of this Article may be placed with the primary purpose and other support activities and facilities:
- Commercial buildings within the area of ​​T11-2B, 2C-T11, T11-2D, 2E, and T11-T11-2F
- Buildings and areas for sports and recreation,
- Park and the other maintained green spaces,
- Transport and infrastructure areas, buildings and appliances,
- Other monitoring and other activities to complement the primary purpose.
1.2.3. Protection of green areas (Z)
Article 14
(1) Protective green space (Z) in the settlement placed on the interface of two different purposes, in areas of high and dense vegetation, or existing as a buffer zone between the public (infrastructure - transport) and private land, and are designed to protect the environment (unstable slopes, erosion, water, traditional landscapes, noise protection, air protection, etc.).
1.2.4. Cemetery (G)
Article 15
The plan is a defined area within an existing cemetery that allows the restoration of the cemetery (construction of the mortuary) in accordance with the needs of the village without the possibility of extension.
1.2.5. Water surface
Article 16
(1) Water surfaces are, by application, deferred at the sea surface (M) and surface flow of dry Ričine Ist Novi (VN).
(2) The delimitation of sea areas (M) conducted for the purpose of determining:
- Port open to the public New Vinodolski (LO),
- Special purpose port - the port of nautical tourism (LN),
- View of traffic activity (Mp),
- Recreation in the sea (MRI).
(3) Flow Dry Ričine Ist Novi (VN) is delimited to:
- Surface flow of dry Ričine Ist Novi assigned recreation,
- Multi-purpose dry zone of the surface flow Ričine Ist Novi, designated as recreational and berthing of vessels and protection of indigenous peoples from the harmful effects of water.
Second TERMS LIST OF BUILDINGS OF ECONOMIC ACTIVITY - BUSINESS AND TOURIST CATERING-BUILDINGS
Article 17
(1) Buildings of economic activity (commercial and hospitality and tourism buildings), they are given within the area for commercial purposes, business purposes (K) and hospitality and tourism purposes (T), and other purposes within the area - mixed use (M) defined in this Plan. Surfaces are shown on the first cartographic representation of "The use and land use - Development and Planning."
(2) Conditions and method of construction of the facilities referred to in paragraph (1) of this article are presented in cartographic representation no. 4th »Terms and method of construction."
(3) terms and conditions of small commercial buildings - commercial purposes (craft) with apartment buildings, which are within the area smještavaju other purposes - mixed use (M), are defined in section no. 4th »Terms and method of construction of buildings for residential purposes within the mixed use (M)" of these provisions.
Article 18
(1) The plan includes construction of new (business and hospitality and tourism facilities) and the reconstruction and maintenance of existing structures of economic activity and reconstruction in terms of conversion of buildings for other purposes in the building for commercial purposes specified in this Plan.
(2) The office building is determined by this Plan is a building predominantly utilities, commercial, office, utility-service or similar purposes, and buildings used for performance of smaller industrial, handicraft and other activities in which the process takes place of production, processing and finishing without a negative impact on the environment. Inside the building the accommodation space available residential gross floor area less than the total gross floor area intended for the primary purpose of the building or the business purpose must prevail. Inside the buildings will be built on land designated for business development planning designations (K), (K1) and (K2) is not available accommodation space for residential purposes. Exceptionally, in a commercial building on the surface (K2) is possible for residential purposes (provided the cartographic representation No. 4. "Terms and method of construction").
(3) Catering and Tourism building designated in this Plan is a building intended for housing and nutrition, that catering and tourism activities from groups: hotels, restaurants, bars, catering facilities and structures of simple services (Catering Industry Act, NN 138/06). The group of restaurants, bars, catering facilities and structures of simple services can build all kinds of objects as the group of hotels can be built only as a hotel heritage hotel and board specific "Regulations on the classification, categorization, specific standards and particular quality of accommodation group as "hotels" (NN, No. 88/07). Within the hospitality and tourist accommodation buildings is allowed one (1) apartment for the owner, keeper, staff, etc. Exceptionally, in the object to be reconstructing the surface of the hospitality and tourism planning applications marked with a symbol (T53) in the cartographic representation no. 4th »Terms and method of construction" is not available accommodation space for residential purposes.
(4) Existing buildings catering and tourism purposes (inns, resorts, motels and annexes) within the construction zone New Vinodolski can not be converted into residential buildings, or can be converted into a suite, but only to the facilities referred to in paragraph (3) of this Article.
(5) The existing buildings (and ruins), hospitality and tourism destination of the hotel group, operating as a hotel prohibits the change of use. This limitation applies to the former hotel "San Marino".
Article 19
(1) The plan sets out the general conditions for construction of new commercial and hospitality and tourism facilities within the area for commercial purposes - business (K) and within the hospitality and tourism purposes (T).
1.1. The method and conditions of connection of the building plot and the number of parking spaces:
- Buildings must have access to the existing public transport area a minimum width of 4.5 m or 5.5 for one-to two-way traffic, or the arrangement of the same commenced on the construction of buildings and utility infrastructure under a special law in a way that they are derived at least in earthwork accordance with this Plan.
- Exceptionally, the previous items, catering and tourist buildings on the construction site of 2500 m2 and a minor may have access to the existing public transport area of ​​minimum width 3.5 meters within the area designated planning designations T11I and T11K-1P (no map view. 4 . "Terms and method of construction"), regardless of particle size, access to hospitality and tourism facilities can be provided and the existing pedestrian passageway or stairway widths less than 1.5 m;
- Buildings must be connected to public sewerage system is determined by this Plan;
- Exceptionally, catering and tourist buildings within the area of ​​hospitality and tourism purposes (T) to the construction of public sewerage system laid down in this plan can build their own sewage system with a device (Biodisk, etc.);
- Buildings are connected to the building water supply and drainage, power supply and telecommunication network based on special conditions of the relevant service;
- Parking or garaging of vehicles is dealt with mandatory building codes and / or the parcel business purposes, a number of places in accordance with the purposes of business premises and Article 83 these provisions.
Exceptionally, in areas that are located within a designated planning area designations T11I-T11P and T11K (map view No. 4. "Terms and method of construction") in new construction and reconstruction of existing hospitality and tourism facilities as well as the conversion of buildings for residential purposes in the hospitality investor and tourist buildings can provide parking spaces (rental or lease GPM) on the other particle with a radius up to 200 m from the building plot;
- If the ground floors are used as a garage spaces can occupy up to 100% of the duly of the building plot. Groundwater levels can be built on the control line and the adjacent building plots must be at least as defined by the basic plan for building purposes in their aboveground. Not counted in the developed plot if the roof area of ​​horticultural processing as the surrounding terrain;
- The surface of commercial uses may be regulated, and public parking, and ground floors of the building earmarked for public parking garage.
1.2. Site organization:
- It is necessary to afforest and landscaped at least 30% of the building plot hospitality and tourism purposes. Arrangement of the rest of the building plot includes paving, filling natural materials, editing, water and green areas, etc. This provision does not apply to the reconstruction of existing hospitality and tourism facilities as well as the reconstruction of the (conversion) of existing buildings for residential purposes in the hospitality and tourism buildings;
- It is necessary to afforest and landscaped at least 20% of the building plot business purposes. When planning and designing buildings in areas of business purpose it is necessary to evaluate and protect the countryside quo. Building particle surface public transport (roads, footpaths, etc.) shall be by planting trees and ornamental greenery, provided that it does not interfere with entry into the building, and the edges of the neighboring particles must be arranged as appropriate protective green belts in accordance with environmental protection;
- Fence to be lifted onto the street and on the border to neighboring construction site;
- Street fence rises behind the control line in relation to public transport area, and sets up the inside of the boundary;
- Street fences are generally performed with the use of stone and green or a combination of stone, metal and green, with a height up to 120 cm (measured from the higher elevation of the terrain). The use of prefabricated prefabricated concrete fences are not permitted. Fence construction between particles can not be more than 1.50 meters (measured from the higher elevation of the terrain). All types of fences are performed perforated or ventilated. Exceptionally, in the amount of up to 90 cm fence running as a solid or a solid fence and use of stone, concrete, brick and similar materials, according to the typology of construction of adjacent buildings, fences and the remaining amount is carried as a transparent use of metals, hedges and similar material. Exceptionally, building fences between particles can be more than 1.50 meters but not more than 2.0 m, when prescribed by a special regulation;
- Terraces and retaining walls must be constructed so that they are not in contradiction with the formal features of the village. To preserve the appearance of slopes sloping building plots, prohibits the construction of retaining walls higher than 150 cm. Exceptionally, if there is no risk of distortion of the natural environment seems to be derived from the cascade method of building cascades than 3 cm high by 150 or 2 per cascade level 180, with a mandatory greening of horizontal terraces and retaining walls constructed as a stone wall and covered with stone;
- Kote approach individual building plots business purpose it is necessary to adjust the roadway or access road elevation of the surrounding terrain;
- Access for fire vehicles to buildings to enable internal carriage road vehicle designed for intervention, under the applicable laws and regulations;
- The construction unit may be provided for sports fields, swimming pools, terraces, etc. These facilities are not included in the developed plot, but they must be ground level. Exceptionally, they may be above the elevation of the natural terrain (terrain elevations) and the maximum height. of 1.0 m and the adjacent building plot must be at least 4 meters;
1.3. The architectural design of buildings:
- The building adapts to the surrounding environment through the typology of the original design and use of materials in order to achieve the highest quality pictures of space
- Facade design is performed by applying the principles of modern construction quality and durable materials
- The roof surfaces of buildings can be exported as an oblique angle between 18o and 23o, flat or other shapes;
- Allowed the construction of roof windows and roof houses. It also allowed the use of set-'sunny' collectors (set them to be under the roof of the building surfaces);
- A distance of buildings on the parcel can not be less than the distance prescribed by the applicable Ordinance on measures to protect against natural disasters and hazards of war in space planning and interior design.
1.4. Other conditions:
- Protection of buildings and spaces of cultural goods (or the special conditions obtaining in previous reviews), or natural resources shall be provided pursuant to section no. 7th "Measures to protect natural and cultural-historical units and buildings, and environmental values" of these Terms;
- Environmental protection measures are provided in accordance with section no. 9th "Measures to prevent adverse environmental impact" of these provisions.
2.1. Terms of office buildings within the accommodation area of ​​business applications (K)
2.1.1. Terms and conditions of new office buildings within a multi-purpose commercial area (K1)
Article 20
(1) Within the designated planning area designation (K1) in the cartographic representation no. 4th »Terms and method of construction", they are given a smaller production facilities without adverse impact on the environment. On the surface it can build certain buildings in this multi-purpose business plan with the content (service, trade, public utilities), and smaller industrial, commercial, trade, crafts and similar content which takes place the process of production, processing and finishing without a negative impact on the environment. It is possible to accommodation and business facilities for nautical tourism and services, shops, warehouses, indoor and outdoor spaces to accommodate boats, etc.).
(2) The areas referred to in paragraph (1) of this article are built office buildings, and regulate the surface to the following terms and conditions for new construction:
- If it requires technological process building on the particle can build one or more basic building purposes within the allowed limits under this plan. With the primary purpose of the building can be built and other buildings as well as auxiliary buildings (garages, storage, etc.) awnings and porches, parking lots, retaining walls, utility structures and appliances, transport equipment and buildings and other structures according to the technological process. Other buildings were built, as a rule, within the duly of the building plot. Exceptionally, outside of the building duly particles can build and edit retaining walls, parking lots, municipal buildings and appliances, traffic facilities and devices;
- Particle size of the building can not be less than 600 m2, very gas station for 500 m2;
- The maximum permissible size of the building plot is not certain;
- The maximum development coefficient (Kig) is 0.4;
- The maximum absorption coefficient (KIS) is 2.0;
- Buildings can have up to 4 floors, provided that the 4th floors above ground floor without nadozida. It is possible to build two underground floors, if the geotechnical conditions
allow the function of the basic purposes, auxiliary and technical rooms and garages;
- Height of buildings must be consistent with the purpose and function of buildings, and process technology. The maximum permissible building height is 11.0 meters. Exceptionally, 10% layout area of ​​the building may be greater in height, without limitation, in accordance with the technological process of building;
- Buildings can have immediate access only to other roads planned this Plan. Exceptionally, if it is not able to (part of the area between the other planned roads) can have immediate access to the existing street and Anthony Mataije (main town) with the consent of the relevant legal persons who manage the road;
- Minimum distance of buildings from the street line control. Anthony Mataije is 10 feet and 4 feet from other streets and other public areas;
- Minimum distance from the border of a neighboring building plot is 4.0 m for building height to 10.0 m, or less than 6.0 m to more buildings, provided that the distance to the neighboring buildings on the parcel in question amounts to not less than the distance prescribed by the applicable Ordinance on measures to protect against natural disasters and hazards of war in space planning and interior design;
- The basic building purposes, within the permissible limits prescribed in this Plan (Kig and Small), can be built and ancillary buildings (garages, storage, etc.) as well as most two-storey of which the second floor loft with no mandatory nadozida, building footprint of less than primary purpose, height 4.0 meters. Buildings must be 4.0 meters away from the adjoining building plot if they have openings, and 3.0 meters when no openings. The minimum distance of buildings from the street line control. Anthony Mataije is 10.0 meters and 4.0 meters from other public areas;
- Canopies (the least open on two sides) can be built on the border with a neighboring construction site.
(3) In addition to the conditions specified in paragraph (1) of this Article shall also provide for other general conditions laid down in Article 19 These provisions, which are not mentioned in this article.
2.1.1.1. Reconstruction of an existing building within a multi-purpose commercial area (K1)
Article 21
(1) The existing buildings for business development within the zone for commercial purposes - business (K1) to retain the requirement to provide the prescribed measures to protect the environment.
(2) Existing buildings other purposes within the area referred to in paragraph (1) of this Article shall remain in the area with the possibility of maintaining the detention of a planned purpose.
(3) reconstructions are performed under the terms of the construction of new buildings specified in this Plan. When alterations to existing building does not meet the requirements for the construction of new buildings required by this Regional Plan, the reconstruction is possible under the existing dimensions of the building.
2.1.2. Terms reconstruction of commercial buildings within a multi-purpose commercial area (K2)
Article 22
(1) The map no. 4th »Terms and method of construction" is defined areas for commercial purposes - multifunction business (K2), approx 3500 m2, the existing bus station with office buildings.
(2) The office building is kept in the room with the possibility of maintenance and reconstruction (in terms of conversion of use of independent units) in the existing dimensions of the building.
2.1.3. Terms and conditions of new office buildings within a predominantly business-service area (K11) and (K12)
Article 23
(1) Areas designated planning designations (K11) and (K12) in the cartographic representation no. 4th »Terms and method of construction" are intended for construction of commercial buildings with a predominantly service-use (office, social, public, small shops and catering facilities and the like) with garages under the following conditions for the new building:
- The surface can not be subdivided into smaller units;
- On the surface (K11) and (K12) is planned to build only one building core purpose;
- Structures on the surface (K11) must have a mandatory one storey furnished as a public garage, a building on the surface (K12) must have a mandatory two floors arranged as a public garage;
- Groundwater levels can be 100% developed plot;
- The surface is not possible construction of additional buildings;
- The maximum development coefficient (Kig) is 0.4;
- The maximum absorption coefficient (KIS) is 2.4. Exceptionally, 3.0, and the difference can only be used for underground floors;
- Structures on the surface (K11) can have up to four (4) floors provided the fourth-floor loft without nadozida;
- Structures on the surface (K12) can have up to five (5) above ground floors provided that the fifth (5th) floor attic without nadozida;
- If the geotechnical conditions allow possible construction of more underground levels as a function of basic use, auxiliary and technical rooms, and garages;
- Height of buildings must be consistent with the purpose and function of the building, and process technology, and the maximum permitted building height is 10.5 m at the surface (K11) and 13.5 meters at the surface (K12);
- Minimum distance of buildings above ground surface (K11) control the direction of Anthony Mataije Street is 10 feet and 4 feet from other streets and other public areas;
- Minimum distance of buildings above ground surface (K12) from the control line Vinodolske streets and other streets and other public spaces at least 4 meters;
- Minimum distance from the border of a neighboring building plot is 4.0 m for building height to 10.0 m, or less than 6.0 m to more buildings, provided that the distance to the neighboring buildings on the parcel in question amounts to not less than the distance prescribed by the applicable Ordinance on measures to protect against natural disasters and hazards of war in space planning and interior design;
- Size (K11) can have immediate access only to the south area of ​​the "other streets";
- Size (K12) can have immediate access only to Vinodol street.
(2) In addition to the conditions specified in paragraph (1) of this Article shall also provide for other general conditions laid down in Article 19 These provisions, which are not mentioned in this article.
(3) On the surface (K11) before bringing the proposed use is necessary to remove the existing building. Percent
old buildings remain in the area with the possibility of maintaining the detention area of ​​the planned purpose.
(4) Exceptionally, in the area (K12) (located within the historical architectural ensemble of the cartographic representation no. 3.1. "Terms of Use and protection of space - Terms of Use"), the possible deviations from the set of limit values ​​mentioned in this article, but only in terms of those certain special conditions or the opinion of the Conservation Department.
2.1.4. Terms and conditions of new office buildings in the area of ​​business-predominantly commercial area (K21) (K22) (K23) and (K24)
Article 24
(1) Areas designated planning designations (K21) (K22) (K23) and (K24) in the cartographic representation no. 4th »Terms and method of construction" are intended for the construction of office buildings predominantly commercial content. Inside the building is possible accommodations service, catering facilities and the like.
(2) sets forth the conditions of construction and planning areas referred to in paragraph (1) of this Article:
- The surface can not be subdivided into smaller units;
- It is possible to build only one building core applications.
Exceptionally, the designated planning area designation K24 is possible to build more buildings, which together shall constitute a homogeneous architectural unit;
- The maximum development coefficient (Kig) is 0.4;
- The maximum absorption coefficient (KIS) is 2.0;
- The surface is not possible construction of additional buildings;
- The maximum number of storeys of the building business applications, two (2) floors provided the second floor loft without nadozida and one (1) ground floor unless geotechnical conditions allow it serves the basic purpose, auxiliary and technical rooms and garages;
- Height of buildings must be consistent with the purpose and function of the building, and process technology. The maximum permissible building height is 5.5 m;
- Minimum distance from the building control line is:
- 10 meters from the main local streets,
- 4 meters of collector and other streets and other public areas;
- Distance from the boundary of the building construction lot is at least 5 feet, provided that the distance to the neighboring buildings on the parcel in question amounts to not less than the distance prescribed by the applicable Ordinance on measures to protect against natural disasters and hazards of war in space planning and interior design;
- Areas designated planning codes K21, K22 and K23 can have access only to other roads that are planned along the south side area (specified in the cartographic representation No. 4. "Terms and method of construction");
- Area designated planning designation K24 can have access only with other planned road that is located along the north side of the surface (determined by the cartographic representation No. 4. "Terms and method of construction");
- Exceptionally, from art. 19th paragraphs (1) point of 1.3. these provisions, the designated planning areas designated K24 has allowed the construction of prefabricated buildings, but only solid structures aligned with the way of building within the historic cores according to the following general conditions:
- Facade made of stone or plastered smoothly combined with glass surfaces,
- Paint the facade of bright pastel colors or white,
- Openings in the facades should respect the proportions typical of coastal architecture (upright rectangular aperture),
- Roof of the building should be indented, sloping roof surfaces with a slope between 18-23o, and allowing the partial construction of a flat roof in an area of ​​30% of the building, covering or tile Mediterranean Cup channel,
- The shape of buildings should fit into the historic center of vision because of the wider area of ​​the village, which is also protected in order to preserve the historic core silhouettes.
(3) In addition to the conditions specified in paragraph (1) of this Article shall also provide for other general conditions laid down in Article 19 These provisions, which are not mentioned in this article.
2.2. Terms catering accommodation and tourist facilities within the area of ​​hospitality and tourism purposes (T)
2.2.1. Terms of hospitality and accommodation of new tourist facilities within the area of ​​hospitality and tourism purposes T11J, T11K and T11M
Article 25
(1) Establish the following conditions of construction (interpolation) of new hospitality and tourism facilities within the area of ​​hospitality and tourism purposes designated planning designations T11J, T11K and T11M in the cartographic representation no. 4th »Terms and method of construction":
- It is possible to build a catering and tourist buildings of primary and only purpose of the hotel group as a hotel heritage hotel and board specific "Regulations on the classification, categorization and specific standards of restaurants in the group" hotels "(NN, No. 88/07 ) in the category of min. 3 stars. Area some grocery stores catering and tourism within the building can not be greater than max. 100 m2;
- Density of use is up 120 beds / ha;
- The minimum size of the building plot is 800 m2. Exceptionally, in the area T11M not be less than 1200 m2;
- The maximum particle size of the building is not limited;
- The maximum development coefficient (Kig) is 0.4;
- The maximum absorption coefficient (KIS) is 2.8. Exceptionally, in cases of construction of buildings with flat roof, the maximum absorption coefficient (KIS) is 2.4;
- The maximum height is 12.0 m;
- Maximum number of floors of buildings up to six (6) floors (2 and 4 underground floors, provided that the 4th floor loft overhead);
- Planned construction on the designated planning area designation T11J may have access only to Lišanjske streets, while the planned building on the surfaces of T11K and T11M can only be accessed from the street Lukavice;
- Distance of buildings from the boundaries of the building plot is at least 6.0 m, provided that the distance to adjacent buildings is not less than the distance prescribed by the applicable Ordinance on measures to protect against natural disasters and hazards of war in space planning and interior design;
- Distance of buildings from the regulatory direction of King Tomislav Street should be at least as constructed buildings on the adjacent construction site under special conditions and approval of the relevant entities for the management of roads, if the distance is less than 10.0 m;
- Distance from the control assembly line and other streets may not be less than 6.0 m
 (2) In addition to the conditions specified in paragraph (1) of this Article shall also provide for other general conditions laid down in Article 19 These provisions, which are not mentioned in this article.
(3) Exceptionally, within the designated planning area designations T11K and T11M (map view No. 4. "Terms and method of construction"), the possible deviations from the set of limit values ​​mentioned in this article, but only in terms of those certain special conditions or opinion the Conservation Department.
2.2.2. Terms of reconstruction of existing hospitality and tourism buildings and the reconstruction (in terms of conversion) of existing buildings for residential purposes in the hospitality and tourism buildings within the area of ​​hospitality and tourism purposes T11A-T1P
Article 26
(1) Existing buildings catering and tourism purposes (inns, resorts, motels and annexes) within the area of ​​hospitality and tourism purposes T1P-T11A (determined on the cartographic representation No. 4. "Terms and method of construction") can not be converted into residential buildings purposes, or be converted into a suite, but only to the facilities of the hotel group as a hotel heritage hotel and board specific "Regulations on the classification, categorization and specific standards of restaurants in the group" hotels "(NN, No. 88/07) ) in the category of min. 3 stars.
(2) Notwithstanding paragraph (1) of this Article, the existing hospitality and tourism buildings can be converted into residential buildings, but only on the one hand, and only within the designated planning area designation (T1M).
(3) Establish the following general reconstruction of the existing hospitality and tourism facilities and reconstruction (conversion) of existing residential buildings (constructed according to building permit or for which a final building permit issued before the entry into force of this Plan) in the hospitality and tourism construction within area hospitality and tourism purposes designated planning designations T11A-T1P:
- In addition to catering and tourist buildings main purpose, it is possible to building and ancillary buildings with no accommodation and tourist service facilities (catering, retail, entertainment, cultural, health, recreational facilities, garages, etc.), and within the limits prescribed by this Plan . Area grocery stores within each individual building can not be greater than max. 100 m2;
- The minimum size of the building plot of 500 m2. Exceptionally, the construction unit catering and tourism purposes, and may be less in the following cases:
\* If the land division, which formed the basis of the cadastre carried out in cleavage studies made in accordance with detailed plans of the (former PUP's),
\* Retrofitting and replacement of existing buildings constructed according to building permit or for which a final building permit issued before the entry into force of this Plan;
- Density of use is up 120 beds / ha. If the existing number of beds is greater than specified in this Plan shall not increase the existing density of use;
- The maximum development coefficient (Kig) is 0.4;
- The maximum absorption coefficient (KIS) is 2.8. Exceptionally, within the designated planning area designations T11A-T1E (the cartographic representation No. 4. "Terms and method of construction") and in the case of construction of buildings with flat roof, the maximum absorption coefficient (KIS) is 2.4;
- Maximum permitted height and number of floors in existing hospitality and tourism facilities within the designated planning area designations T11F-T1P is for:
\* "Restaurants" in groups "hotel" type "Heritage Hotel" and "hotel": 16.5 m, up to 6 floors, with the condition that on 6 floors above ground floor without nadozida
\* "Restaurants" in groups "hotel" type "board": 15.0 m, up to 5 floors, provided that the 5th floors above ground floor);
- Maximum permitted height and number of floors in existing hospitality and tourism facilities within the designated planning area designations T11A-T1E (the cartographic representation No. 4. "Terms and method of construction") and the conversion of residential buildings in the hospitality and travel costs for buildings :
\* "Restaurants" in groups "hotel" type "Heritage Hotel" and "hotel": 15.0 m, up to 5 floors above ground, provided that the fifth floors above ground floor,
\* "Restaurants" in groups "hotel" type "board": 12.0 m, up to 4 floors, provided that the 4th floors above ground floor;
- Proximity of new and dograđenih parts of buildings in the reconstruction of tourist facilities catering from the border of plot construction is at least 6.0 m, provided that the distance to adjacent buildings is not less than the distance prescribed by the applicable Ordinance on measures to protect against natural disasters and hazards of war in space planning and interior design. The building can be upgraded in the existing legal building up to max. utilization ratio and to max. height and number of storeys specified in this Article;
- Proximity of new buildings and dograđenih parts of the reconstruction in terms of change of use of existing residential buildings (constructed according to building permit or for which a final building permit issued before the entry into force of this Plan) in buildings catering and tourism uses of the building plot boundaries shall not be less openings of 4.0 ms and 3.0 m without holes. The building can be upgraded in the existing legal building up to max. utilization ratio and to max. height and number of storeys specified in this Article;
- Minimum distance of new structures and parts dograđenih primary purpose of the regulatory direction of the main local street is 10.0 m, and 4.0 meters from the collection, and other streets and other public areas. Exceptionally, the distance may be less (control direction towards regulatory compliance of existing buildings) under special conditions and approval of the relevant entities for the management of roads;
- The other buildings can be built (reconstructed) in the parcel with the primary purpose of building up a One-level and two-storey, provided that the second floor loft, up to 4.0 m, and exceptionally with three floors, of which the third floor above ground attic, up to 5.6 meters. When you build on the control and direction of slope if the level of the floor to other floors is performed in a higher level of elevation of the natural terrain (terrain elevations) can be a total height of 6.6 m minimum distance from the adjacent building plot shall be 1 meter. If buildings are open (and vents) to the adjacent parcel, must be remote from the particles at least 4 meters.
(4) In addition to the conditions specified in paragraph (1) of this Article shall also provide for other general conditions laid down in Article 19 These provisions, which are not mentioned in this article.
(5) Exceptionally, in areas that are located within the designated planning area designations T11I, T11K - T11P (cartographic display no fourth "Terms and method of construction"), the possible deviations from the set of limit values
mentioned in this article, but only in terms of those certain special conditions or the opinion of the Conservation Department.
2.2.3. Terms of reconstruction of existing buildings or construction of new buildings catering and tourism within the area of ​​hospitality and tourism purposes (T11-1)
Article 27
(1) This Plan is a defined area of ​​hospitality and tourism purposes (T11-1) in the cartographic representation no. 4th »Terms and method of construction," which also makes the spatial unit that can not be divided into smaller units. Area is intended by this Plan for the reconstruction of the existing building (a former hotel "Klek") or building a new catering and tourist groups from building a hotel kind of hotel category, min. 4 stars.
(2) Space (T11-1) has approx 3800 m2 with a maximum density of use of 80 beds.
(3) The building referred to in paragraph (1) of this Article may be constructed according to the following conditions:
- It is possible to build just one building;
- The maximum development coefficient (Kig) is 0.4;
- The maximum absorption coefficient (KIS) was 2.8;
- The maximum height and number of nodes is: 13.50 mi 5 floors above ground, provided that the fifth floors above ground floor without nadozida. If geotechnical conditions allow it is possible to build two underground floors;
- Minimum distance from buildings and boundaries of the regulatory direction of the building plot within the area (T11-1) is:
\* The coast of Prince Branimir - buildings can be built on the control line which coincides with the direction of the current regulatory structure of the former basic hotel "Klek"
\* On the north side of buildings can be built on the edge of the former hotel building plot "Klek"
\* To the south, the sea, above-ground portion of the building must be away from the shoreline at least 20 m;
\* On the east side of buildings can be built on the edge of the former hotel building plot "Klek";
- The northern part of the spatial units T11-1 (from the border of the former hotel building plot "Klek" to the northern edge of space units T11-1 must be arranged in parks, Landscape Park.
(4) In addition to the conditions mentioned in this article should provide for other general conditions laid down in Article 19 These provisions, which are not mentioned in this article.
(5) an exception from Article 19 these provisions, if an investor is unable to provide parking on the parcel (T11-1), parking lots and garages can be provided and / or build on another parcel (within 200 m), while only the construction of buildings they serve.
2.2.4. Terms catering accommodation and tourist facilities within the area of ​​hospitality and tourism purposes (T11-2)
Article 28
(1) Area catering and travel planning purposes marked an (T11-2) in the cartographic representation no. 4th »Terms and method of construction," a unique urban space concept, measuring approximately 5.35 hectares with a maximum density of use of 650 beds, most of the coefficient (Kig) 0.4 (area of ​​land under the buildings amounts to max. 21 400 m2) and most coefficient of utilization (KIS) 2.8 (Building (gross) area of ​​max. 149 800 m2). 16 050 m2 (T11-2) should be regulated as a park plantations and natural vegetation. In addition to catering and tourist buildings primary purpose - the hotel, The construction of office buildings with tourist and service facilities (buildings catering, shopping, entertainment, cultural, health, recreational facilities, garages, etc.).
(2) area referred to in paragraph (1) of this article is delimited into smaller spatial units catering and tourism purposes (designated planning designations T11-2A, 2B, T11, T11, 2C, 2D, T11, T11-2E, 2F-T11, T11 2G-2H-T11 and the cartographic representation No. 4. "Terms and method of construction") and public areas of the building ground transportation (other roads, parking lots areas, pedestrian and cart pedestrian areas, car parks and public green areas and alleys). These provisions are regulated by individual conditions and methods of construction for each spatial unit.
(3) Conditions and method of construction of buildings in public areas of land transport are defined in section 5.1. "Construction Conditions Transport Network," these provisions.
The spatial units (T11-2A)
Article 29
(1) The spatial units (T11-2A) is designed for hospitality and tourism building the basic purpose and structure of the hotel group as a hotel specific "Regulations on the classification, categorization, specific standards and particular quality of accommodation from the group" hotels "(NN No. 88/07) with a maximum density of use of 642 beds (in the category of at least 4 stars) according to the following conditions:
- Size can not be divided into smaller units;
- It is possible to build just one building;
- Area of ​​land under the building amounts to max. 6500 m2;
- Construction (gross) area of ​​max. 52.000 m2;
- Buildings can be built up of 8 floors starting from the lowest elevation measured with regulated facilities building and 4 floors starting from the highest point of the regulated field measured along the building;
- If the geotechnical conditions of this permit is possible to building two underground floors;
- Height of buildings must be consistent with the purpose and function of the building, and process technology, and the maximum permitted height is 12.5 m starting from the highest point of the regulated field measured along the building;
- Minimum distance from the building control unit spatial direction (T11-2A) is:
- From the walkways of Duke Domagoj 35 meters,
- Other public land 6 feet;
- Distance from the boundary of the building adjacent spatial units and the cemetery is at least 6 meters;
- Access to the surface of the planned community area that runs along the north side of the spatial units (T11-2A);
- It is possible to realize an underground connection to the buildings on the whole space (T11-2A) from the coastal footpath and beach access, underground line, below the spatial units (T11-2G);
- Require the protective archaeological research before beginning any construction or other earth works and obtain opinions from the Conservation Department for all work within the scope of protection of the church ruins of St.. Mary and the ruins of the monastery graveyard (no. 4). Shown in cartographic representation no. 3.1 "Terms of Use, Planning, and space protection - Terms of Use" (Chapter No. 7. "Measures to protect natural and cultural-historical units and buildings, and environmental values").
(2) In addition to the conditions mentioned in this article should provide for other general conditions laid down in Article 19 These provisions, which are not mentioned in this article.
Spatial units (T11-2B), (T11-2C), (T11-2D)

Article 30
(1) space units (T11-2B), (T11-2C) and (T11-2D) are intended for construction of commercial buildings and utility service facilities (catering, retail, entertainment, cultural, health, etc.), with a garage and according to the following conditions:
- Spatial units can not be subdivided into smaller units;
- The spatial units (T11-2B) and (T11-2C), it is possible to build only one building, while the whole space (T11-2D) can build up to two buildings. Inside the building, which will build the whole porostornoj (T11-2D), namely the former forestry garage, two floors are required to be designed for the garage needs special purpose ports - marinas. Inside the building, the whole porostornoj (T11-2C), a floor must be designed for a public garage;
- The spatial units can be built office buildings for large retail chains (Konzum, Lidl, etc.).
- Area some grocery stores within the building can not be greater than max. 100 m2;
- The spatial units (T11-2B) and (T11-2C) structures can be built from a maximum of five (5) above-ground floors, provided that the fifth (5th) floor attic must nadozida without the possibility of building up to two (2) Underground floors unless geotechnical conditions permit. Height of buildings should be consistent with the purpose and function of the building, and process technology, and the maximum permitted height is 13.5 m;
- The spatial cjelinini (T11-2D) structures can be built from a maximum of four (4) floors provided the fourth attic floor must nadozida without the possibility of building up to two (2) underground levels unless geotechnical conditions permit. Height of buildings should be consistent with the purpose and function of the building, and process technology, and the maximum permitted height is 10.0 m;
- Area of ​​land under the building amounts to max.:
- Spatial units (T11-2B) 1000 m2
- Spatial units (T11-2C) 800 m2
- Spatial units (T11-2D) total of 2000 m2;
- Construction (gross) area of ​​max.:
- Spatial units (T11-2B) 5,000 m2
- Spatial units (T11-2C) 4.000 m2,
- Spatial units (T11-2D), a total of 10,000 m2;
- Spatial units should park at plantations and natural vegetation at least:
\* Spatial units (T11-2B) 700 m2
\* Spatial units (T11-2C) 600 m2
\* Spatial units (T11-2D), total 1300 m2;
- Minimum distance of buildings from the control line is:
\* From the street. King Tomislav was 10 meters,
\* From other streets and public areas is 6 feet,
\* Exceptionally large space structures on T11-2D can be built on the control line the coast of Prince Branimir and the regulatory direction Ul. King Tomislav with the special requirements and consent of the relevant entities for the management of national roads;
- Access to the whole space with the planned community area that stretches along the southern side of spatial units;
- Distance from the boundary of the building adjacent building plots at least 6.0 meters, provided that the distance to the neighboring buildings on the parcel in question amounts to not less than the distance prescribed by the applicable Ordinance on measures to protect against natural disasters and hazards of war in space planning and interior design;
(2) In addition to the conditions mentioned in this article should provide for other general conditions laid down in Article 19 These provisions, which are not mentioned in this article.
Spatial units (T11-2E) and (T11-2F)
Article 31
(1) space units (T11-2E) and (T11-2F) are intended for the construction and arrangement of open sports and recreational facilities and areas (outdoor pools, tennis, mini golf, volleyball, etc.) with which the possible construction of ancillary commercial buildings service use (catering, retail, entertainment, cultural, health, recreational facilities, etc.), according to the following general conditions:
- Building of particles can not be less than 500 m2;
- It is possible to build just one building;
- The maximum development coefficient (Kig) is 0.4;
- The maximum absorption coefficient (KIS) is 2.0;
- Maximum permitted height and number of floors is 3 floors, provided that the third floors above ground floor without nadozida. If geotechnical conditions allow it is possible to build two underground floors. Height of buildings should be consistent with the purpose and function of the building, and process technology, and the maximum permitted height is 8.0 m;
- Minimum distance from the building line control of spatial units (T11-2E) and (T11-2F) are:
\* Walks of Duke Domagoj 35 meters,
\* From other streets and public areas 6 meters;
- Distance from the border of neighboring buildings building plots, the boundaries of spatial units (T11-2A) and the boundary surfaces of other purposes is at least 6.0 meters;
- Building plot on the whole space (T11-2E) may have access to the planned community area that runs along the north side of space as a whole and with the planned entry for vehicles and pedestrian who passes along the eastern side of the surface;
- Building plot on the whole space (T11-2F) may have access to the planned entry for vehicles and pedestrian who passes along the western side of the surface;
- At least 30% of the construction unit shall be regulated as a park plantations and / or natural vegetation;
- Buildings must be connected to the sewage system;
- Sports facilities must be away from the control and direction of the edge of the building plots for at least 5 meters;
- The parcel can be built and / or edit the park areas, walking trails, rest areas, playgrounds, etc., and furnishing of street furniture;
- The spatial units (T11-2E) and (T11-2F) can not build a garage or edit parkirališne surface.
(2) In addition to the conditions mentioned in this article should provide for other general conditions laid down in Article 19 These provisions, which are not mentioned in this article.
Spatial units (T11-2G) and (T11-2H)
Article 32
(1) space units (T11-2G) and (T11-2H) can be edited only in parks, landscape, nature protection and countryside. Inside the unit is only possible arrangement of small children's playground, walking trails, rest areas, etc., and furnishing of street furniture. It is not allowed to build garages and parking lots.
(2) Under the spatial units (T11-2G), it is possible to realize an underground connection hospitality and tourism buildings in the whole space (T11-2A) from the coastal footpath and beach.
2.2.5. Terms accommodation of new and reconstruction of existing hospitality and tourism facilities within the area of ​​hospitality and tourism purposes (T11-3)
Article 33
(1) This Plan is a defined area of ​​hospitality and tourism purposes (T11-3) in the cartographic representation no. 4th »Terms and method of construction," which also makes the whole space of the existing hotel Lišanj with an area of ​​approximately 20 900 m2 and a density of use of max. 500 beds. The spatial units (T11-3) can be divided into smaller units. If the existing number of beds is greater than specified in this Plan shall not increase the existing density of use.
(2) The area referred to in paragraph (1) of this Article, can build new and reconstruct existing establishments including: hotels in the group as a hotel specific "Regulations on the classification, categorization, specific standards and particular quality of accommodation from the group" hotels "(NN, No. 88/07) in the category of min. 4 stars. It is possible to building structures without the accompanying accommodation and tourist service facilities (catering, retail, entertainment, cultural, health, recreational facilities, garages, etc.), and within the limits prescribed in this Plan. The old hotel "Capacity:" must maintain the existing appearance of exterior facades.
(3) Determine the conditions of construction and arrangement of the surface referred to in paragraph (1) of this Article:
- The maximum development coefficient (Kig) is 0.4;
- The maximum absorption coefficient (KIS) was 2.8;
- The maximum height and number of nodes was 17.0 m, up to eight (8) floor (2 underground and 6 floors above ground, provided that on 6 floors above ground floor without nadozida). Existing buildings (except the old hotel "Lišanj) can be upgraded to the max. amount prescribed by this Plan, provided that it does not reduce the distance of the particle and the construction of public areas if they are less than prescribed in this Plan;
- Direct access to public transport Lišanjske surface streets;
- Proximity of new construction and replacement of regulatory direction of public traffic areas and coastal walkways at least 6.0 m. Existing buildings are rebuilt so that it does not reduce the distance from the control line if it is less than prescribed;
- Proximity of new and replacement buildings from the boundaries of the building plot is at least 6.0 m, provided that the distance to adjacent buildings is not less than the distance prescribed by the applicable Ordinance on measures to protect against natural disasters and hazards of war in space planning and interior design. Existing buildings are rebuilt so that it does not reduce the distance from the building plot, if it is less than prescribed.
(4) If the current coefficient and greater utilization of this particular plan the reconstruction and construction of replacement buildings should not be increased.
(5) In addition to the conditions mentioned in this article should provide for other general conditions laid down in Article 19 These provisions, which are not mentioned in this article.
2.2.6. Terms of reconstruction of the existing facility "Tourist Board" within the area of ​​hospitality and tourism purposes (T4)
Article 34
(1) in maps in no. 1 "The use and land use - Development and Planning" and no. 4th »Terms and method of construction" is determined by the surface (building plot) hospitality and tourism purposes without accommodations (T4), approx 1100 m2, the existing facility Tourist Board.
(2) Existing buildings referred to in paragraph (1) of this Article shall be retained in the area with the possibility of maintenance and reconstruction (without conversion) in the existing dimensions of the building.
2.2.7. Terms catering accommodation and tourist facilities without accommodations in the area of ​​hospitality - tourism purposes (t51, T52 and T53)
Article 35
(1) In certain areas of hospitality and tourism purposes (designated planning designations t51, T52 and T53 in Figure 4 Mapping »Terms and method of construction") can be constructed, reconstructed, and maintained only the catering and tourist buildings without accommodations.
(2) sets forth the conditions for the construction of new hospitality and tourism facilities within the designated planning area designations (t51) and (T52):
- The surface can not be subdivided into smaller areas and are intended for the construction of tourist facilities catering from the group of restaurants, bars, catering facilities and structures of simple services (Law on Catering Activity, NN 138/06, 43/09),
- The maximum allowed footprint of construction is 100 m2,
- The largest number of floors of the building is two (2) floors of which the second floor over ground floor with the possibility of building one (1) groundwater levels,
- Maximum permitted building height is 6.0 m,
- Distance from the border of a neighboring building construction lot is at least 5.0 m,
- Distance from the building control line is at least 5.0 m,
- Distance from public green space Z15 is at least 1.0 m,
- Immediate public access to the coast Petar Kresimir IV.;
- Mandatory connection to public sewerage system;
- Parking or garaging of vehicles is dealt with under the conditions defined by Articles 19 and 83 these provisions.
(3) sets forth the conditions for the reconstruction of existing or construction of a new catering and tourist buildings within the designated planning area designation (T53):
- The area is not subdivided into smaller areas, and is intended for the construction or reconstruction of existing buildings from the group of restaurants, bars, catering facilities and structures of simple services (Catering Industry Act, NN 138/06, 43/09),
- The maximum permitted of construction is 100% of the area,
- The largest number of floors of the building is two (2) floors of which the second floor loft overhead,
- Maximum permitted building height is 6.0 m,
- Can be built on the border of plot construction,
- Can be built on the control line,
- Immediate public access to the shores of Prince Branimir,
- Mandatory connection to public sewerage system,
- Parking or garaging of vehicles is dealt with under the conditions defined by Articles 19 and 83 these provisions.
(4) In addition to the conditions specified in paragraphs (1) and (2) of this article for the construction of new hospitality and tourism facilities within the designated planning area designations (t51) and (T52) to provide for other general conditions laid down in Article 19 These provisions, which are not mentioned in this article.
2.3. Terms of business accommodation and hospitality and tourism facilities within the area of ​​mixed uses (M)
Article 36
(1) The plan provides for accommodation of new and reconstruction of existing commercial and hospitality and tourism facilities
in areas designated planning designations M1-1, M1-2, M2, M2-1, M2-2, M2-3, 3A-M2, M2 and M3-5 (provided the cartographic representation No. 4. "Terms and method of construction ").
(2) new business accommodation and hospitality and tourism facilities as well as conditions and methods of construction in areas designated planning designation (M2-5) will determine the urban-architectural competition in accordance with Article 147 these provisions.
(3) The plan sets out the general requirements for new construction and reconstruction of existing commercial and hospitality and tourist facilities in areas designated planning designations M1-1, M1-2, M2, M2-1, M2-2, M2-3, M2-3A and M3, which include:
1.1. The method and conditions of connection of the building plot and the number of parking spaces:
- The building must have access to the existing public transport area a minimum width of 4.5 m or 5.5 for one-to two-way traffic, or the arrangement of the same commenced on the construction of buildings and utility infrastructure under a special law in a way that they are derived at least earthwork.
- Exceptionally, the width of public access may be lower, but not less than:
- 3.5 m within the area of ​​M2, M2-1, M2-2, M2 and M2-3-3A (provided the cartographic representation No. 4. "Terms and method of construction"). The new catering and tourist buildings provided that the construction lot less than 2500 m2
- 1.5 m (existing pedestrian passage or staircase) within the area of ​​the M1-1 and M1-2 (provided the cartographic representation No. 4. "Terms and method of construction");
- Buildings can be built within the area M3 only if they have the possibility of connection to the drainage system constructed or whose planning began on the construction of buildings and utility infrastructure devices by a special act in ways that are derived at least in earthwork under this plan.
Notwithstanding, the construction of public sewerage system laid down in this plan within the designated planning area designations M2, M2-1 and M2-2 (KP No. 4. "Terms and method of construction"), it is possible to building up a 10 ES tight connection to the grass pit under special conditions the competent services, and for buildings exceeding 10 ES is obliged to own sewage system with a device (Biodisk, etc.). In case of construction of drainage systems is required to join all types of buildings on the drainage system;
- For all the hospitality and tourism buildings required the installation of grease traps. After treatment of waste water discharged into the nearest recipient or through the absorptive wells underground in case of its own system;
- Buildings must be connected to the building water supply and drainage, power supply and telecommunications network by means of the special conditions of the relevant service;
- Parking or garaging of vehicles is dealt with mandatory building codes and / or the parcel, and the number of seats in accordance with Article 83 of the purpose and these provisions.
Exceptionally, within the designated planning area designations M1-1, M1-2, M2 and M2-3-3A, if an investor is unable to provide parking on the parcel, parking lots and garages can be edited and build on another parcel (the radius 500 200 m), while only the construction of buildings they serve.
- If the ground floors are used as a garage spaces can occupy up to 100% of the duly of the building plot, in other cases up to 50% of the building plot. Groundwater levels can be built on the control line and the adjacent building plots to be remote as the basic building purposes in its aboveground. Not counted in the developed plot if the roof area of ​​horticultural processing as the surrounding terrain;
1.2. Site organization:
- Building the particles is necessary to afforest and landscaped and business purposes at least 20%, and the hospitality and tourism purposes for at least 30%. This provision does not apply to the reconstruction of existing buildings and the conversion of buildings for residential purposes in the hospitality and tourism buildings;
- Fence to be lifted onto the street and on the border to neighboring construction site;
- Street fence rises behind the control line in relation to public transport area, and sets up the inside of the boundary;
Street fences are generally performed with the use of stone and green or a combination of stone, metal and green, with a height up to 120 cm (measured from the higher elevation of the terrain). The use of prefabricated prefabricated concrete fences are not permitted. Fence construction between particles can not be more than 1.50 meters (measured from the higher elevation of the terrain). All types of fences are performed perforated or ventilated. Exceptionally, in the amount of up to 90 cm fence running as a solid or a solid fence and use of stone, concrete, brick and similar materials, according to the typology of construction of adjacent buildings, fences and the remaining amount is carried as a transparent use of metals, hedges and similar material. Exceptionally, the fence can be more than 1.50 meters but not more than 2.0 m, where in a separate regulation;
- Terraces and retaining walls must be constructed so that they are not in contradiction with the formal features of the village. To preserve the appearance of slopes sloping building plots, prohibits the construction of retaining walls higher than 150 cm. Exceptionally, if there is no risk of distortion of the natural environment seems to be derived from the cascade method of building cascades than 3 cm high by 150 or 2 per cascade level 180, with a mandatory greening of horizontal terraces and retaining walls constructed as a stone wall and covered with stone;
- Kote approach individual building plots business purpose it is necessary to adjust the roadway or access road elevation of the surrounding terrain;
- Access for fire vehicles to buildings to enable internal carriage road vehicle designed for intervention, under the applicable laws and regulations;
- The construction unit may be provided for sports fields, terraces, etc. These facilities are not included in the developed plot, but they must be ground level. Exceptionally, they may be above the elevation of the natural terrain (terrain elevations) and the maximum height. of 1.0 m, and particles from the neighboring building shall be located a minimum of 4 meters.
1.3. The architectural design of buildings:
- Architectural design of buildings and new buildings as well as the replacement and reconstruction of existing buildings, facades and roof design, and construction materials used must be consistent with the way the construction of existing buildings in the village, and appropriate traditional coastal construction (smooth plastered façade, stone features, cornices and highlighted in a facade, stone plinth, etc.);
- Within a designated planning area designations M1-1, M1-2, M2 and M2-3-3A is recommended to use the structural elements characteristic of this architecture;
- The ratio of length to height of front facade must, in principle, be in favor of the length of the facade;
- Open to the buildings must respect the rules of proportions typical of the architecture of the coastal area;
- Roof of the building must be the hair, the minimum gabled, sloping roof surfaces between 18o and 23o. The cover must be tile or mediterranean cup red channel. The slope of the roof ridge of the sea, usually (depending on local conditions), to be parallel to the contours of land;
- Outside the historic core zone of protection allowed the use of set-'sunny' collectors (set them to be within the roof surfaces of the building) where they can only cover up to 50% of its surface;
1.4. Other conditions:
- Protection of buildings and spaces of cultural property or natural resources shall be provided pursuant to section no. 7th "Measures to protect natural and cultural-historical units and buildings, and environmental values" of these Terms;
- Environmental protection measures are provided in accordance with section no. 9th "Measures to prevent adverse environmental impact" of these provisions.
2.3.1. Terms of office buildings within the accommodation area of ​​mixed uses (M)
Article 37
(1) sets forth the conditions for new construction and reconstruction of existing commercial buildings:
- The parcel can build one or more buildings if it requires technological process of building and ancillary buildings with them, and within the Regional Plan for the default value of development and utilization of primary particles building purposes;
- Particle size of the building can not be less than 400 m2;
- The maximum development coefficient (Kig) is 0.4,
- The maximum absorption coefficient (KIS) is 2.4.
- Maximum permitted projection of the new layout of the building is 600 m2,
- Buildings can have up to four (4) floors, provided that the fourth (4th) floors above ground floor without nadozida.
- If the geotechnical conditions allow possible construction of more underground levels as a function of basic use, auxiliary and technical rooms and garages;
- Height of buildings must be consistent with the purpose and function of the building, and process technology, and the maximum permitted building height is 11.0 m;
- Distance from the boundary of the building construction lot is at least 5.0 m for building height to 10.0 m, or less than 6.0 m to more buildings, provided that the distance to the neighboring buildings on the parcel in question amounts to not less than the distance prescribed by the applicable Ordinance on measures to protect against natural disasters and hazards of war in space planning and interior design;
- Minimum distance from the building control and direction of the main collector roads is 6.0 m, and from other roads and other public area of ​​4.0 m;
Exceptionally, in the case of interpolation of new buildings (built between two particles or predominantly built street moves) as well as in existing commercial buildings in areas designated planning designations M1-1, M1-2, M2, M2-1, M2-2, M2 -3 and M2-3A as well as some less distance than the control line, provided that the building line to harmonize with the existing neighboring buildings in accordance with specific conditions responsible for the corporate management of the roads;
- Fences are generally not raised. Should be applied to raise the requirements of building fences Article 36 these provisions;
- Ancillary buildings can be built on the parcel with the primary purpose of building up a two-storey, provided that the second floor loft, smaller footprint of the primary purposes of the building, height of 4 meters, or exceptionally three floors with the condition that the third floor above ground floor, the height and 5.6 meters overall height to 6.6 m when constructed on the control and direction of slope if the level of the floor to other floors is performed in a higher level of elevation of the natural terrain (terrain elevations) and enter the developed plot. The minimum distance from the adjacent building plot shall be 4 meters and 3 meters or holes without holes.
(2) In addition to the conditions specified in paragraph (1) of this Article shall also provide for other general conditions laid down in Article 36 These provisions, which are not specified in this Article.
(3) The business purpose buildings can provide catering and accommodation services in the household according to "Regulations on the classification and categorization of objects which provide catering services in the household" (Official Gazette no. 88/07, 58/08 and 45/09 ).
(4) Exceptionally, within the designated planning area designations M1-1, M1-2, M2 and M2-3-3A are possible deviations from the set of limit values ​​mentioned in this article, but only in terms of those certain special conditions or the opinion of the Conservation Department.
2.3.2. Terms catering accommodation and tourist facilities within the area of ​​mixed uses (M)
Article 38
(1) Within the area of ​​mixed use (M) to build new or reconstruct existing hospitality and tourism structures determined by this Plan (Section 18 of the Regulation).
(2) Catering and Tourism building with accommodation being built as single or multiple buildings primary purpose if it requires technological process, max. capacity of 80 beds and a min 3 star hotel, within max. limits prescribed in this Plan. With the primary purpose of the building is possible accommodation ancillary facilities provided for in this plan.
(3) If the existing number of beds is greater than specified in this Plan during the reconstruction of existing buildings should not increase the existing density of use.
Article 39
(1) sets forth the conditions for new construction and reconstruction of existing hospitality and tourist facilities:
- The minimum size of the building plot "restaurants of the hotels group" is 500 m2;
- The minimum size of the building plot "from a group of restaurants" restaurants "," bars "," catering facilities "and" objects of simple services "is at least 400 m2;
- The maximum permissible size of the building plot is not certain;
- The maximum development coefficient is 0.4;
- The maximum absorption coefficient (KIS) was 2.8;
- Exceptionally, the last indent in the case of construction of buildings with flat roof and the designated planning areas designated M2 and M2-2-3A (provided the cartographic representation No. 4. "Terms and method of construction"), the maximum absorption coefficient (KIS) is 2.4;
- Maximum permitted height and number of nodes within a designated planning area designations M1-1, M1-2, M2, M2-1, M2 and M3-3 is to:
\* "Restaurants" in groups "hotel" type "Heritage Hotel" and "hotel": 16.5 m, up to 8 storeys (2 underground
and 6 floors, with the condition that on 6 floors above ground floor without nadozida)
\* "Restaurants" in groups "hotel" type "board": 15.0 m, up to 7 storeys (2 underground and 5 floors, provided that on 5 floors above ground floor)
\* "Hospitality of objects" out group "restaurants", "bars", "catering facilities" and "objects of simple services": 8.0 m, 5 floors (2 and 3 underground floors, provided that the third floor attic without nadozida );
- Exceptionally, from the preceding subparagraph, the maximum permitted height and number of nodes on the designated planning areas designated M2 and M2-2-3A (provided the cartographic representation No. 4. "Terms and method of construction") is to:
\* "Restaurants" in groups "hotel" type "Heritage Hotel" and "hotel": 15.0 m, up to 7 storeys (2 underground and 5 floors, provided that on 5 floors above ground floor),
\* "Restaurants" in groups "hotel" type "board": 12.0 m, up to 6 floors (2 underground and 4 above ground floor (subject to the fourth floor above ground floor);
- Distance of the building "from the group as" Hotel "from the border of plot construction is at least 6 meters, provided that the distance to adjacent buildings is not less than the distance prescribed by the applicable Ordinance on measures to protect against natural disasters and hazards of war in space planning and interior design;
- Distance from the building group "restaurants", "bars", "catering facilities" and "objects of simple services" from the border of plot construction is at least 5.0 m;
- Minimum distance from the building control and direction of the main collector roads is 6.0 m, and from other roads and other public area of ​​4.0 m;
Exceptionally, in the case of interpolation of new buildings (built between two particles or predominantly built street moves) as well as in existing buildings within the designated planning area designations M1-1, M1-2, M2, M2-1, M2-2, M2- M2-3 and 3A, as well as some less distance than the control line, provided that the building line to harmonize with the existing neighboring buildings in accordance with specific conditions responsible for the corporate management of the roads;
- Ancillary buildings are being constructed as a two-storey (two floors with the condition that the second floor above ground floor), up to 4.0 m (total height 6.0 m), highly three floors (three floors with the condition that the third floor above ground attic), height of 5.60 m (total height 6.60 m) when built in the control and direction of slope if the level of the floor to the second floor is made of a higher elevation in the level of natural terrain (terrain elevations). In the case of a slope to the second level of the floor levels to be performed at a higher level of natural ground elevation may be a One-level with a flat roof, unless the same is used as a parking area, and the max. The minimum height of 5.50 m distance from the adjacent building plot shall be 1.0 meters. If buildings are open (and vents) to the adjacent parcel, must be remote from the particles less than 4.0 m
(2) In addition to the conditions specified in paragraph (1) of this Article shall also provide for other general conditions laid down in Article 36 These provisions, which are not specified in this Article.
(3) Exceptionally, within the designated planning area designations M1-1, M1-2, M2 and M2-3-3A, the possible deviations from the set of limit values ​​mentioned in this article, but only in terms of those certain special conditions or the opinion of the Conservation Department .
2.3.3. Conditions for the reconstruction of office buildings and redevelopment of buildings for other purposes in commercial buildings within the area of ​​mixed uses (M)
Article 40
(1) Existing office buildings are retained, provided the prescribed measures to ensure environmental protection.
(2) For the reconstruction of existing buildings referred to in paragraph (1) of this article and for the reconstruction (in terms of conversion) buildings for other purposes in commercial buildings, the conditions laid down in this plan for the construction of new office buildings (Articles 36 and 37 of the Regulation) . When alterations to existing building does not meet the requirements for the construction of new buildings required by this Regional Plan, the reconstruction is possible under the existing dimensions of the building.
(3) Exceptionally, for the reconstruction of existing commercial buildings (existing ruins and remains of the ruins) and the conversion of buildings for residential purposes (existing ruins and remains of the ruins) in commercial buildings within the designated planning area labeled M1, the provisions of Chapter 4.2.1. "Conditions for the reconstruction of existing buildings, the remains of buildings and ruins the conditions for the construction of buildings that once existed within the designated planning area labeled M1,
(4) As an exception, allowing the reconstruction of existing commercial buildings within the designated planning area designated M2-4 (provided the cartographic pikazu No. 4. "Terms and method of construction"), or in a condominium conversion and upgrade of the existing building up to max. height of four (4) floors, provided that the fourth (4th) floor loft, with more than 4 flats and max. height of 12.0 meters. The building must be connected to the constructed public drainage system, and parking spaces may be provided by purchasing or leasing land or lease of the public parking garage in close proximity (approximately 200 m) along the public transport area. Architectural design in accordance with paragraph 1.5. "The architectural design of buildings" in Article 62 these provisions.
2.3.4. Terms of reconstruction of existing hospitality and tourism facilities as well as conversions of existing buildings for residential purposes in the hospitality and tourism buildings within the area of ​​mixed uses (M)

Article 41
(1) Existing buildings catering and tourism purposes (inns, resorts, motels and annexes) can not be converted into residential buildings, or can be converted into a suite, but only in facilities under Article 18 these provisions.
(2) existing buildings (and ruins), hospitality and tourism destination of the hotel group, operating as a hotel prohibits the change of use. This limitation applies to the former hotel "San Marino".
(3) Exceptionally, for the reconstruction of existing hospitality and tourism facilities (existing ruins and remains of the wreck), and the conversion of buildings for residential purposes (existing ruins and remains of the ruins) in the hospitality and tourism buildings, within the designated planning area labeled M1, the provisions of Chapter 4.2.1. "Conditions for the reconstruction of existing buildings and ruins the conditions for the construction of buildings that once existed within the designated planning area designated M1.
Article 42
(1) For the reconstruction of existing hospitality and tourism facilities as well as for reconstruction (in terms of conversion) of existing buildings for residential purposes in the hospitality and tourism buildings the conditions specified in this Plan for the construction of new office buildings (Articles 36, 38 and 39 of these provisions).
 (2) an exception from paragraph (1) of this Article, for the reconstruction of existing hospitality and tourism facilities available are the following deviations from the requirements for new construction:
n Construction particles existing buildings catering and tourism purposes and may be less than specified in this Plan, the following cases:
- If the land division, which formed the basis of the cadastre carried out in cleavage studies made in accordance with detailed plans of the (former PUP's);
- The reconstruction of existing buildings constructed under a building permit or for which a final building permit issued before the entry into force of this Plan.
n Proximity of new buildings and parts of dograđenih reconstruction catering and tourist facilities, with the coefficient of less than 0.4, the limits of building particles of at least 6.0 m, provided that the distance to adjacent buildings is not less than the distance prescribed by the applicable Rules of measures for protection against natural disasters and war danger in spatial planning and interior design. If the ratio is 0.4 and the built larger buildings can only upgrade to the existing legal building up to max. utilization ratio and to max. height and number of storeys specified in this Plan for new buildings (Art. 39).
(3) an exception from paragraph (1) of this Article, for the reconstruction (in terms of conversion) of existing buildings for residential purposes in the hospitality and tourism potential of the building are the following deviations from the requirements for new construction:
n The maximum permissible height and number of floors for conversion of residential buildings in the hospitality and travel costs for the building:
- "Restaurants" in groups "hotel" type "Heritage Hotel" and "hotel": 15.0 m, up to 5 floors above ground, provided that the fifth floors above ground floor without nadozida,
- "Restaurants" in groups "hotel" type "board": 12.0 m, up to 4 floors, provided that the 4th floors above ground floor;
n Proximity of new buildings and dograđenih parts of the reconstruction in terms of change of use of existing residential buildings (constructed according to building permit or for which a final building permit issued before the entry into force of this Plan) in buildings catering and tourism purposes, with the coefficient of less than 0, 4, the limits of construction unit shall not be less than 4.0 ms and 3.0 m apertures without holes. If the development coefficient 0.4 and higher, buildings can only upgrade to the existing legal building up to max. absorption coefficient of 2.8 and max. height and number of storeys specified in paragraph (2) of this Article.
Third TERMS LIST OF PUBLIC BUILDINGS AND SOCIAL SERVICES IN SETTLEMENTS
Article 43
(1) The plan provides for (a cartographic representation No. 1. "The use and land use - Development and Planning") public accommodation facilities and social activities:
- In areas of public and social purposes (D),
- The mixed-use areas (M),
- The areas of sports and recreation (R).
(2) For the purposes of social activities will use existing buildings or build new ones, according to the provisions for the implementation of this Plan.
(3) Religious buildings (smaller chapels, crosses, etc.) as well as monuments, memorials and similar buildings, up to 25 m2 can be built within the public green area (Z1) specified in this Plan. Exceptionally, smaller buildings (crosses, memorials, etc.) can be built and other public green spaces (Z4) as well as public green space that will be edited within the area of ​​this plan for construction traffic, provided that it does not interfere with the safety of traffic in terms of preserving visibility traffic areas.
(4) Public and community buildings in the areas of sports and recreation (R) are built in accordance with the provisions of Chapter 3.3. "Conditions Planning Area sports and recreation (R) in the settlement" of this Plan.
Article 44
(1) The plan sets out the general requirements for new construction and reconstruction of existing public and community facilities within the area of ​​public and social purposes (D) and mixed-use (M), which include:
1.1. The method and conditions of connection of the building plot and the number of parking spaces:
- Building public and social purposes must have access to the existing public transport area a minimum width of 4.5 m or 5.5 for one-to two-way traffic, or the arrangement of the same commenced on the construction of buildings and utility infrastructure under a special law in a way that they are derived least earthwork.
- Exception, the width of public access may be lower, but not less than:
\* 3.5 m within a designated planning area designations D91, M2, M2-1, M2-2, M2 and M2-3-3A (provided the cartographic representation No. 4. "Terms and method of construction")
\* 1.5 m (existing pedestrian passage or staircase) in the reconstruction of buildings within the designated planning area codes D11, D13, D62, D7, M1-1 and M1-2 (provided the cartographic representation No. 4. "Terms and method of construction" );
- Planned construction in areas of public and social purposes (D) must have immediate access to the collection and other streets (existing or planned) specified in this Plan (map view No. 4. "Terms and method of construction");
- Buildings must be connected to public sewerage system provided for in this plan or arrangement which is commenced on the construction of buildings and utility infrastructure devices by a special act in ways that are derived at least in earthwork under this plan. Exceptionally, in the area of ​​social purposes (D) (maps of No. 1. "The use and land use - Development and Planning" and No. 4. "Terms and method of construction") to the construction of a drainage system in this plan, can be its own sewage system with a device (Biodisk, etc.). This provision does not apply to areas of social planning applications marked with an (D7);
- Exceptionally, the construction of public sewerage system laid down in this plan within the designated planning area designations M2, M2-1 and M2-2, it is possible to building up a 10 ES tight connection to the grass pit under the special conditions of the competent ministry, for building larger than 10 ES required its own sewage system with a device (Biodisk, etc.). In case of construction of drainage systems is required to join all types of buildings on the drainage system;
- Buildings must be connected to the building water supply and drainage, power supply and telecommunications network by means of the special conditions of the relevant service;
- Parking or garaging of vehicles is dealt with mandatory building codes and / or parcel of social purpose, a number of places in accordance with the purposes of business premises and Article 83 these provisions. Exceptionally, within the designated planning area codes D11, D13, D41, D51, D61, D62, D7, D81, D83, D91, M1-1, M1-2, M1 and M2-3-3A, if an investor is unable to provide parking the parcel, parking lots and garages can be edited and build on
second parcel (within 200 m), while only the construction of buildings they serve or within the course of the reconstruction (in terms of conversion) of the building;
- If the geotechnical conditions of this permit, construction of two (2) underground floors for parking and ancillary facilities (storage and facilities that serve a different technology or process which is intended for buildings). Basement floors and comprise part of dual-purpose space that can be used as a shelter;
- If the ground floors are used as a garage spaces can occupy up to 100% of the duly of the building plot. Not counted in the developed plot if the roof area of ​​horticultural processing as the surrounding terrain;
1.2. Conditions construction planning particles include:
- Building the particles is necessary to afforest and landscaped at least 30%. This provision does not apply to the reconstruction of existing buildings within the area of ​​public and social purposes (D) and mixed-use (M) (defined in the cartographic representation No. 4. "Terms and method of construction").
- About building fences particles are generally not performed. In case of construction of the fence construction requirements apply Article 36 these provisions;
- To comply with the hillside terrain and elevation differences derived embankments that were built as a stone wall or stone clad with wall heights up to 1.50 m;
- Kote approach individual building plots business purpose it is necessary to adjust the roadway or access road elevation of the surrounding terrain;
- The construction unit may be provided for sports fields, terraces, etc. These facilities are not included in the developed plot, but they must be ground level. Exceptionally, they may be above the elevation of the natural terrain (terrain elevations) and the maximum height. of 1.0 m, and a control line and the adjacent building plot must be at least 3 meters;
1.3. The architectural design of buildings
- Architectural design of buildings and new buildings as well as the replacement and reconstruction of existing buildings, facades and roof design, and construction materials used must be consistent with the way the construction of existing buildings in the village, and appropriate traditional coastal construction (smooth plastered façade, stone features, cornices and highlighted in a facade, stone plinth, etc.);
- Within the area designated planning codes D11, D13, D61, D62, D7, D83, D91, M1-1, M1-2, M2 and M2-3-3A with a valuable indigenous architecture is recommended to use the structural elements characteristic of this architecture;
- The ratio of length to height of front facade must, in principle, be in favor of the length of the facade;
- Open to the buildings must respect the rules of proportions typical of the architecture of the coastal area;
- The roof of buildings within the area of ​​public and social purposes (D) may be straight or slanted. Exceptionally, the gym can have a barrel roof.
Roof structures within a mixed-use (M) has to be slanted, minimum gable with sloping roof surfaces between 18o and 23o. The cover must be tile or mediterranean cup red channel. The slope of the roof ridge of the sea, usually (depending on local conditions), to be parallel to the contours of land;
- The buildings, except within the designated planning area codes D11, D13, D61, D62, D7, D83, D91, M1-1 and M1-2, allowed the use of set-'sunny' collectors. Part of the roof deck can be used as a passable terrace;
1.4. Special Conditions
Within the area of ​​mixed use (M) can be constructed a building for public and social purposes in accordance with the general construction of certain terms in this Plan and the following special conditions:
- For pre-school institutions (kindergartens and nurseries)
- Size of building plot for One-level structure is typically 40 m2 per child, for the split-level 25 m2 per child;
- The minimum size of the building plot is 2000 m2,
- If the preschool building in a part of the building for other purposes then it must provide a separate area of ​​at least 5 m2 per child unsettled parts of the building plot for the children play outdoors.
- Sports and Recreation
- Within the area of ​​mixed uses (M) allows the construction of smaller indoor sports and recreational facilities (gym) and outdoor swimming pools and sports facilities in accordance with the size of free space in the village and surrounding complementarity with intent,
- The maximum coefficient of developed plot on which to build an indoor or outdoor sports content is up to 0.4 (the required number of parking spaces on the parcel) or a maximum 0.7 when the required number of parking spaces provided within the building or purchase (lease) land in close proximity (approximately 500 m) along the public transport area,
- Within the closed part of sports and recreational facilities (gym) may be regulated by small commercial, business, catering facilities, etc. which are not inconsistent with the basic purpose of the building and have adverse impacts on the environment.
- Health and social activity
- Building health care plan in accordance with the Law on Physical Planning and Building and on the basis of special laws, norms and standards,
- For cultural activities
- Buildings for cultural activities are being built within the construction area in accordance with the size of settlements and standards, so as to contribute to the quality of life in the settlement and the settlement figure.
- For religious buildings
- At least 20% of the construction unit shall be furnished on the basis of horticultural landscaping project.
1.4. Other conditions:
- Protection of buildings and spaces of cultural property or natural resources shall be provided pursuant to section no. 7th "Measures to protect natural and cultural-historical units and buildings, and environmental values" of these Terms;
- Environmental protection measures are provided in accordance with section no. 9th "Measures to prevent adverse environmental impact" of these provisions.
3.1. Terms accommodation of new and reconstruction of existing public and community buildings within the area of ​​public and social purposes (D)

Article 45
(1) The plan, in order to meet the needs of the village, provided the surface for public and social planning designation marked D (defined in maps in No.1 "The use and land use - Development and Planning" and No. 4. "Terms and method of construction "in the months 1:2000) on which to build new or reconstruct existing structures of public and social purposes as follows:
n administration of justice and D1:
- Municipal D11 (existing buildings),
- Harbourmaster D12 (existing buildings),
- Port Authority, Directorate for Cadastre, Land Registry Department of the Municipal Court of the City Administration and Registration Office D13 (existing buildings);
n Social D2:
- Home to accommodate the elderly D21 (planned construction);
n preschool D4:
- Kindergarten D41 (existing buildings),
- Kindergarten D42 (planned construction);
n school D5:
- Primary school D51 (existing buildings),
- High school D52 (planned construction);
n Cultural D6:
- A museum and cultural associations, or Public School opened D61 (existing buildings),
- Museum of D62 (existing buildings);
n religious D7 (existing buildings);
n other D8:
- Posted D81 (existing buildings),
- Volunteer Fire Department D82 (planned construction),
- Forestry D83 (existing buildings);
n-purpose social and public purposes D9:
- Area for the reconstruction of existing public and community buildings for the purposes of: municipal court, cinemas with smaller public and community premises and D91 (existing buildings),
- Area to build a new multipurpose public and community buildings for the purposes of: general medicine clinics and emergency medical services, police station or office of the Institute for the Protection of Human Rights D92 (planned construction).
Article 46
(1) The plan stipulates the following conditions apply and are applicable to new construction (planned) building community (public) purposes, stated in a previous article, within the area of ​​public and social purposes (D):
n Social D2:
- Home to accommodate the elderly D21
- The map in No.1 "The use and land use - Development and Planning" is determined by the size D21 (building plot) of approximately 5000 m2 which is not preparcelirati (shared) into smaller particles, and is intended to build social structures - for home accommodation of elderly persons.
- The maximum development coefficient (Kig) building plot is 0.4.
- The maximum absorption coefficient (KIS) is 2.4.
- If the geotechnical conditions of this permit, construction of two (2) underground floors for parking and ancillary facilities (storage and facilities that serve a different technology or process which is intended for buildings). Basement floors and comprise part of dual-purpose space that can be used as a shelter.
- Buildings can be built up to a height of four (4) floors provided the fourth-floor loft without nadozida to 12 meters.
- The minimum distance of buildings from the control line is 6 feet.
- The minimum distance from the borders of the neighboring building plots is 6 feet, provided that the distance to adjacent buildings is not less than the distance prescribed by the applicable Ordinance on measures to protect against natural disasters and hazards of war in space planning and interior design.
- A distance of buildings on the parcel can not be less than the distance prescribed by the applicable Ordinance on measures to protect against natural disasters and hazards of war in space planning and interior design.
- You can build one or more buildings that make up the basic purpose functional and meaningful whole. With the primary purpose of the building can be built and other buildings such as awnings and porches, parking lots, retaining walls, utility structures and equipment, transport facilities and equipment, land and buildings for sport and recreation and other structures according to the technological process.
- Parking or garaging of vehicles is dealt with in the construction and / or parcel of social purpose, a number of places in accordance with the purposes of business premises and Article 83 these provisions.
If the parking spaces are located in the basement can take up to 100% of the duly of the building plot, if the roof area of ​​horticultural processing as the surrounding terrain.
- Building two particles can have immediate access to, and the planned traffic area to the south and east of the particles. Public traffic areas should be constructed with a minimum width of 4.5 meters to 5.5 meters or one-to two-way traffic, or that her organization started on the construction of buildings and utility infrastructure devices by a special act in ways that are derived at least earthy works in accordance with this Plan.
- Buildings can be built only if you have the option of connection to public sewerage system constructed or whose planning began on the construction of buildings and utility infrastructure devices by a special act in ways that are derived at least in earthwork under this plan. Notwithstanding, the construction of a drainage system is possible in this Plan is its own sewage system with a device (Biodisk, etc.).
- Connection to water supply and drainage system and the building power supply, telecommunications and natural gas distribution network shall be determined on the basis of specific conditions and public utility companies.
- It is necessary to afforest and landscaped area of ​​at least 30% of the building plot.
- About building fences particles are generally not performed. In case of construction of the fence construction requirements apply Article 36 these provisions.
- To comply with the hillside terrain and elevation differences derived embankments that were built as a stone wall or stone clad with wall heights up to 1.50 m
- Kote approach individual building plots business purpose it is necessary to adjust the access road or roadway elevation terrain.
- The construction unit may be provided for sports fields, terraces, etc. These facilities are not included in the developed plot, but they must be ground level. Exceptionally, they may be above the elevation of the natural terrain (terrain elevations) and the maximum height. of 1.0 m, and a control line and the adjacent building plot must be at least 3 meters.
- The roof structure may be straight or slanted.
- It is allowed to use set-'sunny' collectors.
- The primary purpose of the building can be arranged flats for the employees and / or a janitor, etc., up to 15% of construction (gross) area.
- The primary purpose of the building can be arranged catering, services and shopping facilities up to 10% of total construction (gross) area of ​​the building.
n preschool D4:
- Kindergarten D42
- The map in No.1 "The use and land use - planning and development is determined by the size D42 (building plot) of approximately 2000 m2 which is not preparcelirati (shared) into smaller particles, and is intended for the construction of social (public) buildings - a child nursery with 50-time children.
- The maximum development coefficient (Kig) building plot is 0.4.
- The maximum absorption coefficient (KIS) is 2.4.
- If the geotechnical conditions of this permit, construction of two (2) underground floors for parking and ancillary facilities (storage and facilities that serve a different technology or process which is intended for buildings). Basement floors and comprise part of dual-purpose space that can be used as a shelter.
- Buildings can be built up to a height of three (3) floors, provided that the third floor attic without nadozida up to 10 meters.
- The minimum distance of buildings from the control line is 6 feet.
- The minimum distance from the borders of the neighboring building plots is 6 feet, provided that the distance to adjacent buildings is not less than the distance prescribed by the applicable Ordinance on measures to protect against natural disasters and hazards of war in space planning and interior design.
- On the surface it can build one or more buildings primary use of buildings that are functional and meaningful whole. With the primary purpose of the building can be built and other buildings such as awnings and porches, parking lots, retaining walls, utility structures and equipment, transport facilities and equipment, land and buildings for sport and recreation and other structures according to the technological process. Mutual distance of buildings on the parcel can not be less than the distance prescribed by the applicable Ordinance on measures to protect against natural disasters and hazards of war in space planning and interior design.
- Parking or garaging of vehicles is dealt with in the construction and / or parcel of social purpose, a number of purposes in accordance with Article 83 of the premises these provisions.
If the parking spaces are located in the basement can take up to 100% of the duly of the building plot, if the roof area of ​​horticultural processing as the surrounding terrain.
- Building of particles must have immediate access to public transport area planned this Plan on the north side of the particles. Public traffic areas should be constructed to a width and 4.5 meters to 5.5 meters or one-to two-way traffic, or that her organization started on the construction of buildings and utility infrastructure devices by a special act in ways that are derived at least earthwork in accordance with this Plan.
- Buildings can be built only if you have the option of connection to the drainage system constructed or whose planning began on the construction of buildings and utility infrastructure devices by a special act in ways that are derived at least in earthwork under this plan. Notwithstanding, the construction of a drainage system is possible in this Plan is its own sewage system with a device (Biodisk, etc.).
- Connection to water supply and drainage system and the building power supply, telecommunications and natural gas distribution network shall be determined on the basis of specific conditions and public utility companies.
- It is necessary to afforest and landscaped area of ​​at least 30% of the building plot.
- In case of construction of the fence construction requirements apply Article 36 these provisions.
- To comply with the hillside terrain and elevation differences derived embankments that were built as a stone wall or stone clad with wall heights up to 1.50 m
- Kote approach individual building plots business purpose it is necessary to adjust the access road or roadway elevation terrain.
- The construction unit may be provided for sports fields, terraces, etc. These facilities are not included in the developed plot, but they must be ground level. Exceptionally, they may be above the elevation of the natural terrain (terrain elevations) and the maximum height. of 1.0 m, and a control line and the adjacent building plot must be at least 3 meters.
- The roof structure may be straight or slanted.
- It is allowed to use set-'sunny' collectors.
- The primary purpose of the building can be arranged flats for the employees and / or a janitor, etc., up to 15% of construction (gross) area.
n school D5:
- High school D52
- The map in No.1 "The use and land use - Development and Planning" is determined by the size D52 (building plot) of approximately 3900 m2 which is not preparcelirati (shared) into smaller particles, and is intended for the construction of social (public) buildings - secondary school for 160 students.
- The maximum development coefficient (Kig) building plot is 0.4.
- The maximum absorption coefficient (KIS) is 2.4.
- If the geotechnical conditions of this permit, construction of two (2) underground floors for parking and ancillary facilities (storage and facilities that serve a different technology or process which is intended for buildings). Basement floors and comprise part of dual-purpose space that can be used as a shelter.
- Buildings can be built up to a height of four (4) floors provided the fourth-floor loft without nadozida to 12 meters.
- The minimum distance of buildings from the control line is 6 feet of 22nd Street June and from ul Prisika.
- The minimum distance from the borders of the neighboring building plots is 6 feet, provided that the distance to adjacent buildings is not less than the distance prescribed by the applicable Ordinance on measures to protect against natural disasters and hazards of war in space planning and interior design.
- A distance of buildings on the parcel can not be less than the distance prescribed by the applicable Ordinance on measures to protect against natural disasters and hazards of war in space planning and interior design.
- On the surface it can build one or more buildings primary use of buildings that are functional and meaningful whole. With the primary purpose of the building can be built and other buildings such as awnings and porches, areas for manipulation, parking lots, retaining walls, utility structures and equipment, transport facilities and equipment, land and buildings for sport and recreation and other buildings as required by technological process.
- Parking or garaging of vehicles is dealt with in the construction and / or parcel of social purpose, a number of places in
accordance with the purposes of business premises and Article 83 these provisions.
If the parking spaces are located in the basement can take up to 100% of the duly of the building plot, if the roof area of ​​horticultural processing as the surrounding terrain.
- Building of particles should have immediate access to the existing 22nd Street June
- Buildings can be built only if you have the option of connection to public sewerage system constructed or whose planning began on the construction of buildings and utility infrastructure devices by a special act in ways that are derived at least in earthwork under this plan. Notwithstanding, the construction of a drainage system is possible in this Plan is its own sewage system with a device (Biodisk, etc.).
- Connection to water supply and drainage system and the building power supply, telecommunications and natural gas distribution network shall be determined on the basis of specific conditions and public utility companies.
- It is necessary to afforest and landscaped area of ​​at least 30% of the building plot.
- In case of construction of the fence construction requirements apply Article 36 these provisions.
- To comply with the hillside terrain and elevation differences derived embankments that were built as a stone wall or stone clad with wall heights up to 1.50 m
- Kote approach individual building plots business purpose it is necessary to adjust the access road or roadway elevation terrain.
- The construction unit may be provided for sports fields, terraces, etc. These facilities are not included in the developed plot, but they must be ground level. Exceptionally, they may be above the elevation of the natural terrain (terrain elevations) and the maximum height. of 1.0 m, and a control line and the adjacent building plot must be at least 3 meters.
- The roof structure may be straight or slanted.
- It is allowed to use set-'sunny' collectors.
- The primary purpose of the building can be arranged flats for the employees and / or a janitor, etc., up to 15% of construction (gross) area.
n other D8:
- Volunteer fire department D82
- The map in No.1 "The use and land use - Development and Planning" is determined by the size D82 (building plot) of approximately 3600 m2 which is not preparcelirati (shared) into smaller particles, and is intended for the construction of social (public) buildings - volunteer fire company.
- The maximum development coefficient (Kig) building plot is 0.4.
- The maximum absorption coefficient (KIS) is 2.4.
- If the geotechnical conditions of this permit, construction of two (2) underground floors for parking and ancillary facilities (storage and facilities that serve a different technology or process which is intended for buildings). Basement floors and comprise part of dual-purpose space that can be used as a shelter.
- Height of the building is not determined by considering the conditional special regulations.
- The minimum distance of buildings from the control line is 3 feet.
- The minimum distance from the boundary of the building plot is 3 meters.
- A distance of buildings on the parcel can not be less than the distance prescribed by the applicable Ordinance on measures to protect against natural disasters and hazards of war in space planning and interior design.
- On the surface it can build one or more buildings primary use of buildings that are functional and meaningful whole. With the primary purpose of the building can be built and other buildings such as awnings and porches, areas for manipulation, parking lots, retaining walls, utility structures and equipment, transport facilities and equipment, land and buildings for sport and recreation and other buildings as required by technological process.
- Parking or garaging of vehicles is dealt with in the construction and / or parcel of social purpose, a number of places in accordance with the purposes of business premises and Article 83 these provisions.
If the parking spaces are located in the basement can take up to 100% of the duly of the building plot, if the roof area of ​​horticultural processing as the surrounding terrain.
- Building of particles must have immediate access to the busy area planned this Plan the southeast side of the particles. Public traffic areas should be constructed to a width and 4.5 meters to 5.5 meters or one-to two-way traffic, or that her organization started on the construction of buildings and utility infrastructure devices by a special act in ways that are derived at least earthwork in accordance with this Plan.
- Buildings can be built only if you have the option of connection to the drainage system constructed or whose planning began on the construction of buildings and utility infrastructure devices by a special act in ways that are derived at least in earthwork under this plan. Notwithstanding, the construction of a drainage system is possible in this Plan is its own sewage system with a device (Biodisk, etc.).
- Connection to water supply and drainage system and the building power supply, telecommunications and natural gas distribution network shall be determined on the basis of specific conditions and public utility companies.
- It is necessary to afforest and landscaped area of ​​at least 30% of the building plot.
- In case of construction of the fence construction requirements apply Article 36 these provisions.
- To comply with the hillside terrain and elevation differences derived embankments that were built as a stone wall or stone clad with wall heights up to 1.50 m
- Kote approach individual building plots business purpose it is necessary to adjust the access road or roadway elevation terrain.
- The construction unit may be provided for sports fields, terraces, etc. These facilities are not included in the developed plot, but they must be ground level. Exceptionally, they may be above the elevation of the natural terrain (terrain elevations) and the maximum height. of 1.0 m, and a control line and the adjacent building plot must be at least 3 meters.
- The roof structure may be straight or slanted.
- It is allowed to use set-'sunny' collectors.
- The primary purpose of the building can be arranged flats for the employees and / or a janitor, etc., up to 15% of construction (gross) area.
- The primary purpose of the building can be arranged catering, services and shopping facilities up to 10% of total construction (gross) area of ​​the building.
n Multi-purpose social and public purposes D9:
- Clinic of general medicine and emergency medical services, police station or office of the Institute for the Protection of Human Rights D92
- The map in no. 1 "The use and land use - Development and Planning" is determined by the area of ​​social purposes (building plot) of approximately 4600 m2 within which they can build a social (public) buildings for the purpose of organizing the police station (or office) and general medicine clinics and emergency medical help.
- The maximum development coefficient (Kig) building plot is 0.4.
- The maximum absorption coefficient (KIS) is 2.4.
- If the geotechnical conditions of this permit, construction of two (2) underground floors for parking and ancillary facilities (storage and facilities that serve a different technology or process which is intended for buildings). Basement floors and comprise part of dual-purpose space that can be used as a shelter.
- Buildings can be built up to a height of four (4) floors provided the fourth-floor loft without nadozida to 12 meters.
- The minimum distance of buildings from the control line is 6 feet.
- The minimum distance from the borders of the neighboring building plots is 6 feet, provided that the distance to adjacent buildings is not less than the distance prescribed by the applicable Ordinance on measures to protect against natural disasters and hazards of war in space planning and interior design.
- A distance of buildings on the parcel can not be less than the distance prescribed by the applicable Ordinance on measures to protect against natural disasters and hazards of war in space planning and interior design.
- On the surface it can build one or more buildings primary use of buildings that are functional and meaningful whole. With the primary purpose of the building can be built and other buildings such as awnings and porches, parking lots, retaining walls, utility structures and appliances, transport equipment and buildings and other structures according to the technological process.
- Parking or garaging of vehicles is dealt with in the construction and / or parcel of social purpose, a number of places in accordance with the purposes of business premises and Article 83 these provisions.
- If the parking spaces are located in the basement can take up to 100% of the duly of the building plot, if the roof area of ​​horticultural processing as the surrounding terrain.
- Building of particles must have immediate access to the planned public transport area on the south side of the particles. Public traffic areas should be constructed to a width and 4.5 meters to 5.5 meters or one-to two-way traffic, or that her organization started on the construction of buildings and utility infrastructure devices by a special act in ways that are derived at least earthwork in accordance with this Plan.
- Buildings can be built only if you have the option of connection to the drainage system constructed or whose planning began on the construction of buildings and utility infrastructure devices by a special act in ways that are derived at least in earthwork under this plan. Notwithstanding, the construction of a drainage system is possible in this Plan is its own sewage system with a device (Biodisk, etc.).
- Connection to water supply and drainage system and the building power supply, telecommunications and natural gas distribution network shall be determined on the basis of specific conditions and public utility companies.
- It is necessary to afforest and landscaped area of ​​at least 30% of the building plot.
- In case of construction of the fence construction requirements apply Article 36 these provisions.
- To comply with the hillside terrain and elevation differences derived embankments that were built as a stone wall or stone clad with wall heights up to 1.50 m
- Kote approach individual building plots business purpose it is necessary to adjust the access road or roadway elevation terrain.
- The construction unit may be provided for sports fields, terraces, etc. These facilities are not included in the developed plot, but they must be ground level. Exceptionally, they may be above the elevation of the natural terrain (terrain elevations) and the maximum height. of 1.0 m, and a control line and the adjacent building plot must be at least 3 meters.
- The roof structure may be straight or slanted.
- It is allowed to use set-'sunny' collectors.
- The primary purpose of the building can be arranged flats for the employees and / or a janitor, etc., up to 15% of construction (gross) area.
- The primary purpose of the building can be arranged catering, services and shopping facilities up to 10% of total construction (gross) area of ​​the building.
Article 47
(1) The plan shall prescribe the following conditions for the reconstruction of existing structures of public and social purposes (in nevedenih čl.45. These Terms), within the area of ​​public and social purposes (D):
a) Existing buildings on the land:
n Administration of Justice and D1:
- Municipal D11,
- Harbourmaster D12,
- Port Authority, Directorate for Cadastre, Land Registry Department of the Municipal Court of the City Administration and Registration Office D13,
n D6 cultural purposes:
- A museum and cultural associations, or Public School opened D61,
- Museum of D62,
n D7 religious purposes,
n D8 other purposes:
- Forestry D83,
reconstruct the existing dimensions (footprint and height) without the possibility of constructing new buildings.
b) Existing buildings on the land:
n D5 school purposes:
- Primary school D51,
n D8 other purposes:
- Posted D81,
reconstruct the existing floor plans dimensions, with the possibility of upgrading one floor, with no possibility of construction of new buildings.
c) pre-existing surface uses D41 with the kindergarten building is possible to reconstruct the following limits:
- On the surface it can build one or more buildings that make up the basic purpose of functional and meaningful whole. With the primary purpose of the building can be built and
other structures such as awnings and porches, parking lots, retaining walls, utility structures and equipment, transport facilities and equipment, land and buildings for sport and recreation and other structures according to the technological process. Mutual distance of buildings on the parcel can not be less than the distance prescribed by the applicable Ordinance on measures to protect against natural disasters and hazards of war in space planning and interior design.
- The maximum development coefficient (Kig) building plot is 0.4.
- The maximum absorption coefficient (KIS) is 2.4.
- Existing buildings can be upgraded and new buildings can be built up to a height of three (3) floors, provided that the third floor attic without nadozida up to 10 meters.
- Minimum distance of the new buildings of the control line is 6 feet. Proximity of existing buildings of the regulatory direction is maintained, and the reconstruction of the building must not be reduced if less than 6 meters.
- The minimum distance from the borders of new buildings adjacent building plots is 6 feet, provided that the distance to adjacent buildings is not less than the distance prescribed by the applicable Ordinance on measures to protect against natural disasters and hazards of war in space planning and interior design. Distance from the boundaries of existing buildings adjacent building plots is retained, and the reconstruction of the building must not be reduced if less than 6 meters.
- Parking or garaging of vehicles is dealt with in the construction and / or parcel of social purpose, a number of purposes in accordance with Article 83 of the premises these provisions.
If the parking spaces are located in the basement can take up to 100% of the duly of the building plot, if the roof area of ​​horticultural processing as the surrounding terrain.
- Buildings must be built connected to public sewerage system.
- Connection to water supply and drainage system and the building power supply, telecommunications and natural gas distribution network shall be determined on the basis of specific conditions and public utility companies.
- In case of construction of the fence construction requirements apply Article 36 these provisions.
- To comply with the hillside terrain and elevation differences derived embankments that were built as a stone wall or stone clad with wall heights up to 1.50 m
- Kote approach individual building plots business purpose it is necessary to adjust the access road or roadway elevation terrain.
- The construction unit may be provided for sports fields, terraces, etc. These facilities are not included in the developed plot, but they must be ground level. Exceptionally, they may be above the elevation of the natural terrain (terrain elevations) and the maximum height. of 1.0 m, and a control line and the adjacent building plot must be at least 3 meters.
- The roof structure may be straight or slanted.
- It is allowed to use set-'sunny' collectors.
- The primary purpose of the building can be arranged flats for the employees and / or a janitor, etc., up to 15% of construction (gross) area.
d) The existing area of ​​public and social purposes D91 is possible to reconstruct the following limits:
- On the surface it can build a building.
- The maximum development coefficient (Kig) is 0.4;
- The maximum absorption coefficient (KIS) is 2.4;
- Existing buildings are Moza reconstruct up to a maximum of four (4) floors provided the fourth-floor loft without nadozida to 12 meters.
- Minimum distance dograđenih (new) parts of the building control lines of all streets and from other public area is 6 meters.
- The portion of the existing building if the distance from the regulatory direction is less than 6 feet, shall not be diminished during the reconstruction distance.
- Distance dograđenih (new) parts of the building from the boundary of the building plot is at least 6 meters, provided that the distance to adjacent buildings is not less than the distance prescribed by the applicable Ordinance on measures to protect against natural disasters and hazards of war in space planning and interior design. If the existing part of the building away from the building adjacent particles less than 6 meters to the upgrading plan should not be opened.
- In the event that the existing development coefficient higher, the same can not be increased and the buildings can be upgraded up to a maximum of four (4) floors provided the fourth-floor loft without nadozida to 12 meters.
- Parking or garaging of vehicles is dealt with in the construction and / or parcel of social purpose, a number of purposes in accordance with Article 83 of the premises these provisions. If an investor is unable to provide parking on the parcel, parking lots and garages can be edited and build on the second parcel (within 200 m), during the reconstruction of the building.
If the parking spaces are located in the basement can take up to 100% of the duly of the building plot, if the roof area of ​​horticultural processing as the surrounding terrain.
- The building must be connected to public sewerage system is constructed.
- Connection to water supply and drainage system and the building power supply, telecommunications and natural gas distribution network shall be determined on the basis of specific conditions and public utility companies.
- The roof structure may be straight or slanted.
- The primary purpose of the building can be arranged flats for the employees and / or a janitor, etc., up to 15% of construction (gross) area.
- The primary purpose of the building can be arranged catering, services and shopping facilities up to 10% of total construction (gross) area of ​​the building.
- Exceptionally, the possible deviation from the preset limits, but only in terms of those certain special conditions or the opinion of the Conservation Department.
3.2. Terms accommodation of new and reconstruction of existing public and community buildings within the area of ​​mixed uses (M)
Article 48
(1) The plan provides for new public accommodations and public buildings in areas designated planning designations M1-1, M1-2, M2, M2-1, M2-2, M2-3, 3A-M2, M2 and M3-5 (provided the cartographic representation No. 4. "Terms and method of construction").
(2) Accommodation of new public and community buildings in areas designated planning designation (M2-5) determined
will be urban-architectural competition in accordance with Article 147 these provisions.
(3) The plan stipulates the following conditions apply and are applicable to new construction and reconstruction of existing public and community buildings in areas designated as mixed purpose M1-1, M1-2, M2, M2-1, M2-2, M2-3 , M2 and M3-3A:
- Particle size of the building can not be less than 1000 m2, except for pre-school institutions (kindergartens and nurseries) where it can not be less than 2000 m2;
- The maximum coefficient of developed plot (Kig) is 0.4, except for the sports hall where it is 0.7;
- The maximum absorption coefficient (KIS) is 2.4;
- Can you build a basic building purposes without additional buildings and garages. The buildings should be contained all the facilities required by the technological process;
- Indoor sports and recreational buildings (halls) can be built up to a height of 12 meters. All other buildings (except churches and similar buildings whose construction depends on the special regulations) can build up to a maximum of four (4) floors provided the fourth-floor loft without nadozida. Exceptionally, a kindergarten to be built to exceed three (3) floors, provided that the third floor attic without nadozida;
- Distance from the border of the building construction lot is at least 5 meters for buildings up to three (3) floors, provided that the third (3) attic floors without nadozida least 6.0 m or more buildings and sports halls, provided that the distance to adjacent buildings is not less than the distance prescribed by the applicable Ordinance on measures to protect against natural disasters and hazards of war in space planning and interior design;
- The minimum distance from the building control lines of all streets and from other public area is 6 feet;
- Exceptionally, the previous indent, in the case of interpolation of new buildings (built between two particles or predominantly built street moves) as well as in existing buildings within the area of ​​specific planning designations M1-1, M1-2, M2, M2-1, M2 -2, M2 and M2-3-3A (provided the cartographic representation No. 4. "Terms and method of construction"), as well as some less distance than the control line, provided that the building line to harmonize with the existing neighboring buildings in accordance with specific conditions relevant entities for the management of roads;
- The primary purpose of the building can be arranged flats for the employees and / or a janitor, etc., up to 15% of construction (gross) area;
- The primary purpose of the building can be arranged catering, services and shopping facilities up to 10% of total construction (gross) area.
(7) In addition to the conditions specified in paragraph (1) of this Article shall also provide for other general and special conditions laid down in Article 44 These provisions, which are not specified in this article.
(8) As an exception, for buildings that are located within a designated planning area labeled M1-1, M1-2, M2 and M2-3-3A (map view No. 4. "Terms and method of construction"), the possible deviations from the set limits mentioned in this article but just in terms of those certain special conditions or the opinion of the Conservation Department.
Article 49
(1) The existing public and community buildings within the area of ​​mixed uses (M) to reconstruct the existing dimensions if you do not meet the requirements for the construction of new buildings under this plan (Art. 48).
(2) Reconstruction of buildings referred to in paragraph (1) of this Article is possible to maintain or change of use.
(3) Exceptionally, for the reconstruction of existing public and community buildings (existing ruins and remains of the wreck), and the conversion of buildings for residential purposes (existing ruins and remains of the ruins) in public and community buildings within the historic core, the provisions of Chapters 4.2 .1. "Conditions for the reconstruction of existing buildings and ruins the conditions for the construction of buildings that once existed within the historic core of the planning area marked M1 designation.
3.3. Terms of decorating surfaces sports and recreation (R) in the settlement
3.3.1. Sporting purposes (R12)

Article 50
(1) The plan shall specify the following conditions of planning area sporting purposes (R12) specified in this Plan:
- Area sports applications (R12) can be divided into smaller units,
- On the surface it can only build a public building - indoor sports hall with a 25 meter swimming pool and all the conditions required for a competition, but without extra facilities (storage, garage, etc.). All facilities should be part of the basic building purposes;
- The maximum coefficient of developed plot may exceed 0.7;
- The maximum absorption coefficient (KIS) was 2.8;
- The building can be built up to a height of 12 feet or five (5) storey (two underground and three floors, of which the third floor above ground floor without nadozida if your hair is being built or shaped roofs). If you are building a flat roof buildings can have only two floors;
- The building should have immediate access to other streets planned in this Plan (provided the cartographic representation No. 4. "Terms and method of construction");
- The minimum distance from the building control line is 6 feet from the grass and other roads;
- Distance from the border of the building construction lot is at least 6 meters, provided that the distance to adjacent buildings is not less than the distance prescribed by the applicable Ordinance on measures to protect against natural disasters and hazards of war in space planning and interior design;
- The construction of a drainage system in this plan, can be its own sewage system with a device (Biodisk, etc.).;
- Parking or garaging of vehicles is dealt with mandatory building codes and / or the parcel, and the number of seats in accordance with the purposes of business premises and Article 83 these provisions. Exceptionally, if an investor is unable to provide parking on the parcel, parking lots and garages can be edited and build on the second parcel (within 200 m), only simultaneously with the construction of buildings;
- The surface can equip street furniture (waste bins, benches, street lights, etc.);
- Inside the building it is possible to arrange a smaller trade, business, hospitality, fitness, etc. content that is not in contradiction with the basic purpose of the building and no adverse environmental impacts;
- Architectural design of buildings must be consistent with the function and process technology, using
resistant materials and colors, with a maximum adjustment of the surrounding area. The roof can be flat or sloping or barrel vault roof. Allowed the use of set-'sunny' collectors. Part of the roof deck can be used as a passable terrace.
3.3.2. Recreational use (R2)
3.3.2.1. Recreational use (R21)
Article 51
(1) The plan shall specify the following conditions of planning areas and recreational purposes (R21) specified in this Plan:
- Area of ​​recreational uses (R21) can be divided into smaller units,
- To regulate land and build an open sports and recreation, playgrounds (polyvalent, etc.), playground (for ages 0-15 yrs.) And the supporting structures that complement and serve the primary activities (dressing rooms, toilets, small restaurants and shopping facilities and minor communal service buildings and substations), without the need to ensure parking spaces. Supporting structures determined by this plan can be built simultaneously or after the regulation of sports and recreational facilities;
- The maximum coefficient of developed plot may exceed 0.7;
- Construction (gross) area of ​​supporting public facilities (dressing rooms, restrooms, small restaurants and shopping facilities as well as less communal service buildings and substations) is more than 2% of the sports fields and playgrounds;
- Supporting the individual buildings (except for small utility and service buildings and substations) can be a maximum of 40 m2 each, height 5 feet, a minimum of gabled roofs, without nadozida and slope between 18o and 23o. The cover must be tile or mediterranean cup red channel;
- Distance of open sports and recreational facilities and children's playgrounds and associated facilities (except for small utility and service buildings and substations) of the control and direction of the adjacent building plot boundaries is at least 5 meters;
- Need to afforest and landscaped at least 30% of the building plot;
- The surface is possible to regulate utilities (water, drainage, public lighting etc.);
- Supporting structures (except for small utility and service buildings and substations) can be built only if you have the option of connection to the drainage system constructed or whose planning began on the construction of buildings and utility infrastructure devices by a special act in ways that are derived at least earthwork in accordance with this Plan;
- On these surfaces can be edited track (cycling, walking, etc.), rest areas, etc. and equip street furniture (waste bins, benches, street lights, etc.);
- In the case of construction of the fence should apply the requirements of Article 36 these provisions;
- If geotechnical conditions below the surface to allow recreational use (R21) is a possible construction of underground public garage, and conditions are set out in section 5.1. "Construction Conditions Transport Network," these provisions.
3.3.2.2. Recreational use (R22)
Article 52
(1) Area specific planning designation (R22) can be divided into smaller units, and is intended to build a small single-storey public buildings for the diving center, architectural design as the existing ancillary service buildings (P1) on the beach promenade Zagora-Ricin ( R31-1), according to the following construction terms:
- Layout area to 40 m2
- Height of 5 meters,
- Buildings should have pedestrian access on the dirt surface of this particular plan (provided the cartographic representation No. 4. "Terms and method of construction");
- At least 2.5 meters away from the control line entry for vehicles and pedestrian area of ​​the building plot boundaries,
- Buildings should be made of stone (or stone-lined), gable-roof a minimum, without slopes and nadozida between 18o and 23o. The cover must be tile or mediterranean cup red channel,
- Buildings can be built only if there is a possibility of connection to the drainage system constructed or whose planning began on the construction of buildings and utility infrastructure devices by a special act in ways that are derived at least in earthwork under this Plan,
- Need to afforest and landscaped areas at least 25%;
- The surface is possible to equip street furniture (waste bins, benches, street lights, etc.);
- In the case of construction of the fence should apply the requirements of Article 36 these provisions.
3.3.3. Surface swimming (R3)
Article 53
(1) The surfaces of baths (R3) in the village of New Vinodolski delimited by this Plan are to:
- Beaches (R31): Promenade Zagora-Ricin (R31-1), Promenade Prince Domagoj (R31-2), (R31-3), (R31-4), (R31-5) and (R31-6);
- Natural beach (R32): "Under sv.Mikulj" (R32-1), "the fairy Katica" (R32-2) and SS. Marin (R32-3).
(2) General conditions of reconstruction (Planning and Building) area beaches promenade Knez Domagoj (R31-5) are determined by the DPU-om 'tourists - Lopar - Red Cross "(24/99) which applies to the Urban Development Plan of the new settlement Vinodolski and who got the approval from the Ministry of Environmental Protection, Physical Planning and Construction pursuant to article 45a of the Law on Physical Planning (Official Gazette no. 30/94, 68/98, 61/00, 32/02 and 100/04).
(3) In areas of natural beach (R32) allowed the direct implementation of this Plan:
- The feeding shores without any other interventions that include filling in the sea in order to increase the capacity of the beach,
- Maintenance "školjera."
(4) It is forbidden to any arrangement or the possibility of any distortion of the current state of rock (edit sunbathing area, building stairs, etc.) of natural beach (R32).
(5) As an exception, allowing the construction of infrastructure and utility equipment such as ramps and / or lift ramp for disabled persons at a site designated planning an (R) to the principled position of the cartographic representation no. 4th »Terms and method of construction."
Article 54
(1) immediate implementation of the Spatial Plan provides the planning and maintenance of existing beaches "walk-Ričina Zagora" (R31-1), as follows:
- Reconstruction and maintenance of existing roadside service firm building at locations designated planning
labeled P1 (determined on a cartographic representation No. 4. "Terms and method of construction") to the limit specified in this Plan for the new structure (defined in the following paragraphs of this article);
- Construction of one storey buildings less standardized service uses (restaurants, bars, pavilions, lookout points, smaller shops, restrooms, storage, etc.) layout area to 40 m2 and a height of 5 meters at a site designated P2 planning designation (determined on a cartographic representation No. 4. "Terms and method of construction"). The building should be a stone (coated stone) can be built and the regulatory direction of the coast Petar Kresimir IV., And the shoreline shall be located a minimum of 10.0 meters. If it is possible geotechnical conditions allow the construction of the basement;
- About buildings (existing and planned) is possible arrangement of terraces and stairs in accordance with the terms of item 4 and 5 of this paragraph. Terraces can be edited in width from 5.0 meters up from the building, provided that the remote coastline of at least 10.0 meters;
- Decorating the gazebo on the terrace-planned locations marked with a symbol (V) according to a principled position on the cartographic representation no. 4th "Terms and method of construction." In order to comply with the hillside terrain and elevation differences are derived retaining walls that are built as a stone wall or stone clad with wall heights up to 1.50 m Exceptionally, if required by field conditions, and there is no risk of distortion of the natural environment seems to be done and the abutment greater heights. If you need to export large retaining wall height, the same building with cascading horizontal displacement of at least 1.50 m fences and retaining walls should be designed and conducted in a way that they fit into the picture of the village, and that they comply with the formatting of the surrounding area;
- Construction of stairs to the sea at locations designated planning designation (s) according to the principled position of cartographic representation no. 4th »Terms and method of construction," and built like a rock or stone lining;
- The area of ​​landscaped beach kiosks are allowed to post;
- Arranging bathing and sunbathing area by forming a single surface-sunbathing among the rocks (up to 4 m2) using natural materials (crushed stones, pebbles, etc.) with those that are not permitted any operations involving filling in the sea in order to increase the capacity of the beach shores except The feeding ;
- Setting up prefabricated buildings to the surface waters of the corresponding type of floating beach (sunbathing), etc.;
- Planting of high vegetation cover to the spa for the space;
- Landscaping;
- Construction of infrastructure and utility equipment such as ramps and lifts for disabled persons ramp, outdoor showers, public lighting, etc., setting up of sanitary equipment and street furniture (changing rooms, waste bins, benches, etc.);
- The feeding shores without any other interventions that include filling in the sea in order to increase the capacity of the beach;
- Maintenance "školjera."
Article 55
(1) immediate implementation of the Spatial Plan provides the planning and maintenance of existing landscaped beach promenade Knez Domagoj (R31-2), (R31-3), (R31-4) and (R31-6) as follows:
- Reconstruction (in their own dimensions) and the maintenance of existing adjoining buildings;
- Setting up prefabricated buildings (kiosks, etc.);
- Arranging bathing and sunbathing area by forming a single surface-sunbathing among the rocks (up to 4 m2) using natural materials (crushed stones, pebbles, etc.) with those that are not permitted any operations involving filling in the sea in order to increase the capacity of the beach shores except The feeding ;
- Setting up prefabricated buildings to the surface waters of the corresponding type of floating beach (sunbathing), etc.;
- Planting of high vegetation cover to the spa for the space;
- Landscaping;
- Construction of infrastructure and utility equipment such as ramps and lifts for disabled persons ramp, outdoor showers, public lighting, etc., setting up of sanitary equipment and street furniture (changing rooms, waste bins, benches, etc.);
- Construction and arrangement of pedestrian / bicycle paths, on the beaches of existing (R31-6), from coastal walks to limit coverage of UDP in the east. If you need to run fences and retaining walls should be of the same shape and perform in a way that they fit into the picture of the village, and that they comply with the formatting of the surrounding area;
- The feeding shores without any other interventions that include filling in the sea in order to increase the capacity of the beach;
- Maintenance "školjera."
Article 56
(1) The plan setting out the conditions of reconstruction (Planning and Building) landscaped beach area (R31) that can be run only on specific projects in accordance with the Act and special regulations and the following conditions:
- Onshore beach can be arranged to extend into the waters of the width of 50 meters from the coastline,
- On land and sea area of ​​the surface can be modified and existing natural features of partially altered coasts: filling with stone, construction of breakwaters, sunbathing, outdoor pools, access to the sea, etc.
- On the beaches, allowed the construction of supporting facilities maintained beaches - typed smaller surface structures of solid service uses (restaurants, bars, pavilions, lookout points, smaller shops, toilets, storage etc. and placed kiosks, etc.) layout area to 40 m2 and a height of 5 meters. Buildings can be constructed as an individual, in a series of up to two (2) or in groups up to a maximum of four (4) buildings. It is possible to building and outdoor pools,
- Allowed the arrangement of bathing and sunbathing area with possibility of extension of the mainland beach (sunbathing) floating platforms,
- Supporting structures (cloakrooms, toilets, small restaurants and shopping facilities and amenities, etc.) can be built only if you have the option of connection to the constructed drainage system,
- The beach is necessary to equip infrastructural facilities such as ramps and lifts for disabled persons access to the sea,
- On these surfaces can be edited and recreational facilities beach (beach volleyball, aqvagan, jump, etc.), public green areas, playgrounds, trails (bike, walking, etc.), rest areas, etc. and equip urban equipment ( waste bins, benches, booths, etc.);
- Area of ​​beach can be regulated utility and infrastructure (water, drainage, public lighting, etc.).
4th CONDITIONS AND METHOD OF CONSTRUCTION OF BUILDINGS WITHIN A RESIDENTIAL PURPOSES mixed-use (M)
Article 57
(1) Conditions and method of construction of residential buildings are marked on the cartographic representation no. 4th »Terms and method of construction" in the scale of 1:2000.
(2) New residential buildings are being constructed by direct implementation of this Plan in areas that are no cartographic representation. 1st "The use and land use - planning and development" defined as a mixed use (M) and the cartographic representation no. 4th »Terms and method of construction" as a mixed purpose and planning designations marked M1, M1-1, M1-2, M2, M2-1, M2-2, M2-3, 3A-M2, M2 and M3-5.
(3) Accommodation of new buildings for residential purposes within the designated planning area designation (M2-5) will determine the urban-architectural competition in accordance with Article 147 these provisions.
Article 58
New residential buildings are divided into:
a) a house - residential buildings with a maximum of 3 dwellings,
b) a residential building - building with more than 4 dwelling or separate useful units,
c) a condominium - buildings with more than 4 housing units or standalone usage.
Article 59
(1) New residential buildings, family houses and apartment buildings were being built:
- Within the area designated as mixed purposes M1, M1-1 and M1-2 as the free, poluugrađene and buildings in a row,
- Within the area designated as mixed purposes M2, M2-1, M2-2, M2 and M2-3-3A as the free and poluugrađene buildings,
- Within the area designated as mixed M3 purposes only as the free building.
(2) poluugrađenih construction of buildings for residential purposes (single-family houses and apartment buildings) is possible only on plots of land bordering the plot on which construction has already been constructed in accordance poluugrađena building construction permit or building permit was issued (by the entry into force of this Plan) for poluugrađenu building.
(3) The shape and size of the planned building plot shall be determined under the existing form of land lot, land lot splitting or merging of several particles, and must provide accommodation buildings and structures within the prescribed limits of the building plot in this particular plan.
(4) New condominium specified in this Plan can be built only within the designated planning area designated M2-5 (provided the cartographic representation No. 4. "Terms and method of construction") and as the free, detached or row.

Article 60
(1) Exceptionally, within the area designated as mixed purposes and designated planning designations (M4) and (M5), and allowed the construction of twin buildings in the series (construction type) as well as construction of apartment buildings, but only in accordance with prescribed values ​​of the adopted plans for smaller areas (to include a fourth cartographic representation "Terms and method of construction") as follows:
- Dual structure: - DPU "part of the coast Petar Kresimir IV" as amended (SN 26/96, 21/00),
- PUP "Prisika" as amended (SN 13/89, 46/89 and 16/95, prov. Provisions 8/99 and 10/99);
- Building in the series: - DPU "part of the coast Petar Kresimir IV." As amended (SN 26/96, 21/00),
- PUP "Prisika" as amended (SN 13/89, 46/89 and 16/95, prov. Provisions 8/99 and 10/99);
- Condominium - PUP "Prisika" as amended (SN 13/89, 46/89 and 16/95, prov. Provisions of 8/99 and 10/99).
Article 61
(1) On a parcel can build a family home or residential buildings, and with her small auxiliary buildings (garages, sheds, storage, etc.) and / or a lower economic-commercial buildings (craft) purposes if they meet the conditions set the Regional Plan. With a condominium is not allowed to build additional structures.
(2) Except for residential purposes in the building for residential purposes to the presence of silent and similar activities without the risk of fire or explosion, provided that it does not pollute the air, causing a high noise areas or with the source of the noise intensity greater than 55 dB by day and 45 dB at night (in accordance with the Law on Fire Protection, Law on Noise Protection, Law on Air Protection) as well as activities that do not attract increased truck traffic.
(3) The business purpose of paragraph (2) of this Article is possible provided that the total area of ​​office space is less than the total area of ​​housing, that is required is mainly for residential purposes.
(4) In apartment buildings may provide catering services and accommodation services in the household according to "Regulations on the classification and categorization of objects which provide catering services in the household" (Official Gazette no. 88/07, 58/08 and 45/09 ).
Article 62
(1) The plan sets out the general requirements for new construction and reconstruction of buildings for residential purposes (single-family houses and apartment buildings) within the designated planning area designations M1, M1-1, M1-2, M2, M2-1, M2-2, M2- 3, M2 and M3-3A:
1.1. Accommodation building for residential purposes on the parcel:
- The free distance of the building is at least half the height (h / 2) of the buildings on the adjacent construction site but not less than 4.0 meters from the boundary of the building plot with holes, and not less than 3.0 meters without opening. Openings are not considered fixed openings with opaque glass, the largest measuring 60 x 60 cm and parts of the wall of glass bricks.
Buildings are built to dual (poluugrađene) One side leans to the adjacent building or construction site, and the other parties must be at least half the height (h / 2) of the buildings on the adjacent construction site but not less than 4.0 meters boundaries of the building plot with holes, and not less than 3.0 meters without opening.
Notwithstanding, the existing buildings within the designated planning area designations M1-1, M1-2, M2, M2-1, M2-2, M2 and M2-3-3A built in accordance with the building permit and whose distances are less than 4.0 m boundaries of the building plot, but not less than 1.0 m may be reconstructed, provided that it does not reduce the distance from the border of plot construction.
- Balconies, terraces and open staircases, the particles buildings for residential purposes, can not be built within a distance of 4 meters from the adjacent building plot. This provision does not apply to the reconstruction of existing balconies, terraces and open staircases;
- The minimum distance from the building control line is:
\* 10 meters from the main local streets,
\* 4 meters of collector and other streets and other public areas;
- Exceptionally, the previous indent, in the case of interpolation of new buildings (mostly built in the street move) as well as reconstruction of existing buildings within the designated planning area designations M1, M1-1, M1-2, M2, M2-1, M2-2, M2 and M2-3-3A, as well as some less distance than the control line (and on the control line) on condition that the building line to harmonize with the existing neighboring buildings in accordance with specific conditions responsible for the corporate management of the roads;
1.2. Site organization:
- The space on the parcel shall be dealt with, as a rule, in the traditional way of editing the garden, while respecting the functional and formal characteristics of the landscape, using native plant species.
- Shelters are open at least two sides, covered with tiles, not included in the of construction, and approved by the area of ​​15.0 m2 per dwelling, or a solo to operation as a whole.
- Terraces and retaining walls must be constructed so that they are not in contradiction with the formal features of the village. To maintain appearance on sloping hillside plots of land, generally prohibits the construction of retaining walls higher than 150 cm. Exceptionally, if there is no risk of distortion of the natural environment seems to be derived from the cascade method of building cascades than 3 per 150 cm in height, with a mandatory greening of horizontal terraces and retaining walls constructed as a stone wall and covered with stone. Exceptionally, if there is no risk of distortion of the natural environment seems to be derived from the cascade method of building cascades than 3 per 150 cm in height or the height of the two cascades 180th
- Part of the building plot between the control and direction of building a rule governing the landscaping as a lawn or flower garden.
- An incomplete part of the building plot developments should be at least 50% regulated high and low vegetation. Existing and planned vegetation must be shown in the location or construction permit. Gravel and paved trails are included in the undeveloped portion of the building plot.
- Street fences are generally performed with the use of stone and green or a combination of stone, metal and green, with a height up to 120 cm (measured from the higher elevation of the terrain), whereby the foot fence can be made of solid material (stone, concrete, metal, brick etc.), the greatest height of 0.90 m, and part of a street full foot above the fence should be translucent, made of metal or other material with similar characteristics (not wire or wood) or constructed as green hatching (hedge). The use of prefabricated prefabricated concrete fences are not permitted. Fence between the allotments can not be more than 1.50 meters (measured from the higher elevation of the terrain).
Exceptionally, within the designated planning area designations M1, M1-1, M1 and M2-2-3 (provided the cartographic representation No. 4. "Terms and method of construction"), height of fence may be higher but not more than 2 meters ( unless otherwise specified by special regulations) and is fully in line with the findings already formed or fences, or in accordance with the opinion and / or special conditions of the Conservation Department.
- At the construction site buildings for residential purposes within the planning area designated label M3 (provided the cartographic representation No. 4. "Terms and method of construction") is necessary to regulate short-term storage space for domestic waste. Place for disposal should be easily accessible to the public traffic area but is not visually very exposed position.
1.3. The method and conditions of connection of the building plot:
- The building must have access to the existing public transport area a minimum width of 4.5 m or 5.5 for one-to two-way traffic, or the arrangement of the same commenced on the construction of buildings and utility infrastructure under a special law in a way that they are derived at least earthwork.
- Exceptionally, the width of public access may be lower, but not less than:
- 5.0 m within a designated planning area designated M3,
- 3.0 m within a designated planning area designated M2, M2-2, M2 and M2-3-3A.
Approach can not be longer than 50 meters and 100 meters from the turnaround at the end;
- 1.5 m (existing pedestrian passage or staircase) within the designated planning area designations M1, M1-1, M1 and M2-2-1 (provided the cartographic representation No. 4. "Terms and method of construction");
- Buildings can be built within the planning area designated M3 label only if they have the possibility of connection to the drainage system constructed or whose planning began on the construction of buildings and utility infrastructure devices by a special act in ways that are derived at least in earthwork under this Plan .
Notwithstanding, the construction of a public sewerage system in this Plan, within the designated planning area designations M2, M2-1 and M2-2 to the construction of a drainage system in this Plan, it is possible, very, tight connection to the grass pit under the special conditions of the competent services for all residential buildings - detached houses and apartment buildings (up to 3 flats and separate useful units) up to max. 10 ES. For residential buildings with more than 3 apartments and separate useful units with a capacity greater than 10 ES, required its own sewage system with a device (Biodisk, etc.). In case of construction of drainage systems is required to join all types of buildings on the drainage system.
- Connection to water supply and drainage system and the building power supply, telecommunications and gas networks within the construction area shall be determined on the basis of specific conditions and public utility companies.
1.4. Number of parking spaces
- The construction site must provide min. 1 parking space per apartment, flat or independent usability as a whole, and the number of seats in accordance with the purposes of business premises in accordance with Article 83 these provisions. Adequate space to accommodate the parking of vehicles shall be provided on the respective parcel as a parking place or in the garage (which may be part of a building or buildings as extra). The provision applies in the process of obtaining building permits for new construction or conversion of residential buildings in the business.
Exceptionally, within the designated planning area designated M2 and M2-2, in cases of conversion of residential to business, the investor can secure a parking space and the purchase or lease of land in close proximity (approximately 200 m) along the public transport area.
- The above provisions of the preceding subparagraph shall not apply to new construction and reconstruction (and conversion of residential to business) within the designated planning area designations M1, M1-1, M1-2, M2-1, M2 and M2-3-3A .
1.5. The architectural design of buildings
- Architectural design of buildings and new buildings as well as the replacement and reconstruction of existing buildings, facades and roof design, and construction materials used must be consistent with the way the construction of existing buildings in the village, and appropriate traditional coastal construction (smooth plastered façade, stone features, cornices and highlighted in a facade, stone plinth, etc.).
- Within a designated planning area designations M1, M1-1, M1-2, M2 and M2-3-3A with a valuable indigenous architecture is recommended to use the structural elements characteristic of this architecture.
- The ratio of length to height of front facade must, in principle, be in favor of the length of the facade.
- Open to the buildings must respect the rules of proportions typical of the architecture of the coastal region.
- Roof of the building must be the hair, the minimum gabled, sloping roof surfaces between 18o and 23o. The cover must be tile or mediterranean cup red channel. The slope of the roof ridge of the sea, usually (depending on local conditions), to be parallel to the contours of the land.
- In areas designated within the planning designations M1, M1-1, M1-2 in the other area designated planning designations M is possible in a smaller version of the recessed roof terrace, and when illuminated attic rooms permitted the construction of roof windows and roof cottage (up to 30 % of roof surface). It also allowed the use of set-'sunny' collectors (set them to be within the roof surfaces of the building) where they can only cover up to 50% of its surface.
- Part of the roof deck can be used to negotiate as a function of terrace housing or solarium (open roof).
- The construction of flat roofs is allowed only on additional, smaller structures Economy (craft) purposes, and if the roof terrace is used as a parking lot or walking surface.
- The area around the new settlement prohibits the use of Vinodolski Salonite for roofing buildings.
- Stone facades of existing buildings can be rebuilt using only stone as a building material, without plastering them.
(2) an exception from paragraph (1) of this article, for the reconstruction of existing buildings for residential purposes (existing ruins and remains of the ruins) and the conversion of buildings for other purposes (existing ruins and remains of the ruins) in residential buildings within a designated planning area labeled M1, the provisions of Chapter 4.2.1. "Conditions for the reconstruction of existing buildings and ruins the conditions for the construction of buildings that once existed within the designated planning area designated M1."
4.1. Terms and method of construction of buildings for residential purposes
4.1.1. Family home
Article 63
(1) Determine the conditions and manner of construction of new buildings for residential purposes - family homes within the planning area designations labeled M3:
n The size and surface area of ​​the building:
First The minimum permitted size of the building plot of 300 m2.
Second The maximum permissible area of ​​the building plot is not certain.
Third The minimum width (m) measured at the building line is 14.0 m
n The size and surface structure:
First The maximum permissible development coefficient (coefficients) of 0.30.
Second The maximum permissible coefficient of utilization (KIS) is 1.50.
Third The maximum permissible number of storeys and the height of five floors (one floor underground and four floors with the condition that the fourth floor above ground floor without nadozida), maximum building height 10.0 m
4th The minimum floor area of ​​the building is 60 m2.
5th The maximum permissible floor area of ​​the building is 150 m2.
(2) Determine the conditions and manner of construction of new buildings for residential purposes - family homes within the designated planning area designations M1, M1-1, M1-2, M2, M2-1, M2-2, M2 and M2-3-3A:
n The size and surface area of ​​the building:
First The smallest allowed size is:
n the construction of buildings on a free way to 300 m2
n the construction of buildings on the way poluugrađeni 200 m2
Second The maximum permissible area of ​​the building plot is not determined
n The size and surface structure:
First The maximum permissible development coefficient (coefficients) are:
n the construction of buildings in a free manner 0.40
Exceptionally, in the south of the main road, within the designated planning area designations M2 and M2-2-3A (provided the cartographic representation No. 4. "Terms and method of construction") is up 0.30
n the construction of buildings on the way poluugrađeni 0.40
Second The maximum permissible coefficient of utilization (KIS) is:
n the construction of buildings in a free manner 2.00
Exceptionally, in the south of the main road, within the designated planning area designations M2 and M2-2-3A (provided the cartographic representation No. 4. "Terms and method of construction") is up 1.50
n the construction of buildings on the way poluugrađeni 2.00
Third The maximum permissible number of storeys and height in the construction of a free and poluugrađeni way is:
five levels (one ground floor and four floors with the condition that the fourth floor above ground floor without nadozida), maximum building height 10.0 m, and 9.5 m within the planning area marked M1 label;
Notwithstanding, the land south of the main road, within the designated planning area designations M2 and M2-2-3A (provided the cartographic representation No. 4. "Terms and method of construction") it is possible to build up to four levels (one underground and three floors provided that the third floor above ground floor without nadozida), maximum building height of 7.0 m
4th The maximum permissible floor area m2 building is:
n the construction of buildings on a free way to 150
n the construction of buildings on the way poluugrađeni 150
(3) In addition to the conditions mentioned in the preceding paragraphs of this Article shall also provide for other general conditions laid down in Article 62 these provisions.
4.1.2. Residential buildings
Article 64
(1) Determine the conditions and manner of construction of new residential buildings within a designated planning area designations M3:
n The size and surface area of ​​the building:
First The minimum permitted size of the building plot is 500m2.
Second The maximum permissible area of ​​the building plot is not certain.
Third The minimum width (m) measured at the building line is 16.0 m
n The size and surface structure:
First The maximum permissible development coefficient (coefficients) of 0.30.
Second The maximum permissible coefficient of utilization (KIS) is 1.50.
Third The maximum permissible number of storeys and the height of five floors (one floor underground and four floors with the condition that the fourth floor above ground floor without nadozida), maximum building height 10.0 m
4th The minimum floor area of ​​the building is 100 m2.
5th The maximum permissible floor area of ​​the building is 200 m2.
(2) Determine the conditions and manner of construction of new residential buildings within a designated planning area designations M1, M1-1, M1-2, M2, M2-1, M2-2, M2 and M2-3-3A:
n The size and surface area of ​​the building:
First The minimum size is:
n the construction of buildings on a free way to 500 m2
n the construction of buildings on the way poluugrađeni 400 m2
Second The maximum permissible area of ​​the building plot is not determined
n The size and surface structure:
First The maximum permissible building development coefficient of particles (tex) is:
n the construction of buildings in a free manner 0.30
n the construction of buildings on the way poluugrađeni 0.40
Second The maximum permissible coefficient of utilization (KIS) is:
n the construction of buildings in a free manner 1.50
n the construction of buildings on the way poluugrađeni 2.00
Third The maximum permissible number of storeys and height is:
five levels (one ground floor and four floors with the condition that the fourth floor above ground floor without nadozida), maximum building height 10.0 m, and 9.5 m within the planning area marked M1 label;
Exceptionally, in the area south of the main road, within the designated planning area designations M2 and M2-2-3A (provided the cartographic representation No. 4. "Terms and method of construction") it is possible to build up to four levels (one underground and three floors provided that the third floor above ground floor without nadozida), maximum building height of 7.0 m
4th The maximum permissible floor area m2 building is:
n the construction of buildings on a free way to 200
n the construction of buildings on the way poluugrađeni 150
(3) In addition to the conditions mentioned in the preceding paragraphs of this Article shall also provide for other general conditions laid down in Article 62 these provisions.
Article 65
(1) Exceptionally, the construction unit may be less than stated in the articles 63rd and 64, within the designated planning area designations M1, M1-1, M1-2, M2, M2-1, M2-2, M2 and M2-3-3A, if formed Allotment, which was conducted in the cadastre based on studies made in the cleavage accordance with detailed plans of the (former PUP's).
(2) The designated planning area designations M1, M1-1, M1-2, M2 and M2-3-3A are possible deviations from the set of limit values ​​for new construction specified in this Plan but only in terms of specific conditions and / or opinions of certain the Conservation Department.
4.1.3. Condominium
Article 66
(1) new condominium specified in this Plan can be built only within the designated planning area designated M2-5 (provided the cartographic representation No. 4. "Terms and method of construction") and only after the urban-architectural competition and according to the guidelines and general conditions specified in paragraph (5) Article 147 these provisions.
(2) Allows the reuse of existing commercial buildings into a condominium (with more than 4 dwelling) within a designated planning area designated M2-4 (provided the cartographic representation No.4. "Terms and method of construction") Permission is granted to upgrade the existing building floor plans dimensions up to max. height of four (4) floors, provided that the fourth (4th) floor attic and max. height of 12.0 meters. The building must be connected to the constructed public drainage system, and parking spaces may be provided by purchasing or leasing land in close proximity (approximately 200 m) along the public transport area. Architectural design in accordance with paragraph 1.5. "The architectural design of buildings" in Article 62 these provisions.
4.2. Conditions for the reconstruction of existing buildings for residential purposes within the designated planning area designations M1-1, M1-2, M2, M2-1, M2-2, M2 and M2-3-3A
Article 67
(1) Within the designated planning area designations M1-1, M1-2, M2, M2-1, M2-2, M2 and M2-3-3A (provided the cartographic representation No. .. "Terms and method of construction"), possible the rehabilitation of existing buildings deviations from the set of limit values ​​for new construction as specified by this plan, namely:
a) The development coefficient (Kig) may not exceed:
n 0.3 for all detached residential buildings within a designated area within the planning designation M2 and M2-2-3A (provided the cartographic representation No. 4. "Terms and method of construction")
n 0.4 for the dual residential buildings and detached houses within a designated planning area designations M1-1, M1-2, M2, M2-1 and M2-3,
n 0.5 for buildings in a row,
n 0.6 for buildings constructed on the control line;
b) absorption coefficient (CIS) may not exceed:
n 2.5 for buildings in a row,
n 3.0 For buildings constructed on the control line.
(2) Within the designated planning area designations M2, M2-1, M2-2, M2 and M2-3-3A, the existing buildings for residential purposes (but not the ancillary buildings and less economic-craft), constructed in accordance with building permit and far less than 4 meters from the border of a neighboring building plot, can be upgraded in the existing floor plans with dimensions, openings that can be predicted by existing vertical positions of the building to the max. certain height for new buildings.
(3) Existing residential structures built in accordance with previous regulations can be reconstructed in
existing requirements, unless the conditions prescribed in this Regional Plan.
(4) Individual interventions built on existing residential buildings, except for the interior renovation, especially the fronts are not permitted.
(5) Reconstruction in terms of conversion or replacement of existing condominium built on k.č.br: 3674/1 (former hotel "Klek") is possible only in buildings catering for tourists of the hotel group, operating as a hotel and heritage hotel certain "Regulation on classification, categorization, specific standards and particular quality of accommodation from the group" hotels "(NN, No. 88/07) pursuant to Article 27 these provisions.
(6) immediate implementation of this plan allows the demolition of existing condominium built on k.č.br: 3674/1 (former hotel "Klek") and "Mavlićeve home."
4.2.1. Conditions for the reconstruction of existing buildings, the remains of buildings and ruins the conditions for the construction of buildings that once existed within the designated planning area designation (M1)
Article 68
(1) It allows the reconstruction of existing buildings, ruins and remains of buildings and construction of buildings that once existed within the designated planning area designated M1. Condition of buildings and ruins of buildings and the former is determined by an extract from the land cadastre, land - registry and extract the necessary archival materials and based on expert opinion of the Conservation Department.
(2) Within the designated planning area labeled M1 (defined in the cartographic representation No. 4. "Terms and method of construction"), reconstruction of existing buildings, ruins and remains of buildings and construction of buildings that once existed is performed under special conditions or the opinion of the Conservation Department .
(3) Special conditions or opinions (threshold) of the Conservation Department for the reconstruction of buildings, ruins and remains of buildings within the historic core can not exceed the following general requirements for certain reconstruction of this Plan:
First The shape and size of particles of a building the size and shape of the land lot where the existing buildings constructed or surface used for the routine use of buildings.
Second Building line is defined by a foreign object oriented public area. Building lines may be identical to the regulatory line (according to local conditions).
Third Area within which it can develop the layout of the facility shall be determined pursuant to the special conditions or the opinion of the Conservation Department.
4th Maximum and minimum lot construction ranges from 30 to 100%. The rule retains the existing footprint of construction and the increase of construction land, which can be up to 100% determined on the basis of special conditions or the opinion of the Conservation Department.
5th Connection to public sewerage system. Place and manner of connection of the building plot on the utility building will be carried out by agreement of the relevant utility companies. Must be at least provide access to pedestrian passageway or stairway width of at least 1.5 m
6th Purpose of construction: The basic purpose of a residential building (less than 50% may have an office space), and may be social, business or hospitality and tourism. Conversion of the preferred ground floor of residential buildings in the business area, especially along the main driveway and pedestrian routes. The premises can be planned catering business, trade, services or small business, provided that it is a pure activity without the danger of fire and explosion.
7th Maximum height of buildings is a maximum of five floors (one floor underground and four floors with the condition that the fourth floor above ground floor without nadozida), maximum building height 9.50 m
8th Types of roof slope and land cover: Roof-coverings shall be gabled, tilt 18-23 degrees with a cover of the purchase channels. Gables and eaves must be smoothly plastered with no visible pieces of wood roof and drainage of rainwater from the roof surface in accordance with the decision of indigenous architecture. It is not permissible construction of the roof terrace or in part of the roof.
9th Terms for architectural design: In terms of design, architectural and all facilities are required to maintain coastal features indigenous architecture as a whole in scale and detail. Facades must be smoothly plastered, and painted bright pastel colors in the color of stone and earth, and under the instruction of the Conservation Department. Balconies and terraces should not be made to the street facade. Allowed the reconstruction of the existing balustrade. Open to the facades must be upright rectangle with ratio of height: width 1.2: 1 at the scale of the traditional coastal architecture. If openings are framed by stone ertama, they must be preserved. The facilities must be built and plastered smoothly funnel shaped in accordance with the native architecture. For objects of public facilities or parts of the building with public amenities is also bound to respect the formal elements of traditional architecture, as the facade, and interior.
10th To accommodate vehicles for the buildings within the historic core provides a parking space in public parking lots within the planned multi-storey garage in the contact zone (around the perimeter of the old town).
11th Conditions for the construction of fences and accessory buildings:
- Building plot objects that constitute the structure of the city as part of a series or blocks, and building lines they do not coincide with the control line, and have the street "Palace" or the land on which the word "court" as the censorship between the two buildings as part of a series or However at the end of the string, must have a traditional boundary wall height 2,0 to 2,50 m, built and smoothly plastered or constructed in an authentic stone without the pronounced seam.
- Building plots on the slopes must be treated the same way, but lower (0.80 and 1; 20 meters) without a metal fence walls or different extensions. The doors at the entrance to the plot (yard) must be filled (wood or metal, appropriately colored) or iron in the case of low surrounding walls.
- The existing auxiliary facilities must be reconstructed by forming the same principles as the main objects, and if the construction line coincides with the control line must not have terraces on flat roofs.
4.3. Conditions for the construction of new ancillary facilities and / or minor building economic - commercial purposes (craft), with family houses and residential buildings as well as the conditions for the reconstruction of existing
Article 69
(1) With the family home and a residential building within a designated mixed-use planning designations M1, M1-1, M1-2, M2, M2-1, M2-2, M2-3, M3 and M2-3A can be built out-buildings ( garage, indoor and outdoor pools, small storage, etc.) and / or a smaller building economic-business (craft), as part of the Regional Plan for the default values ​​developed plot
primary purpose applications, according to the following limit values:
- Duplex (two floors with the condition that the second floor above ground floor), the height to 4.0 meters (total height 6.0 m), highly three floors (three floors with the condition that the third floor above ground floor), up to 5.6 meters (total height of 6.6 meters) when you build on the control and direction of slope if the level of the floor to the second floor is made of a higher elevation in the level of natural terrain (terrain elevations);
- When a slope to the second floor level of the floor is made of a higher elevation in the level of natural terrain can be a One-level with a flat roof, unless the same is used as a parking area, and the max. height of 5.5 m;
- Less layout area of ​​the building footprint area of ​​primary use;
- Rotation direction is generally behind the building line of the building core applications. Notwithstanding, the building can be built on the control line, when the requirement is influenced by the configuration field, or when such intervention is the only way to access to the road;
- Buildings can be built with the basic building purposes in this case, the economic-commercial buildings (craft) must use the main building will be separated by fire walls;
- If you have an open border of a neighboring building plot must be at least 4 meters;
- Can be built at a distance and less than 4 m, but without the hole (on the border of plot construction). Openings are not considered fixed openings with opaque glass, the largest measuring 60 x 60 cm and parts of the wall of glass bricks. When you build a building on the border of the particles must be of fireproof material, provided that the pitch is not the neighboring parcel. If built as a semi-structure, the adjacent buildings must be separated by fire walls;
- Outdoor swimming pools and impervious sump can be built within a distance of 4 meters from the adjacent building plot. This provision does not apply to the historical center;
- Indoor swimming pools are being built up to a maximum total height of 6.0 m with the possibility of building a flat, pitched, barrel roof, etc.. Allowed the construction of underground technical floor, where geotechnical conditions permit;
- Construction of this Article shall do with the basic building architectural shaping unit in accordance with the terms of Article 62 these provisions.
(2) The construction of smaller buildings of economic-commercial purposes (craft), adequate space for parking of vehicles shall be provided within the building plot in accordance with Art. 83rd these provisions. Exceptionally, within the designated planning area designated M2 and M2-2, in cases of reconstruction (as in the case of conversion of ancillary building into a smaller building business purposes), the investor can secure a parking space and the purchase or lease of land in close proximity (approximately 200 m) along the public traffic areas. These provisions do not apply to new construction and reconstruction within the designated planning area designations M1, M1-1, M1-2, M2-1, M2 and M2-3-3A (provided the cartographic representation No. 4. "Terms and method of construction ").
(3) The activity being carried out in smaller buildings, the economic-business (craft) purposes, the way the organization of production, manufacturing operations and transport needs must meet safety requirements and must not endanger the environment and quality of life of neighboring particles in the settlement (in accordance with the Fire Protection, Law on Noise Protection, Law on Air Protection). The edges of the adjacent parcels must be realized as tampons vegetation in accordance with the requirements of environmental protection.
(4) The existing ancillary buildings and small-business economy (craft) purpose built in accordance with previous regulations can be reconstructed in the existing requirements, unless the conditions prescribed in this Regional Plan.
(5) exception of paragraph (4) of this article, for the reconstruction of existing ancillary buildings and small-business economy (craft) purpose built in accordance with previous regulations, as well as for the reconstruction of the remains and ruins of the building and ancillary buildings that once existed within the designated planning areas designated M1, the provisions of Chapter 4.2.1. "Conditions for the reconstruction of existing buildings and ruins the conditions for the construction of buildings that once existed within the designated planning area designated M1."
5th PLANNING CONDITIONS OR THE CONSTRUCTION, RECONSTRUCTION AND EQUIPPING OF TRAFFIC, AND TELECOMMUNICATION NETWORK WITH THE APPROPRIATE COMMUNITY BUILDINGS AND AREAS

Article 70
(1) the Plan insured infrastructural surfaces in maps in no. no. 2.1. "Traffic, street and utility infrastructure - transport network," 2.2. "Traffic, street and utility infrastructure - telecommunications networks," no. 2.3. "Traffic, street and utility infrastructure - water supply," 2.4. "Traffic, street and utility infrastructure - wastewater" and 2.5. "Traffic, street and utility infrastructure - energy system" at a scale of 1:2000 further separated on the route , buildings and equipment, as follows:
- Transport and telecommunications network;
- Utilities and other infrastructure network:
- Water management system,
- An energy system,
- Cemetery
- Retail markets.
(2) Buildings and equipment infrastructure systems under paragraph 1 of this article can be constructed, reconstructed or immediate delivery throughout the coverage area of ​​this Plan in accordance with these provisions, special provisions and special conditions of the relevant institutions with public authorities which are designated and environmental protection measures.
(3) The plan shows the route of utility infrastructure are fundamental and may be modified based on more detailed projects which achieve functional and technologically and economically favorable solution, where the route should be retained within the road corridor.
5.1. Conditions construction of transport networks
Article 71
(1) The Plan area includes a space for the construction and reconstruction of transport infrastructure that are shown on the cartographic representation of 2.1. "Traffic, street and utility infrastructure - transport networks' in scale 1:2000.
(2) In addition to transportation facilities and areas shown on the map in the previous paragraph, the Plan has enabled the construction of transport and other ancillary areas and buildings needed for the particular purpose in a space, in accordance with detailed documentation.
(3) Public traffic areas can be located in areas other purposes.
 (4) Construction of new buildings and reconstruction of existing road network shall be the immediate implementation of the Plan with the specific requirements of building competent institutions with public authorities.
Article 72
(1) The plan for all citizens in accordance with the Regulations on Accessibility for persons with disabilities and reduced mobility (NN 151/05 and 61/07) provides for ensuring unimpeded access to public buildings, public spaces and public transport.
(2) All road surfaces should be performed without architectural barriers so that there were no barriers to the movement of any population.
(3) In implementing the Plan will apply the regulations and standards laid down in legislation to reduce and eliminate existing and prevent the emergence of new town planning - architectural barriers.
(4) At intersections and other locations where the planned road crossing for pedestrians, cyclists and people with mobility problems must be installed flush curbs.
5.1.1. Road traffic
Article 73
(1) The plan shall determine the route of city streets as part of the transport system of the village, including the entry for vehicles and pedestrian areas, pedestrian paths and walking stairs.
(2) The division of city streets according to function and significance is carried out on:
- Major local streets include: current state road D8 (Adriatic highway) and County Road 5064 W (Anton Mataije Street);
- Collecting streets include: the streets of Rijeka, in the streets below under St. Mikulj, street Panos, Anthony Maurine Street, below Vinodolska street Šenoina street below 22nd Street June, the streets of Zagreb, and the combination of A Midsummer streets and streets of New Karst, in continuation of the street circuit at Krminsku and planned street collection in flashes, Bahalina and planned street that runs parallel to the street Prisika on the northern edge of the coverage plan;
- Other streets include: all other streets or roads construction site.
Article 74
(1) The corridors of streets in the preceding article are graphically displayed on the cartographic representation of the Plan view of 1.1. "Transport network" at a scale of 1:2000.
(2) For existing streets within the settlements that were constructed in full width, the corridor is established within the land road.
(3) Existing streets should be extended to the width of the planned corridors on all parts where there exist physical conditions.
Article 75
(1) city street is any traffic area within the scope of the Plan which are built or existing buildings and structures to which you have direct access.
(2) The plan to allow work on the construction, reconstruction and maintenance of city streets to the spatial planning documents and programs of the Town Commons.
(3) to the surface to road traffic allowing the arrangement of existing and construction of new city streets to vehicular and pedestrian areas.
(4) The protective zone of the road allowed the placement of power lines infrastructure.
Article 76
(1) When new construction or reconstruction of existing city streets is necessary to fully preserve the landscape values ​​of the area, adjusting the route forms the natural terrain.
(2) When new construction or reconstruction of existing streets, unless it allows spatial features, it is mutual (or unilateral) regulate the avenue.
(3) If the street runs on the embankment or ravine, holding ground is carried out within the supporting walls of its corridors to provide solutions that fit into the landscape.
Article 77
(1) The minimum technical elements for the construction of the planned stock of streets within the scope of the Plan, depending on the categorization of certain roads, are:
The main local streets:
- Computational speed of 50 km / h
- The maximum slope of the roadway 7% (10%)
- Number of lanes and roadway width 2x3, 00 m (if the road was organized public transport 2x3, 25 m),
- The level crossing, expanded, with additional bands for realignment only at intersections with city streets collecting necessary,
- The existing road access to the building,
- Minimum distance intersection 150 yards (100),
- Pedestrian corridors bilateral or unilateral, the minimum width of 1.50 (exceptionally 1.00 m)
- Parking specially regulated and organized in parking lots (garages) concentrated on the road with entrance and exit,
- Lay-bys for bus stop if the road is well organized public transport,
- The width of the planned minimum cross section is 10.0 m
Collector streets
- Computational speed of 40 km / h,
- The maximum slope of 12% of the roadway,
- Number of lanes and roadway width 2x3, 00 m,
- The level crossing,
- The existing road access to the building,
- Pedestrian corridors, bilateral or unilateral, the minimum width of 1.50 (exceptionally 1.00 m)
- Parking allowed on the road with the addition of the required width of pavement for parking,
- The width of the planned minimum cross section is 9.0 m
Other streets
- Computational speed of 40 (30) km / h,
- The maximum slope of 12% of the roadway,
- Number of lanes and roadway width 2x2, 75 m, 4.5 m-way traffic (exceptionally 3.0 m),
- The level crossing,
- The existing road access to the building,
- Pedestrian corridors, one-sided, the minimum width of 1.50 m (exceptionally 1.0 m),
- The width of the planned minimum cross section is 7.0 m
(2) an exception only in difficult field conditions or reconstruction of existing streets, they can apply the values ​​in brackets in paragraph (1) of this Article.
(3) The local and unclassified roads within and outside urban areas have the same traffic demands, with outside urban areas have no sidewalks for pedestrian carriageways in accordance with the design speed.
 (4) The city streets where a well organized public transport lanes have a width of at least 3.25 m
(5) Space Corridor planned city streets for the design of the route from its establishment through the building permit. Within this corridor is to determine the final alignment and the associated space can not locate a new building, and after its construction corridor to reduce the actual width of the street.
Article 78
(1) The construction of settlements within the area is developed with existing and planned streets.
(2) Each building plot must have immediate access to the city street in one of the categories mentioned in Article 77 or, exceptionally, as in paragraph (4) of this Article.
(3) immediate access shall be considered and vehicular access to the minimum width of 3.50 m (exceptionally 3.00 m) and length to 50.0 m and 100m with a turnaround at the end.
(4) During the reconstruction of buildings and new buildings within the designated planning area designations M1, M1-1, M1 and M2-2-1 (provided the cartographic representation No. 4. "Terms and method of construction"), which have no or not I have a vehicular access road, direct access is considered a pedestrian way or pedestrian stairway minimum allowable width of 1.50 m
(5) For the city streets in the category of unclassified roads are exceptionally allowed width of 3.0 m with provision for bypassing the vehicle lay-bys every 100 m
(6) Access to the building plot on the surface of city streets must be determined so that it can not be endangered by traffic. When the building plot is located along the junction side streets and streets with a county or state significance, the approach must be carried out through side streets.
(7) The maximum length of dead end street is 100 meters on completion of the street is necessary to build and edit the turnaround point for the utility and other vehicles.
Article 79
(1) connection and access to a public road is carried out based on the prior approval of the competent authority for the road in the process of obtaining building permits, and the Regulations on conditions for the design and construction of ports and access to a public road (73/98 and 199/07) .
(2) The minimum distance control the direction of city streets from the edge of pavement should provide the possibility of building retaining walls, sidewalks or shoulders, and can not be less than 1.0 m
5.1.2. Public bus transport
Article 80
(1) The plan provides for the use of city streets in the main range and the collection for public transport buses.
(2) In the streets of paragraph (1) of this Article shall be at locations designated by this Plan to stop, according to special regulations to build a lay-bys with shelters for the passengers (the Regulations on bus shelters "Official Gazette" No. 36/91, 48/97 and 119/07).
5.1.3. Parking lots and garages
5.1.3.1. Public parking lots and garages
Article 81
(1) The plan for the needs of traffic at a standstill partly meet the public car parks which, depending on local conditions (the need for parking, available space, horizontal and vertical visibility) were built on public land (special parking areas) and public garages.
(2) The parking of personal vehicles as a public parking space can be used along the roadway collection and other streets where the carriageway width to a parking lot and when not to interfere with the passage of pedestrians and disabled people, cyclists, fire and emergency vehicles.
(3) This Plan at locations specified below buildings that partially or fully function as public garages:
- On the surfaces of hospitality - tourism planning purposes indicated oznakma T11-T11-2C and 2D cartographic representation no. 4th »Terms and method of construction"
- In areas designated mixed use planning designations M2 and M2-4-5 on the cartographic representation no. 4th »Terms and method of construction"
- In areas designated for business development planning codes K11 and K12 on cartographic representation no. 4th »Terms and method of construction"
- In areas designated for construction of public garages marked planned as G (s Jurkovo) the cartographic representation no. 4th »Terms and method of construction"
- The areas of sports and recreation facilities planned markings labeled R2 in cartographic representation no. 4th »Terms and method of construction" as a public garage.
(4) Conditions of the construction of buildings that have a function in full public garages (paragraph (3) sub-paragraph 4 of this article) are defined in Article 82, while the conditions of construction of buildings that function as part of the public garages (paragraph (3), line 1-3 this article) for the construction of certain conditions in certain areas.
(5) Groundwater levels are included in the development coefficient and absorption coefficient.
Article 82
(1) Buildings of public parking garages are being built in areas designated for traffic at a standstill.
(2) In the underground garage, which can cover more ground floors of space can be used as a dual-purpose shelter.
(3) Establish a limit for the construction of public buildings garage:
- The minimum building plot size of at least 500 m2, very street Jurkovo and smaller but no less than 300 m2
- The maximum development coefficient (Kig) is 0.8 for aboveground and 1.0 in the underground,
- The maximum absorption coefficient (KIS) is 5.0,
- Maximum permitted height above ground of the garage is (S + P +1) height 10.0 m measured from the lowest elevation terrain zaravnatog the building,
- Public garage may contain more ground floors,
- Distance of the building underground garages in the area of ​​regulatory and other boundary line can amount to 0.0 m,
- Minimum distance of parts of the building with the use of a parking garage in the aboveground part of the surrounding particles with a public purpose as transportation and green space is 1.0 m and the other purposes of 3.0 m
(4) Notwithstanding the developed parts of the construction area overhead of building public garages can be done to control the direction of the lines and other boundaries in accordance with local conditions.
(5) The underground part of the construction of a parking garage can be carried out under traffic and green space and pedestrian squares, provided that the following construction of the garage area again put into the previous function.
5.1.3.2. Parking lots and garages with other uses
Article 83
(1) Construction of garage space is provided in the other buildings intended primarily to secure the space required for circulation at rest according to the standard referred to in paragraph (2) of this Article.
(2) The minimum required number of parking-garage of dimensions 2.5 x5, 0 yards, which should ensure the parcel in a particular building purposes shall be determined by the size of gross building area or number of users (seats) / employee using the following standards:
\* Table at the bottom of the page \*
(3) Parking buses will be provided at the user specified purposes in a way that for 50 units must provide one parking space.
Article 84
(1) In determining the parking requirements for buildings or groups of buildings with different contents can be predicted as parking for various types and uses of buildings, if used at different times.
(2) Reconstruction of the building which increases the number of dwellings and gross building area of ​​a particular purpose, is possible provided that the parcel to provide enough parking-garage spaces to the standards of Article 84 paragraph (2) of these Terms, or it must provide (rental or leasing GPM) on the other particles in a radius up to 500 m from the location.
(3) The parking areas should be the total number of parking spaces for cars to provide persons with disabilities and reduced mobility for at least 5% of parking spaces, and at least one parking space in parking lots with fewer than 20 seats.
(4) Parking areas should be landscaped by planting high and low vegetation. The minimum requirement is one tree (5) parking spaces.
(5) The existing garage and garage-parking spaces can not be converted to other facilities, if no other parking-garage on the same parcel.
(6) For the production, trade, business, and višesadržajne buildings whose building plot occupying an area greater than 0.5 ha, parking lots, garages, or a combination of parking lots and garages in one or more levels, and to meet the standards in the number of parking spaces in accordance with the table in previous article and the applicable regulations and the Act on Physical Planning and Building may be built in the contact zone of the building core applications. Featured garages built to the max. 2p0 + S + P +1.
Article 85
(1) Establish a limit for the construction of a garage as part of other purposes, the function of providing the required parking-garage spaces:
- The maximum development coefficient (Kig) for the ground portion is 0.8, (underground, only to use the garage Kig = 1.0),
- The maximum absorption coefficient of the building is scheduled for a particular purpose may be to finance the construction of a parking garage to increase by 50% and only for the purpose of the garage,
- Minimum distance from the control line and the other is the boundary for the purpose of building a garage 5.0 m (above ground) and 0.0 m (underground), and for other parts of the building under the conditions laid down provisions for the relevant purpose.
(2) Traffic access to the garage to public traffic areas should be performed in a manner that it does not disturb the flow of traffic and safety on city streets.
5.1.4. Squares and other major pedestrian areas
Article 86
(1) The role of the city's main square, Trg Ivana has Maurine. Edge to control the direction of the main square can lean construction community (public) and hospitality and tourism, service, trade and other eligible purposes, the specific surface area determined for the purpose of this peripheral region.
(2) The plan defines the space within the coastal walkway coverage plan in the City of Makati, the Coast Petar Kresimir IV, along the state road D8 through ports, coasts and shores Domagoja Prince Prince Branimir.
(3) Arrangement of the coastal walkway is conducted under the terms of this Plan and the special conditions of the Conservation Department and the service of environmental protection.
(4) along the coastal promenade, it must be for every 400 m provide access to the sea via a transverse pedestrian promenade, with links to public areas in its hinterland, and provide for public lighting.
(5) All pedestrian areas must be arranged with a minimum width of 1.50 m and in areas where this is possible with max. longitudinal slope of 8% for people with mobility problems.
(6) All paths, public footpaths and public stairways are part of the transport network - the city streets of the City of Commons.
(7) Access to all parts of the public areas and buildings must be designed in accordance with current legislation.
(9) Maintenance of public areas must strive to reconstruct the original pavement and processing, especially in the streets of major traffic routes. In parts of the town center around the parish church was partially preserved old flooring and are in compliance with the condition it chuck pebbles laid in cement mortar. Castle Garden has a paving stone slab.
5.1.5. Bicycle traffic
Article 87
(1) Building and bicycle trails in the area of ​​coverage of the Plan is available on all strokes, where the expected intense bicycle traffic as follows:
- As a special bike paths - separated from the street,
- As part of the street, physically separated from the roadway,
- Traffic signs as part of a separate roadway or pedestrian paths.
(2) location and mode of bike paths (unidirectional or bidirectional traffic) will be determined by the design documentation in accordance with available space.
(3) Minimum width of bicycle paths or strips of a lane is 1.0 m, and for two-way traffic 1.60 m, and if the bike path next to the roadway, adding a protective strip of minimum width of 0.75 m, with buffer zone is not required if the street permanently restricted speed of motor vehicles at 40 km / h.
(4) The longitudinal slope of bike paths or strips, as a rule, can not be greater than 8%.
5.1.6. Petrol Stations
Article 88
(1) The plan allows the construction of new petrol stations in the corridor of city streets.
(2) The parcel service stations in items (1) of this Article may be built and associated surface facilities that include: parking and handling areas, and building the shop, catering, service, utility and sanitary facilities, etc.
(3) Construction of the gas station can be built up to a maximum area of ​​250 m2 with a floor height (P) or 4.0 m to the cornice of the building and 6.0 m to the ridge of the building (eaves 6.0 m).
(4) Petrol stations with support facilities must be constructed in such a way as to ensure:
- The safety of all road users,
- Environmental protection and
- Buildings to be adapted to the size and layout of the environment.
- Accommodation gas station may not use the worse the surrounding area.
(5) In addition to locations in the graphic display, the new gas becomes possible to build on areas of business (C) use outside the central zone of the village including new Vinodolski along the main traffic routes.
(6) is anticipated relocation of the existing gas station with the King Tomislav Street (near the bus station) to an alternate location that will ensure the City.
5.1.7. Maritime transport
Article 89
(1) In the area of ​​the City of New Vinodolski certain ports are open to the public as follows:
New Vinodolski (regional significance) - up to 300 berths
- Loading and unloading passengers,
- Bindings of local population.
(2) the planned expansion and increase port capacity to increase berths for passenger ships and vessels of the domestic population.
(3) In the area of ​​the City of New Vinodolski planned special-purpose port - the port of nautical tourism - marinas (LN) in the village of New Vinodolski (regional significance) capacity max. 400 berths.
(4) conditions of storage buildings and equipment surfaces (and the associated onshore waters) port under paragraph (3) of this Article as part of the port open to the public New Vinodolski (planned expansion and increase in capacity), referred to in paragraph (1) of this Article, a detailed plan of the "Marina" New Vinodolski (SN 21/00), whose scope is determined by the cartographic representation No.4. "Terms and method of use".
(5) For the construction of the marina and the construction of ports open to the public New Vinodolski (LO) is required making the study of environmental impact (EIA), and will, if necessary after its creation to draw up amendments to the DDP- and "Marina" New Vinodolski (SN 21/00).
(6) Dry Flow Ričine Ist Novi is planned to increase the capacity of berths for local population. Arrangement of mooring areas are intended to perform under the terms of Article 139, point 9.4.1. Regulation of water and protection from flooding. Maximum capacity is 200 mooring berths.
5.1.8. Air traffic

Article 90
(1) The location of the heliport construction can be used are properties of sport - recreation, recreation, regulated and protective vegetation, which is the basis of design documentation establish favorable conditions for its realization.
(2) Signaling pathways and access to air and road, and supporting facilities for this type of infrastructure project must be completed in accordance with all applicable laws and regulations on the safety of air and road traffic.
(3) an airfield for helicopters must be equipped with light signs of the possibility of daytime and nighttime use.
5.2. Conditions construction of telecommunications networks
Article 91
(1) The plan shall provide conditions for the construction and reconstruction of the duct for optimum coverage area and the required number of connections in the entire scope of the Plan.
(2) allows the extension and reconstruction and the eventual construction of new buildings, to implement new technologies and / or collocation or need new operators, taking into account the right of joint use by all licensees.
(3) The plan envisages increasing the capacity of telecommunications networks, so as to ensure a sufficient number of telephone connections to all categories of users, as well as the largest possible number of connecting links.
(4) Cable sewer capacity should allow for setting up lines more operators, including cable television operators and contain a certain reserve (spare tubes).
(5) The new telecommunications infrastructure to provide public telecommunications services over telecommunications lines must provide efficient and cost-effective construction of broadband wired and optical networks and for generations of future network technologies, and also must be compatible with existing technologies.
(6) All telecommunication network (network cables, fiber optic and coaxial cables, etc.) should preferably be laid in the corridors of existing or planned roads, ie in the area hiking trails and green spaces with one or both sides of the road, depending on the application area .
 (7) Basic telecommunication network is planned to perform underground telecommunication cables which are laid along the road surface. Cable ducts should be realized with PVC, HDPE pipes, etc. 1110, 75, 50 mm and a standardized mounting wells.
(8) When running parallel and crossing duct with other installations must comply with prescribed minimum distance.
(9) The construction of facilities in each building lot of investor commitments of the building is taking two tubes or 1 40 1 50 mm from the border connecting the well to the particle concentration cabinets telecommunications installations within the building. The boxes are connected to the base electrode of the building according to current regulations.
Article 92
(1) Operators in the field of mobile communications for the fulfillment of licensing requirements build infrastructure for mobile communications, because the Act and the Regulations on public mobile telecommunications network, the network coverage area shall include all county seats, towns and villages, as well as major roads and railway lines and important waterways in inland waters and territorial sea of ​​Croatia because of the importance for Croatia.
(2) For the development of mobile communications is planning the construction of infrastructure facilities of mobile communication networks of all present and future generations that their technology. These are the base station antenna with associated equipment, the necessary power cables and other equipment. Base station can be placed on stand-alone performance of different antenna poles or on existing buildings in compliance with the conditions of construction that are prescribed for these types of buildings:
- Base station antenna system with the existing / planned buildings, telecommunication buildings, up to max. 5 m from the highest point of the building,
- The main station at the existing / planned-standing antenna systems.
(3) The spatial distribution of base stations in existing buildings is possible wherever conditions allow. Within the zone of protection of nature and cultural monuments can be set up base stations provided masking the antenna system and approval of the competent ministry.
(4) In areas of economic construction, tourism and sport and recreation as well as in areas of mixed use (gospodarsko-stambene/gospodarsko-športsko-rekreacijske), as well as the low-family construction is possible to build a stand alone antenna masts for mobile communications base station.
(5) During the construction of base stations for public mobile telecommunication network is necessary to comply with statutory provisions, and other conditions prescribed for such type of buildings.
(6) When choosing the installation location of new base stations should provide good coverage of the same radio signal will be broadcast antenna systems mounted on buildings and poles. You should also provide the ability to share locations and columns by all operators, concessionaires, wherever possible.
(7) During the construction of base stations for public mobile telecommunication network is necessary to take account of town planning - architectural features of the surrounding area and visual fitting, especially in the vicinity of protected historic zones and individual cultural property which is necessary to obtain the specific requirements of the Conservation Department.
(8) The primary and base stations for public mobile telecommunication network is necessary to provide vehicular access.
5.3. Conditions construction of utility infrastructure networks and facilities
5.3.1. Water Supply and Drainage
Article 93
The plan includes construction of buildings and equipment for:
- Water supply (the system of water use) and
- Sewage.
5.3.1.1. Water Supply
Article 94
(1) For the purposes of water supply areas of N. Vinodolski plan identifies existing and planned network of water supply lines and the main reservoir.
(2) pipeline route and location of water supply facilities and devices in the scope of the Plan are shown on the cartographic representation no. 2.3. "Traffic, street and utility infrastructure - water supply at a scale of 1: 2,000.
(3) The plan shall be retained in the reservoir function "Osap-2" at a level of 74/70 m asl capacity of 1300 m3, "Osap-1" at a level of 124/120 m asl capacity of 50 m3 water reservoir "Sćedine" at a level of 74/70 m asl capacity of 250 m3, and the plan is put into operation water tank "Karst" at a level of 45 m asl which is currently in use.
(4) The plan allows the construction, reconstruction and replacement of existing water supply pipelines to ensure the necessary capacity and expansion of water supply network in order to provide quality drinking water supply plan encompasses the entire area.
(5) pipeline route and locations of water supply facilities and devices in the scope of the Plan will ultimately determine the location permit on the basis of design documentation, taking into account the existing supply system, the needs of developing areas that are not yet connected to the existing system, applicable regulations, the configuration of the soil, environmental conditions and other special circumstances.
Article 95
(1) pipelines, buildings and equipment supply system is necessary, as a rule, constructed in the space designated for transport and infrastructure areas.
(2) Prior to construction of new streets is necessary to build a water supply pipelines.
(3) Exceptionally, water supply pipelines can be constructed and other purposes in areas established by the Plan, provided that these installations to ensure unimpeded access in case of repairs or replacement, and to provide for its taking the minimum corridor width of 1.5 m
Article 96
(1) drinking water supply of new zones should be provided from two directions ring system for equalizing the pressure in the network.
(2) The design of water network at the lowest and highest points on the pipeline to export pane with the discharge of sludge and the air valve shaft if there is a need for it.
(3) The water supply network must be in accordance with the Regulations of the hydrant for fire fighting network (NN 8/06) to perform the external surface hydrants which will be met the prescribed parameters of pressure and flow, and the distance between hydrants should be less than 150 m Hydrants placed in the green belt road or on the outer edge of the pedestrian corridor.
Article 97
(1) Water supply piping to the buildings can be derived from the Dip Galvannealed pipes or the like according to the budget for each individual object.
(2) water meter pits to export sufficient light opening to fit them inside the water meter and branch water supply pipe for the facilities.
(3) Plumbing pipes laid in a trench whose width is determined by considering the profile of the pipeline. The pipes laid on the sand layer thickness min. 10 cm along the backfill from the side and 30 cm above the pipe crown. The pipes are laid at the proper depth for frost protection.
(4) crossing and parallel running with other installations (sewer, power and telecommunication cables, etc.) comply with conditions of the owner of the installation.
5.3.1.2. Wastewater
Article 98
(1) The plan determines the distribution system of sewerage for the whole area of ​​N. Vinodolski. Separate pipelines is necessary to collect sanitary wastewater and storm water.
(2) present a mixed partially constructed drainage system in the old center should be converted into a distribution system of drainage.
(3) pipeline route and location of buildings and equipment for waste water drainage system in the scope of the Plan are shown on the cartographic representation of 2.4. "Traffic, street and utility infrastructure - wastewater" in scale 1: 2,000.
(4) The plan shall specify for the reconstruction of the existing pumping station Zagora-CP2, CP1-Ričina, the construction of pressurized water to move to the location of CP1 purification device. The plan provides for construction of wastewater treatment and water pumping stations CP device (outside the scope of the plan), performance feedback, and pressure pipe with CP devices and connect to an existing outfall at which the reconstruction and extension of the outfall diffuser for approx. 200 m Pumping Station Red Cross retains the function you have now. It is also planned reconstruction of coastal collectors with overflow facilities.
(5) pipeline route and location of buildings and equipment for waste water drainage system in the scope of the Plan will ultimately determine the location permit on the basis of design documentation, taking into account:
- Detailed analysis of the existing sewerage network,
- Systematically the problem of storm, and sanitary wastewater in the city of N. Makati,
- The current regulations, the configuration of the soil, environmental conditions and other special circumstances.
(6) The plan is planning new construction, and reconstruction, restoration and replacement of existing sewer network in order to ensure the drainage area includes the entire plan.
Article 99
(1) Drainage of sanitary wastewater from the entire scope of the Plan should be solved by building sewage networks, in the direction of the planned location of the device for purifying waste water at the location of the watercourse in Ričina N. Vinodolski.
(2) Kanalizacji sanitary wastewater derived from polyester, PVC pipe or the like. Waste water discharged from plants in the sewer system through manhole connector.
(3) Prior to being discharged into public sewerage system technology all waste water must be processed on equipment for the pretreatment of wastewater for the removal of hazardous and other substances, and all the Regulations on limit values ​​and other hazardous substances in waste water (OG 94/08).
Article 100
(1) storm drains derived from polyester, PVC pipes, etc. by hydraulic calculation.
(2) stormwater from roofs and terraces, parking and traffic areas should be collected in storm drains and sewer system and the grid line where possible use as process water.
(3) The parking space and handling areas should be made for mineral oil separators for the paved area exceeding 300 m2.
(4) exception, allowed the removal of rainwater from the parking area directly to the surrounding land for parking for cars up to 10 PM.
(5) All storm water drains to take the rainwater to the nearest preljevnoj building, and teaching by the sea or watercourse Society.
Article 101
(1) The pipes are laid in a trench whose width is determined by considering the profile of the pipeline, the sand layer 10 cm thick, with backfill to 30 inches above the pipe crown.
(2) The minimum allowable pipe profile DN is 250 mm (extremely DN 200 mm, but only for sanitary wastewater), the minimum drop of 2% and the maximum in accordance with the maximum allowable speed of flow in the channel for different pipe materials. Larger falls to be resolved cascades.
(3) Review wiper should be performed as a monolithic unit, or the mandatory installation of climbing and covers for traffic to the position on the ground (transport, walking, green surface). Gully also be presented as typical with precipitators.
(4) The entire sewer system should be made as waterproof.
Article 102
(1) All buildings must provide access to the public sewerage system. Until the construction of the sewage drainage system laid down in this plan allows the individual sewage disposal:
- For residential buildings and public and social, business and hospitality and tourism purposes up to 10 ES and only within the designated planning area designations M2, M2-1 and M2-2 (KP No. 4. "Terms and method of construction") possible connection to the grass impervious pit under the special conditions of the competent ministry, for building more than 10 ES is obliged to own sewage system with a device (Biodisk, etc.);
- For buildings in areas designated planning designations T, R, R12, R21, R22 (CP No. 4. "Terms and method of construction") is possible by its own sewage system with a device (Biodisk, etc.). This provision does not apply to areas of social planning applications marked with an (D7).
(2) Before making specifications for the construction of buildings in the area of ​​coverage of the Plan is necessary to obtain water rights conditions in accordance with the Law on Waters (NN 153/09).
Section 103
(1) The plan is scheduled equipping and commissioning of wastewater treatment with the new stream "Ričina" (outside the scope of the Plan). This Plan is a defined area within the scope of the existing power plant equipment (IS4 marked with the cartographic representation no. 1 "The use and land use - areas
Development and Planning ") which is retained. Existing power plants will retain its function even after the planned construction of wastewater treatment new.
(2) For the purification of waste water from the preceding paragraph of this Article shall be permitted to build in stages, in accordance with the provisions of the protection and use of space:
- Phase I: mechanical treatment,
- II. phases: completion of a mechanical wastewater treatment, including execution of appropriate facilities for deposition,
- III. phase (higher level of treatment) will be built when indicated by the results of a systematic study of wastewater.
(3) Municipal sludge as the rest of the primary water treatment needs to collect and organize its processing and finishing in one place.
5.3.2. The energy system
Article 104
(1) The plan is in the energy system shows the position of existing and planned buildings and facilities for:
- The grid and
- Plinoopskrbnu network.
(2) The energy system of the previous paragraph is shown in the cartographic representation of 2.5. "Traffic, street and utility infrastructure - energy system" at a scale of 1:2000.
5.3.2.1. Electricity Network
Article 105
(1) The plan for further development and improvement of the energy system in the area of ​​N. Vinodolski shows the position of the network and facilities for the transmission and distribution of electricity.
(2) The plan envisages the construction of new substation 110/20 kV "Little Box" (outside the scope of the Plan).
(3) For the distribution of electricity in the city used an existing substation 35/20 kV new, to build a new substation 110/20 kV "Small Box", and then will maintain the existing switchyard in operation until the 35 kV transmission line is planned to substitute Dalekovod 20 kV voltage level. Ultimately, this location is planning to leave, so the plan provides for conversion of the mixed use areas (marked with (M) on the cartographic representation No.1 "The use and land use - areas for development and regulation").
(4) The existing power lines in the area of ​​N. Vinodolski retain the function they have today, but allows their replacement and relocation of the laying of underground cables in the existing and projected traffic areas.
(5) The plan envisages the construction of new 20 kV substations. Transformer stations are planned as a typical buildings or structures derived on the spot in which are mounted transformers. The plan includes the size of 6x5 m plots with secured access to public land. The minimum distance from the boundary of the substation adjacent parcel is 1.0 m, and the public area 2.0 m
(6) Locations of the planned S-ica have shown in principle and in detail as well as the location of their future capacity will be determined by direct implementation of this Plan to the development plans of the relevant power company in subsequent project phases.
(7) In areas already built up due to increasing consumption allows the replacement of existing transformers in TS-ice, and at locations where there are opportunities allowed the reconstruction of buildings and substations or to locate to another position on the basis of resolved property issues.
(8) If the plan includes the phenomenon of consumers whose needs require large peak power in excess of planned capacity and TS-ica, the location for the new (additional) TS-ice shall be provided within a building of its particles.
Article 106
(1) For the grid voltage level 20 kV The plan provides:
- Replacement of existing overhead lines and underground cables, reconstruction of existing substations;
- Construction of new cable transformer station 20 / 0.4 kV underground construction and low-voltage network to the needs of consumers;
- Connect multiple substation cable (underground) lines to ensure the two feeding options.
(2) Construction of new substations and low voltage network is connected primarily with the emergence of new major customers, whose needs for these facilities built or adapted. The new TS 20/0, 4 kV are planned as a freestanding building or part of the larger buildings.
(3) The plan of the proposed locations of new substations 20/0, 4 kV transmission line route connecting 20/0, 4 kV will be finally fixed location permit and project documentation based on the real needs of consumers and a resolution - property rights.
(4) Tracks 20 kV transmission line connection shall be determined pursuant to the Plan and project documentation after determining the micro location of the substation, and where there are spatial features 20 kV power lines are kept in public places.
(5) Notwithstanding, the underground power network can be built on land other purposes determined by the Plan, provided that these installations to ensure unimpeded access in case of repairs or replacement, and to provide for its taking the minimum corridor width of 1.5 m
(6) Notwithstanding the permit deviation in the position of objects and keeping track of planned elektroopskrbnih lines in relation to the position and route set forth in this plan if they are explained in the project documentation.
Article 107
(1) Public lighting shall be carried out within the SPD or as an independent, standing on pillars and needs to be upgraded as part of existing and future low-voltage network or as a solo performed on a floor columns.
(2) Detailed lighting solution within the scope of the Plan must be displayed in the performing projects, which will define the end of her power and control, selection of columns and their distribution in space, the selection of lighting fixtures and fittings and the required level of brightness with all the necessary calculations.
(3) Low-voltage network will be run underground 0.4 / 1 kV (exceptionally overhead) cables standardized by HEP (under the terms of the relevant power company), distributor of low voltage in the substation. Connections of buildings will also run underground cables.
(4) Distributing freestanding cabinets (cable distribution boxes) are provided along the edge of land for future buildings. Cabinet positions will be selected so as to allow them to provide access to more buildings. Distributing the power-closets should be adequate protection and placed in a location where there can be no mechanical damage to them.
5.3.2.2. Plinoopskrba
Article 108
(1) plinoopskrbe system should be designed to meet all the necessary technical standards and has high operational safety.
(2) For the purposes of gasification N. Vinodolski It envisions a high-pressure gas pipeline connection to the ISA-East River (the town of Copper). It envisions connecting pipeline to the reduction station N. Vinodolski 1 in which the divorce plinoopskrbna network for the city of N. Vinodolski. Location of the planned reduction station is the intersection of Maritime Street and Calvary Street (marked with the cartographic representation of RS no. 1 "The use and land use - development and planning of settlements"). Alternative locations reduction station is planned between the flow of dry Ričine Ist Novi, Anthony Mataije streets and business areas K (marked with RS1 on a cartographic representation no. 1 »Usage and land use - development and planning of settlements").
(3) The gas network is planned closure of the so-called. "Rings", and will be fed from two directions are able to increase supply. Commitment to the gas distributor within their development plans take into account these needs.
(4) All pipelines are planned as a high pressure and low pressure pipeline 3-4 bar. Local Tracks pipeline are planned along existing roads and planned route.
(5) The minimum technical requirements to be met by laying pipelines are as follows:
- The minimum distance between light gas pipes and other utility infrastructure construction (installation) is 1 m
- The vertical distance from the other installations at intersections was determined with 0.5 m, with the obligation to protect the gas pipe pole.
- Depth of the trench for the laying of gas pipes shall be such as to perform an adequate sand layer by layer of soil above the pipe at least stay on, 9 m in the case of a small layer of soil is necessary to perform the protection tube.
- Pipeline crossings under the road, watercourse must be performed in a protective tube.
5.3.2.3. Renewable Energy
Article 109
(1) The plan to open up opportunities for using renewable energy in the form of installing solar water heating systems and stand alone photovoltaic systems ranging from 1 kW to 100 kW, which use solar energy to produce electricity. energy for all types of buildings.
5.3.3. Municipal buildings
5.3.3.1. Cemetery

Section 110
(1) The surface of the cemetery may be, the immediate implementation of the plan to build new and replacement of existing buildings and reconstruct all types of buildings, for burial (grave), supporting that serve the primary function of the cemetery (mortuary, religious buildings: the chapel, ceremonial halls, etc. , the memorial features, fences, etc.) and required utilities.
(2) Equipment must be appropriate to the coastal tradition and aligned with the cemeteries and other special regulations.
(3) For all construction work within the immediate vicinity of the cemetery and it is necessary to rescue archaeological sounding and obtain the opinion of the Conservation Department in Rijeka.
5.3.3.2. Retail Market
Article 111
(1) Within the designated planning area designated M2-4, under the "new city", an office building that is located within the retail markets. Is indicated (TR) in the cartographic representation no. 4th »Terms and method of construction."
(2) For an existing office building referred to in paragraph (1) of this Article, is planning to direct the implementation of this Plan, the reconstruction in terms of conversion into a condominium (with more than 4 apartments) and upgrade the existing building up to 4 floors, provided that the 4th the floors and floor to max. height of 12.0 meters. Retains the existing connection to the existing "other street" on the north side of the building. The building must be connected to public sewerage system in this particular plan. Retail Market retains the existing surface (floor) while the other floors in the construction of public parking is possible on condition that a floor must be designed for a public garage office space and apartments.
5.3.3.3. Installation of prefabricated buildings in the area of ​​public
Article 112
(1) Prefabricated buildings (kiosks and the like, shelters, information boards, etc.) can be placed on public property settlement (transport terminals, point of view of public passenger transport in areas of schools, culture, public services, sport and recreation, public green areas, beaches, information points, etc.)
(2) Prefabricated buildings - kiosks and the like are typical, smaller assembly or movable objects, and are used for the sale of newspapers, tobacco, accessories, fruits and vegetables, etc., as well as providing small catering or craft services. Buildings should be typical buildings (certified vendor), the size of the layout area of ​​25m2 and a maximum height of 3.0 meters and must have the infrastructure depending on the purpose. Can be installed as a standalone building or a couple of kiosks can be linked into a single functional unit. Allowed the appointment of prefabricated buildings (tents, etc.) for purposes of trade fairs and events (masquerade, wine events, etc.) at the discretion of the City.
(3) Canopies, informative panels, etc. is desirable to unify as a distinctive form of street furniture.
(4) Buildings in this article shall not interfere and pose a danger to pedestrians and vehicles, reducing visibility to traffic or interfere with other users of space, and the placement and appearance must be embedded in a space where they are located. To accommodate the prefabricated buildings on public land within the protected building units (determined on a cartographic representation no. 3.1. "Terms of Use and protection of space - Terms of Use") to apply special conditions of the Conservation Department.
(5) Excludes the possibility of setting up temporary facilities (kiosks) within the boundaries of the planning area marked M1 label (provided the cartographic representation No. 4. "Terms and method of construction").
6th CONDITIONS AND METHOD OF CONSTRUCTION OF PUBLIC PROTECTION AND GREEN AREAS Green area
Article 113
(1) The Plan provided regulation of public green space (public park Z1, Z2 playground, the other green areas Z4) and protection of green spaces Z.
 (2) Planning and design of public green spaces is carried out by direct implementation of the Spatial Plan. Parks with associated buildings and equipment is sized and shaped as a complete planning and park areas are being built under a special project in accordance with the Act and special regulations.
(3) Exceptionally, in the existing city park (Z11) and recreational parks (Z13) general design and construction are determined by the DPU-om 'tourists - Lopar - Red Cross "(24/99) which applies to the Urban Development Plan New settlements Vinodolski and who got approval from the Ministry of Environmental Protection, Physical Planning and Construction pursuant to article 45a of the Law on Physical Planning (Official Gazette no. 30/94, 68/98, 61/00, 32/02 and 100/04) .
6.1. Public green space
6.1.1. Public Park (Z1)
Section 114
(1) Functional characteristics determine the design of the park area, contact the purposes and requirements for the formation of environmental, educational and aesthetic and recreational areas. This plan of existing and planned parks typologically divided (determined on a cartographic representation No. 4. "Terms and method of construction") at the City Park (Z11), Forest Park (Z12), a recreational park (Z13), the archaeological park (Z14) and "eco" park (Z15). Formal characteristics of a public park depend on the subject and will be vegetation (horticultural) component (the ratio of representation of crop and horticultural components) as a complete set of park planning area.
(2) The public areas of the park (Z1) possible interventions consist of:
- Preservation and rehabilitation of existing high quality vegetation and new additions, landscaping,
- Need to ensure at least 60% of the vegetation component (green areas),
- Reconstruction of existing buildings in their own dimensions,
- Construction of small open sports and recreation areas and playgrounds (bocce, bowling and hanging, etc.),
- Planning trails (cycling, walking, etc.), rest areas, construction of stairs, retaining wall (as a stone wall or stone clad)
- Planning of playgrounds for children from 0-7 years
- Construction of open porch (pergola), opened the pavilion (layout area to 25m2, up to 4.0 m), fountains, monuments, smaller chapels (chapels) and the like, the construction of smaller utility buildings (substations, etc.)
- Equipping the municipal and urban equipment (equipment for irrigation, street lighting, benches, waste bins, etc.).
(3) In the area of ​​"eco" park (Z15) at a distance of 6.0 m from the existing building plots, it is not possible construction of buildings referred to in paragraphs (2) of this Article.
Article 115
(1) In the area of ​​Park Forest (Z12) must be the preservation and rehabilitation of existing high quality vegetation and new updates.
(2) In the area of ​​the archaeological park (Z14) before any construction work it is necessary to rescue archaeological sounding and obtain the opinion of the Conservation Department in Rijeka.
(3) In the area of ​​"eco" park (Z15) proposes to design and planting of native plant communities for education and leisure.
6.1.2. Playground (Z2)
Article 116
(1) New areas of playgrounds were rated according to norms for children aged 0-3 years. (Z21), from 3-7 years. (Z22) and from 7-15 years. (Z23) and regulates the areas identified in this Plan (provided the cartographic representation No. 4. "Terms and method of construction"). The space along the playing surface is formed as a public park.
(2) In areas of public green areas - playground (Z2) possible interventions consist of:
- Planning and planting of high and low greenery and horticulture,
- Planning of hiking trails and rest areas,
- Planning and construction of sports and recreation areas and playgrounds,
- Construction of open porch (pergola), opened the pavilion (layout area to 25m2, up to 4.0 m), fountains, monuments, etc.
- Equipping the municipal and urban equipment (equipment, irrigation, street lighting, benches, waste bins, etc.).
6.1.3. Other green areas (Z4)
Section 117
(1) In other areas of green spaces (Z4), if conditions permit, possible interventions consist of:
- Planning and planting of high and low greenery and horticulture provided that it does not interfere with the safety of traffic in terms of preserving visibility traffic areas,
- Planning of hiking trails and rest areas,
- Planning of playgrounds for children from 0-7 years
- Furnishing utility and street furniture (street lights, benches, waste bins, etc.)
- Construction of infrastructure facilities (power lines) and smaller utility buildings (substations, etc.) provided that it does not interfere with the safety of traffic in terms of preserving visibility traffic areas.
6.2. Protection of green areas (Z)
Article 118
(1) Protection of green areas is regulated mainly by preserving existing vegetation and to complement the new high-indigenous vegetation.
(2) Protection of green areas shall be regulated so as not to interfere with the safety of traffic in terms of preserving visibility traffic areas.
(4) The zones of protection of green spaces (Z), if conditions permit, allowing the arrangement of pedestrian areas, paths and trails, urban furnishing equipment (waste bins, benches, street lights, etc.) and construction of open porch - pergola ( layout area to 25m2, up to 3.0 m), construction of infrastructure (power lines) and minor utility facilities (substations, etc.).
7th PROTECTION OF NATURAL AND CULTURAL AND HISTORICAL BUILDINGS AND UNIT and environmental values
Section 119
(1) Measures to protect the natural values ​​and the cultural - historic zones are defined in this Plan, and specific laws and regulations.
(2) Areas of application of special measures to protect natural and cultural - historical units and buildings are shown in
No cartographic representation. 3.1 "Terms of Use, Planning and protection of space - Terms and Conditions", month 1:2000.
7.1. Measures to preserve and protect natural resources
Article 120
(1) For the settlement does not Vinodolski new protected areas of natural heritage under the protection of nature.
(2) proposed in this Plan for protection in the village of New Vinodolski the Nature Protection Act are:
n Vinodolska valleys in the category of protected landscape,
n your cave Zagora in the category of monuments of nature (natural geomorphological object).
(3) For Vinodol valley and cave Zagora is your professional background necessary to prepare to start the process of care, and until the decision on the merits of the proposal to protect these areas should be protected to the provisions and measures for protection under this plan. Monitoring the implementation of protection measures to implement the Town Commons.
(4) In order to protect the plan on the part of the construction zone and the New Vinodolski of separate construction area outside the resort, sports and recreation center "Bahalin" determined measures to preserve as much as possible of the existing high and low vegetation that is not permitted to remove or damage to existing vegetation, and when this is unavoidable, then the same quantity has a quality to compensate.
(5) In order to protect your cave Zagora is necessary:
- Prohibit the tourist visiting the cave as a tourist and decorating its interior,
- Prevent the dumping of waste at the entrance of the cave by placing high at the edge of the network of main roads,
- To prevent disturbance of bats, especially during hibernation, breeding and rearing (May-October),
- Set bars and doors locked at the entrance to the cave,
- Front panel can be set with detailed text about the inhabitants of the cave (with their photos) and text on the meaning of this colony of bats for conservation of biological diversity of the county.
(6) For all activities in the Caves to obtain prior permission from the requirements of nature protection of the Ministry responsible for environmental protection.
(7) Within the scope of the urban design plan, and attached to the Decree on National Ecological Network (NN 109/97), is partly or entirely, and several areas of ecological networks:
\* Table at the bottom of the page \*
Protection guidelines:
7 Regulate hunting and prevent poaching.
9 Provide incentives for traditional farming and animal husbandry.
11 Carefully implement tourism and recreational activities.
4000 E. Woods
121 Forest management carried out in accordance with the principles of forest certification.
122 When completed felling of larger forest areas, where possible and appropriate, leaving less uncleared areas.
123 in the management of forest preserve to the greatest extent frequency of forest (meadows, pastures, etc.) and forest edges.
124 in forest management to provide an extension of Crop Maturity of native tree species with respect to certain types of physiological life and health of forest communities.
125 The management of forests to avoid the use of chemical pesticides and biological control of resources ("Control Agents").
Do not use genetically modified organisms.
126 conserve biological species important for the habitat type.
Do not enter the (alien) species and genetically modified organisms.
127 In all the forests to ensure a constant percentage of mature, old and dead (standing and downed) trees, especially trees with hollows.
128 In forest management to ensure appropriate care for the preservation of endangered and rare wildlife species, and systematic monitoring of their condition (monitoring).
129 Afforestation, where habitat conditions permit, to perform indigenous tree species composition that reflects the natural composition, using nature-friendly methods.
Afforestation of non-forest areas is carried out only where justified under the condition that they do not threaten rare and endangered non-forest habitats.
7.1.1. Measures to preserve biological and landscape diversity
Article 121
(1) Each new intervention in the landscape is carried out by establishing a harmonious relationship with the traditional forms in the material, size and molded components, specific terrain and with minimal interventions in the natural structure of the terrain, in order to establish a harmonious architectural - environmental complex.
(2) In the area of ​​new settlement Vinodolski not permitted removal or damage to existing vegetation, and when this is unavoidable, then the same quantity has a quality to compensate.
(3) Especially valuable part of the settlement, as distinct compositional point and move, and panoramic vistas of the value of the planned park forest (Z12), which protects the preservation and maintenance of existing vegetation and new planting.
7.2. Measures to preserve and protect cultural and historical units and buildings
Article 122
(1) Review (ordinal number) recorded and registered cultural and historical heritage, and the border zone of protection in the village of Makati, below, corresponds to cartographic representation no. 3.1 "Terms of Use, Planning and protection of space - Terms and Conditions", month 1:2000.
(2) Measures to protect immovable cultural goods prescribed by the Act, other legislation and the Regional Plan. To monitor the implementation of measures prescribed by the competent Conservation Department in Rijeka.
Archaeological Heritage
Article 123
(1) Archaeological sites and areas in the new settlements Vinodolski are:
First Calvary - prehistoric ruins, site architect, registered
Second Holy Island. Marin and the church of St. Marin - archeological and archeological site, preventative protection
Third Lopar - Late Roman fortifications, architect zones, preventative protection
4th Church of St. Mary with rus. monastery (the cemetery), architect zone recorded.
(2) All operations in the zones and localities mentioned in paragraph (1) of this Article, are determined by previous research (reconnaissance, probing, etc.). Research results should be properly interpreted and harmonized with the planned intervention in the area, before making the documentation and the commencement of any field work.
(3) The protection of archaeological areas, sites and remains of buildings referred to in paragraph (1) of this Article shall include:
First Calvary - obtain special conditions from the Conservation Department for any excavation works within the scope of protection given to these ruins Plan (no.. 1).
Second Holy Island. Marin and the church of St. Marin - obtaining prior approval and special conditions of the Conservation Department for all work on the entire island.
Third Lopar - late antique fortress - conservation of masonry, and for all work within the protection zone covers the ruins of a specific plan (no.. 3) You must obtain the prior
approval and special conditions of the Conservation Department.
4th Church of St. Mary with rus. monastery (the cemetery) - protective archaeological research before beginning any construction or other earth works and obtain opinions from the Conservation Department for all work within the scope of protection Ruins (no.. 4).
(4) It is vital to making the previous studies of environmental impact in terms of protection of existing and potential archaeological finds of all future transport infrastructure, particularly roads.
The historical architectural ensemble
The urban settlement
Article 124
(1) The decision on registration of new village Vinodolski (part) is protected as an urban settlement. Registration is covered by narrower and wider zones of the former castle of the Frankopan Kvadrac tower and its surroundings. Protection includes strict historic preservation matrix, the spatial relationships within the village and old building structures. Protected parts are divided into two zones, depending on the degree of protection:
First level of protection - 5 historic core of Makati,
II. level of protection - 6 residential and tourist zones Commons.
(2) For all types of assemblies and religious buildings that are located within the historic core of New Vinodolski allocated in this Plan:
7th church. Philip and James, recorded,
8th Frankopan castle with a tower Kvadrac, registered,
9th Bishop Christopher's house, recorded,
Conditions are given protection within the zone valorised. Depending on the historical and monumental significance of individual buildings, they are also subject to a certain degree of protection.
(3) For all construction and urban development interventions within the historic core zone of protection (no.. 5) towards Registration as well as separate individual units specified in this Plan is necessary to obtain prior approval and special conditions of the organization of the Conservation Department in Rijeka.
(4) protection regimes of space within the historic core zone of protection (red.br.5) were determined by RIA, with "Old Town" New Vinodolski (SN 24/88, 20/89 and 5/91).

Article 125
(1) This plan, based on the "Conservation of the study area of ​​the City of New Vinodolski" River, July 2007. g in order to preserve the original historic and environmental values, the extended protection zone:
- 5a. the historic center: the Šermanovu ul, Ul. Citizens School, Anthony Maurine Street and the eastern part of the street. Brace Radic
- 6a. residential and tourist zones: the northern and southern part of the street Corso Croatian defenders.
Article 126
(1) Protection extended coverage to protect the historic core of New Vinodolski (no.. 5a) includes the preservation of existing buildings and appurtenant green space which must be no possibility of construction of new buildings primary purpose. It is particularly necessary to preserve the surviving features of ambiental coastal architecture and a high garden wall in Andrew Street Serman (house no. 3, 7, 9, 10, 12, 15, 17, and no. 17, 20, 21, 26), and the court (gates) and sheets (house no. 30).
(2) The reconstruction of buildings should be in the existing floor plans and height dimensions. Exceptionally, are possible and different height dimensions, but only in cases required correction due to alignment of vertical dimensions required by the Conservation Department when it can reduce or increase the existing number of floors, but not more than three floors.
(3) For an extended part of the historic core sew in all procedures in buildings and in the process of issuing building permits necessary to obtain an opinion from the Conservation Department in Rijeka.
Article 127
(1) The plan defines two modes of protection zones to protect areas within the residential and tourist area New Vinodolski (cardinal number 6 and 6a):
n stricter protection for isolated individual buildings (marked with red. number) within the protection zone defined in this Plan as follows:
- North Street King Tomislav Street move:
10th no pets. 33 cp 3894/3
11th no pets. 39 - Villa Primorka cp 3894/6
12th no pets. 41 - Villa Nikolina cp 3894/13 (1b)
13th no pets. 43 - Villa Anđelina cp 3894/5
14th no pets. 45 cp 3894/12
20th no pets. 47 - Villa Mira cp 3894/11
15th no pets. 49 cp 3894/21
16th no pets. 51 - Villa Sofia, cp 3894/7
- South Street King Tomislav Street move:
17th no pets. 18th - Ex. Hotel San Marino cp 3879/3
18th no pets. 20 cp 3879/5
19th no pets. 22 cp 3879/41
21st no pets. 24 - Health PGC cp 3879/7
22nd no pets. 26 - House Košćec cp 3879/8
23rd no pets. 28 - Hotel Rose, cp 3879/6
- Ogulinska street:
24th no pets. 6, cp 3883/1
- Lukavice:
25th Villa (across from the remains of Lopar) Senjska 4, cp 3879/12
- Senjska street:
26th Villa Vera, Senjska 2, cp 3879/10
- Street Corso Croatian veterans:
27th home network. No. 23 - Villa Mare, cp 3773/1
37th home network. No. 21 cp 3775/1
that is when all the projects on buildings in the process of issuing building permits necessary to issue special conditions of the Conservation Department in Rijeka.
n strict protection for the rest of the building (no order. number) that is based on obtaining a preliminary opinion from the Conservation Department for all construction works on the building and in the process of issuing building permits.
(2) Restoration and revitalization of buildings in the King Tomislav Street, house no. 18, - ex. Hotel San Marino is only possible on the basis of conservation studies that will evaluate the original design of the entire building and garden. Conservation study is necessary to make before the issue of location.
The protection of individual religious and civil buildings outside the historic core zone of protection Vinodolski new residential and tourist zones and new Vinodolski
Article 128
(1) The protection of religious buildings:
28th church. Nicholas (coast Petar Kresimir IV.) - Recorded,
29th church. Mary (the cemetery) - recorded,
30th church. Trinity - recorded,
31st Chapel of St. John on Kras - recorded,
32nd Chapel of St. Cross (Calvary) - recorded,
implies the preservation of the basic volume and composition of the building facade, and all operations on the structures must be controlled according to the guidelines of the heritage protection of immovable cultural property.
(2) For all works recorded religious buildings, and in the process of issuing building permits necessary to obtain the opinion of the Conservation Department.
(3) For all building interventions in the process of issuing building permits on land recorded sacred object, as well as those that surround it, it is necessary to obtain the opinion of the Conservation Department.
(4) The remains of the church of Sv. Mary's Cemetery (no.. 29) is determined by the Plan within the protection zone, which is before the construction and arrangement of the surface necessary to rescue archaeological probing.
Article 129
(1) The protection of civilian buildings in the south street of King Tomislav Street turn:
33rd home network. no. 8 - Villa Nevenka,
34th home network. no. 10 in the street. King Tomislav
implies the preservation of the original design, and for all interventions in buildings and in the process of issuing building permits must be obtained from the specific requirements of the Conservation Department.
(4) For the protection of local interests is determined by this Plan:
n monument to the city water supply (no.. 35), for protection as a single cultural asset - civilian buildings. Protection includes the preservation and protection of buildings, and all procedures on the construction must be controlled according to the guidelines of the heritage protection of immovable cultural property. Monitoring the implementation of measures to implement the Town Commons. For all construction works are necessary to obtain the opinion of the Conservation Department.
n a well in the area Mela (no. 36.), for the protection as ethnological heritage - ethnological structures. Protection includes the preservation and protection of buildings. Monitoring the implementation of measures to implement the Town Commons.
8th DISPOSAL CONSIDERATIONS
Article 130
(1) Within the scope of the Plan is implemented waste collection and disposal in sanitary landfill site located outside the scope of this Plan, in accordance with the system of waste management in the Kvarner region. Collection of municipal waste to its disposal in landfills is achieved containers - containers with a minimum insurance kontejner/100 population.
(2) on each parcel must specify a location for temporary storage of municipal waste, adequately protect him, to shape and blend into the environment of the parcel. Municipal waste, takes will be the utility line through an approved municipal enterprises.
(3) Separate collection (primary recycling), the useful part of municipal waste is expected lineup of standardized containers or containers mounted on the construction site and public places to collect certain types of potentially reusable waste (paper and paperboard, white and colored glass, PET, metal packaging waste , used batteries, etc.) that will be placed on the transport available and visible places in accordance with the terms of the heritage.
(4) To set the container referred to in paragraphs (1) and (3) of this Article is necessary to ensure adequate space on the edge of public green space, close to the corridor or the construction unit condominium building and the economic, social, public and other buildings, in accordance with the project and the special conditions authorized city utilities. This space should be available utility vehicles without interrupting kolnog and pedestrian traffic, and must be fenced buffer vegetation, fence, etc.
(5) Location of container on public land shall be determined by special programs that prepare municipal service decisions based on the executive body of local self-government.
Article 131
(1) All waste producers in the area of ​​coverage of the Plan are required to adhere to the principles of ecological waste management that include:
- Avoiding or reducing waste at the site of formation,
- Classification by type of waste at source,
- Utilization of valuable waste,
- Prevention of uncontrolled waste management,
- Collection and removal of waste and temporary storage of waste at the existing landfill,
- Remediation of contaminated waste area.
(2) All the economic and commercial facilities must provide containers for temporary storage of their own industrial waste (oil, etc.), which must be secured from the elements and without the possibility of impacts on groundwater and surface water.
(3) temporary storage of waste referred to in paragraph (2) of this Article shall be clearly marked, but users must keep records on the types and quantities of waste temporarily stored.
(4) All waste producers in the area of ​​coverage of the Plan are required to treat waste in accordance with applicable law.
Article 132
Disposal of sludge from treatment plants and septic wastewater settling tank is conducted outside the scope of the Plan in accordance with the decision of an integrated waste management Kvarner County.
9th PREVENTIVE MEASURES OF ADVERSE ENVIRONMENTAL IMPACT
Article 133
(1) Areas of application of special measures of protection and regulation are presented in the cartographic representation no. 3.1 "Terms of Use, Planning and protection of space - Terms and Conditions", month 1:2000.
(2) Measures to prevent adverse impacts on the environment (protection of air, water and soil and protection from noise and vibration) are to be implemented in accordance with applicable laws, regulations and decisions.
(3) Within the area of ​​building settlements Makati, or in its immediate vicinity, they can not build structures whose existence or use, directly or indirectly endanger the life and work of people, and whose influence over the allowable values ​​set forth specific regulations for Environmental Protection in the settlement.
(4) This Regional Plan does not prescribe new procedures that require an assessment of environmental impacts, in addition to those specified by the Regulation on the assessment of the project on the environment and the Regional Plan of Kvarner County.
 (5) During the planning, design and selection of specific content and technology will provide the required environmental protection measures in accordance with applicable law and specific regulations based on them (protection from noise, air pollution, pollution of groundwater and surface water, etc.) and will be exclude those activities and technologies that its existence or use, directly or potentially threaten the life and work of people, and values ​​above the permissible limits laid down by special regulations to protect the environment in the settlement.
(6) The system of protection against natural and other disasters in the new settlements Vinodolski should comply with the safeguards established by the relevant laws and regulations, in particular in accordance with the following regulations:
- Law on Protection and Rescue (NN 174/04, 79/07),
- The Police Act (Official Gazette 129/00),
- Regulations on measures to protect against natural disasters and war risk in Spatial Planning and Spatial Development (OG 29/83, 36/85, 42/86)
- Regulations on the criteria for towns and settlements in which they must build shelters and other protective structures (OG 2/91)
- Rules of procedure of alerting the population (47/06).
(7) National Protection and Rescue provides specific requirements in the process of issuing building permits in accordance with risk assessment and care planning and salvage the village Commons.
9.1. Soil
Article 134
(1) Basic soil protection measures are achieved by building on the grounds of favorable geotechnical properties, and prove the necessary stability and bearing capacity of soils within the project documentation. When designing buildings in the center of the village graced by Dolac to Japnenica areas (area of ​​increased erosion) and on the left bank of the mouth of Ricin (mostly unstable area) should be required to prove the necessary stability and bearing capacity of soils within the project documentation.
(2) The protection of soils directly implementing the protection of public parks (new and existing), and protection of green spaces (Z) which is through the management program should be a limit for harvest, that area at no time would not be left exposed and susceptible to erosion, and how landscape would remain visually and aesthetically repaired.
(3) Special attention is given to areas of valuable vegetation zones and residential zones catering and tourism purposes, either through their preservation as protection of green areas or zones fitting into the building by increasing particle surface area of ​​the building and reduce its construction.
(4) The building plots for all purposes should be kept under the surface vegetation or edit new green space in accordance with the terms of this Plan.
(5) In the area of ​​new settlement Vinodolski not allowed entry of harmful substances into the soil, either directly or through waste water disposal for the same evacuated and disposed of through appropriate devices.
9.2. Air protection
Article 135
(1) On the New Vinodolski is necessary to carry out monitoring of air quality and take all measures, based on the Law on Air Protection, which can preserve the existing Class I air quality.
(2) In accordance with legislation to implement the necessary measures to prevent excessive and harmful emissions in terms of the applicable regulations in this regard to take the following measures and activities:
- Continuously monitor the air quality and determine, based on reasonable suspicion exceeded the value of air pollution measurements carried out special and create a recovery program,
- Stationary sources of air pollution (technological processes, equipment and buildings from which they are released into the air pollutants) must be recorded, constructed, equipped and maintained and used in a way that does not emit substances into the air above the specified emission limit values ​​applicable Law on Air Protection and the Decree on limit values ​​of emissions of air pollutants from stationary sources),
- Maintenance of public areas of the village by regular cleaning of dust and protective performance of green space and preserve existing vegetation,
- Regular maintenance of equipment for wastewater treatment,
- Plan established the prohibition of accommodation facilities and activities that affect their work on air pollution above the legally permitted levels,
- Promoting the use of gas for power users.
9.3. Protection against noise
Article 136
(1) At the new settlement area of ​​vulnerability Vinodolski noise is the main town street, and the hospitality and entertainment facilities, and in those corridors and areas with these facilities should implement measures to reduce noise levels to a certain level of current legislation.
(2) within the construction zone New Vinodolski maximum permissible noise level standards established by the Act shown in the table below:
\* Table at the bottom of the page \*
(3) Within the building area for commercial purposes (planning designation marked K) on the border of plot construction within the zone of daily noise does not exceed 65 dBA, or shall not exceed permissible levels in the bordering zone (mixed zones to 60 dBA, or to areas designated holidays 50 dBA).
Article 137
(1) In the area of ​​new settlement Vinodolski should establish monitoring noise levels permitted under the criteria for certain entities that produce noise, and make a map showing noise levels in the metropolitan area.
(2) In order to systematically prevent compromise by noise in this Plan are provided for the following measures:
- Potential sources of noise should not be smještavati the areas where a direct threat to residential and tourist zones or disrupt operation in peaceful activities (schools, social services, parks, etc.)
- Planning and building purposes, they represent a potential source of noise will be possible to provide for effective measures to prevent or eliminate the negative effects of noise on the surrounding environment (eg changes in working hours of catering establishments, etc.)
- Will be implemented zoning protection measures: limitation of road traffic in the center of the village, arranging protective green belts along the roads, etc.
9.4. Water Protection
Article 138
(1) Zone to protect drinking water sources in the area of ​​the town is determined by the "Decision on water protection zones of drinking water sources in the Crikvenica-Vinodol area" for the source of Novi Žrnovnica (SN 01/99.). Based on the decision of the Plan area includes the outside water protection zones.
(2) Before making specifications for the construction of buildings in the village of New Vinodolski investors are required to obtain water rights in accordance with the requirements of the Water Act and special regulations.
(3) Measures to prevent and reduce pollution of groundwater in the village of New Vinodolski determined by this Plan and the priority are:
- Completion of construction of public wastewater purification in accordance with this Plan;
- Construction of buildings on land use planning designations labeled M3 and K (CP No. 4. "Terms and method of construction") if you have the possibility of connection to a closed drainage system and waste water which is planning to initiate the construction of buildings and equipment of communal infrastructure under a special law in ways that are derived at least in earthwork under this Plan;
- Optional connection to a closed drainage system or its own closed system drainage of waste water-purifying residential building (3 dwelling units that is independent of use), office buildings, public and social facilities and hospitality and tourism facilities larger than 10 PE within the area designated mixed-use planning designations M2, M2-1 and M2-2 (KP No. 4. "Terms and method of construction");
- Required to build a closed sewer system (depending on whether they will have their own system to mount a disk or will be connected to the sewerage system) for buildings in areas designated planning designations T, R, R12, R21, R22 (CP No. 4. "Terms and method of construction ") and the surface area of ​​building separate sports and recreation facilities outside the village" Bahalin "(R11);
- Remediation of illegal dumping in the area around the village, and the gasoline pumps and storage tanks of petroleum products;
- The construction of new roads or paving of existing preliminary and detailed design to predict runoff and rainwater purification and waste water from the roadway before they are released into the soil or nearby waterways.
(4) Other measures to prevent and reduce pollution of groundwater and surface water are:
- Prohibit washing cars and other vehicles and machinery, water outflow, and disposal of contaminated detergents technological and other waste on green areas within settlements.
9.4.1. Regulation of water and protection from flooding
Article 139
(1) The system of river water and in the scope of this Plan includes surface flow of dry Ričine Ist Novi (VN) with associated water structures and the surrounding area identified as a water well and aquifer Brzet passing marginally outside the scope of the Plan (as shown in maps in No. 1. "The use and land use - Development and Planning" and no. 3.1 "Terms of Use, Planning, and space protection - Terms of Use").
(2) The bed and the surrounding area dry Ričine Ist Novi (VN) in the area south of the "old bridge" to the Adriatic highway is regulated by the mooring of small boats of the local population. This Plan provides the planning north of the "old bridge" with the commercial purpose of the zone (K1) to limit scope of the Plan. The planned road was partly located in a water well, while the mooring of boats in the water entirely good, and should retain that status. When obtaining documents for the construction of roads and boat moorings, it is of Croatian Waters previously to obtain water rights and conditions of the concession. Dry riverbed Ričine Ist Novi need to arrange for reception of high-water 100-year return period. Arrangement will be implemented by direct implementation of this Plan based on specific projects in accordance with the Act and special regulations.
(3) Limitations on the dry watercourse Ričine Ist Novi (VN), pursuant to the Water Act relating to restrictions on the construction and use of space and along the bed of the watercourse that is not the function of ensuring the flow of water, flood protection, construction of water works and their maintenance. For dry watercourse Ričina Novljanski determined inundation zone and water resources and public water based Study "Edited and unedited inundation zone watercourses Novljanski Ričine - from chainage 0 to 1 +000,00 +071,75 (VGI River 2005 g). Based on this construction line shall be located a minimum of 4.0 m from the outer limits inundacijskog belt.
(4) To determine inundacijskog Brzet belt on the water (public water resources and water resources), the width of the corridor includes a natural watercourse or regulated river bed, with both sides belt width of 10 m, measured from the upper edge of the bed, feet outside the perimeter dikes or building design flow. Above the river can only build roads and public spaces (parks, squares, etc.).
(5) for the City of New Vinodolski is necessary to prepare a study (study) of storm water drains and carry out its further development to the level of the main project.
(6) protection from possible flooding due to increased inflow of water in areas subjected to flood should be conducted in accordance with the Law on Water and county plans, flood, or under "Operational Plan of flood waters on the first row, the coastal-area counties Gorski-II Sector-catchment area "Kvarner coast and islands." In further stages of the project relating to the regulation of watercourses dry Ričina Novljanski Brzet stream and used as a basis "Conceptual design of watercourse Novljanski Ričina from chainage 0 to chainage +000,00 4 +167.77" (IGH-PC River, 2000 g ) and "regulation Novljanski Ričine Reconstruction of a mile to 1 +106.68 +336.60 Brzet and streams from km 0 +000 to 0 +207.23, the main project (RO Water Management, 1984) and" Edited and unedited inundation zone watercourses Novljanski Ričine-chainage from 0 to 1 +000,00 +071,75 "(VGI River, 2005 g).
(7) Flood protection for dry Ričina Novljanski be implemen implementing the Operational Plan for flood waters to the first order, the county Primorsko-Gorski-II Sector-catchment area "Kvarner coast and islands."
(8) Construction of water supply and sewerage, maintenance of watercourses and other water facilities for protection from the harmful effects of water, construction of flood control, protection from erosion and flood and drainage amelioration, carried out immediate implementation of the Spatial Plan.
9.5. Protection of the Sea

Article 140
(1) Coastal sea in the area of ​​the town is categorized as a Sea II. categories.
(2) In areas where the sea-shore intended for swimming, sports and recreation is required to maintain the existing quality shall, in accordance with the applicable standards of the Regulation on the quality of sea beaches.
(3) Measures for the Protection of the Sea in the City of New Vinodolski include:
a) measures to limit construction in the coastal zone:
- The band width of 15 m from the sea to ensure the passage along the shore and prohibit new construction of buildings other than specified by this Plan;
b) measures to prevent and reduce pollution, one of which is primary:
- Completion of construction of public wastewater purification in accordance with this Plan;
- Construction of buildings on land use planning designations labeled M3 and K (CP No. 4. "Terms and method of construction") if you have the possibility of connection to a closed drainage system and waste water which is planning to initiate the construction of buildings and equipment of communal infrastructure under a special law in ways that are derived at least in earthwork under this Plan;
- Optional connection to a closed drainage system or its own closed system drainage of waste water purifier with the installation of residential building (3 dwelling units that is independent of use), office buildings, community (public) buildings and hospitality and tourism facilities larger than 10 PE within the area designated mixed use planning codes M2, M2-1 and M2-2 (KP No. 4. "Terms and method of construction");
- Required to build a closed sewer system (depending on whether they will have their own system to mount a disk or will be connected to the sewerage system) for buildings in areas designated planning designations T, R, R12, R21, R22 (CP No. 4. "Terms and method of construction ") and the surface area of ​​building separate sports and recreation facilities outside the village" Bahalin "(R11);
- Remediation of illegal dumping in the area around the village, and the gasoline pumps and storage tanks of petroleum products;
- The construction of new roads or paving of existing preliminary and detailed design to predict runoff and rainwater purification and waste water from the roadway before it is discharged into nearby soil or waterways;
- Develop a cadastre of polluters must, improve the service to protect and clean sea and beaches, and continue testing the quality of sea beaches and the potential for preventive care;
- The ports to provide reception of oily water and oil exhausted, and if necessary provide and set the device for accepting and processing sanitary water with boats and containers for the disposal of spent oils, fuels, and the rest of the oily water, and solid waste;
- Determine the way of servicing ships at sea and on land;
- Survey to determine the pollution of the notification.
9.6. Protection against fire and explosion
Article 141
(1) consistently adhere to the valid legal regulations and technical rules of practice in the field of fire protection and the proposed technical and organizational measures of fire risk assessment of the City of Commons.
(2) For greater qualitative unified in choosing fire protection measures, when assessing the vulnerability of the building from fire, in the view of fire protection measures as an integral part of the performance of project documentation, using the following calculation methods, or standards:
- TRVB - for residential buildings, mainly residential buildings with offices and small workshops (no floors below ground, if they are not separated by fire resistant construction),
- TRVB or GRETENER or DIN 18 230 or EUROALARM - mostly for business and commercial buildings for different purposes and sizes, facilities and other public buildings where the gathering or visiting a number of people,
- DIN 18 230 or TRVB or GRETENER or EUROALARM - for industrial buildings, warehouses and various other commercial buildings.
(3) When designing a new water supply network or reconstruction of existing networks in the settlement, mandatory planning hidrantskog divorce and set ground hydrants, all in accordance with the Ordinance on technical standards for hydrant network for fire fighting.
(4) In the design of new roads (classified and unclassified) or reconstruction of existing fire plan is required to have access to the required width, slopes, roundabouts, capacity and turning radius, all in accordance with the Regulations on conditions for the fire brigade.
(5) The design and construction of underground parking, the lack of domestic legislation, the guidelines apply American NFPA 88A or the Austrian guidelines TVRB N 106th
(6) Pursuant to Art. 15th Law on Fire Protection (Official br.58/93, 33/05, 107/07 and 38/09) must make a study of fire protection for the more complex structures (buildings group 2).
(7) for performing the project documentation for construction of buildings for which special provisions provided for fire protection measures, or special circumstances request the construction of measures of fire protection, the investor's obligation to obtain approval from the competent state administration bodies.
9.7. Special protection measures (sheltering people, protection from demolition and earthquake protection and rescue)
9.7.1. Sheltering people
Article 142
(1) Criteria for determining the settlements in which they must build shelters and other structures to protect the population, levels of vulnerability and resilience of shelters, depending on the zones where the city and the method of determining vulnerability zones were established following the laws and regulations: Regulations on the criteria for determining city and settlements where the need to build shelters and other structures for the protection of the population (OG 2/91), Regulations on protection measures against natural disasters and war risk in Spatial Planning and Spatial Development (OG 29/83, 36/85, 42 / 86) and the Law on Amendments to the Law on Internal Affairs (Official Gazette 76/94).
(2) The settlement with New Vinodolski projected 4278 population for the planning 2015th year into the category of cities and populated places fourth the degree of threat.
(3) For the removal of the population will use the existing shelter and the shelters will be constructed as a dual purpose within the underground parts of commercial buildings (public garage).
(4) basic shelter and additional protection in principle be designed as dual-purpose building with the primary peacetime functions in accordance with the primary purpose of the building.
Characteristics of shelter
1) The shelter must have additional protection:
- Scope of protection of 50 kPa overpressure,
- Resolved functional rooms equipped for the long hours of holding up to 50 people.
2) basic shelter care must have:
- Scope of protection of 100 kPa to 300 kPa overpressure,
- Resolved functional rooms equipped for a continuous seven-day stay of up to 300 people.
(5) When designing underground structures (public, utilities, etc.) of the capacity is used as needed as a dual-purpose space for sheltering people, if within 250 meters of the same is not provided otherwise.
(6) Removal of the settlement of New Vinodolski is provided also by the temporary relocation of the population, build shelter, and suitable adjustment of the cellar and other buildings suitable for the function of moving people in accordance with the Plan to protect and rescue in case of imminent danger the Town Commons.
(7) Zakloni can not be built near the storage of flammable materials (gas stations, etc.), at a lower level of the basement of the building or in flood-prone areas.
(8) In this plan the existing shelter and dual-purpose spaces that can be used as a shelter and essential deployed additional protection within:
- Buildings in the street Jurkovo 1 - the existing shelter,
- Public and other garage
- Suitable basement space of buildings for residential purposes.
9.7.2. Protection from demolition and earthquake
Article 143
(1) This plan specifies the route of the new (planned) urban street with a minimum allowable distance structure (with each other and from the public traffic area) and the maximum height of buildings, and to prevent the eventual ruin to keep all roads, and thereby provide access to emergency and evacuation vehicles.
(2) The road system in this plan is so positioned and dimensioned to ensure the correct flow of vehicles.
(3) This Plan are determined to dodge the emergency rooms of public services (firefighters, ambulance, police, etc.) to transport more accessible locations.
(4) The design of new and rehabilitation of existing buildings, particularly within the historic core and in the center of the village graced by Dolac to Japnenica areas (area of ​​increased erosion) and on the left bank of the mouth of Ricin (mostly unstable area), which are constructed by seismic regulations, binding analysis of resistance to the demolition of buildings due to earthquakes and detailed measures to protect people and buildings from demolition.
(5) Buildings highlighted new vulnerability in the settlement Vinodolski the building of public and social purposes (preschool, school, health, social, cultural facilities and buildings in which gather more people), a condominium and hotel buildings, and major local roads and collecting, and determine the same building as a priority in clearing the land.
 (6) Seismic design of buildings and the construction is carried out in accordance with the existing building and technical regulations.
(7) The development of new seismic maps Kvarner County, seismic design is performed in accordance with existing seismic maps, laws and regulations, including the earthquake to VII. degree of MCS scale.
(8) Anti-earthquake housing, public, business, commercial and infrastructure construction is performed during the design in accordance with applicable Croatian laws and regulations based on them, as well as the rules of the profession.
(9) In the design of buildings must be used so. seismic design in accordance with the established level of possible earthquakes in the MSC show their strength by mikroseizmičkoj Zoning Kvarner County and Croatian seizmološkoj map for the return period of 500 years.
(10) during the reconstruction of buildings that are designed in accordance with the regulations for seismic construction is necessary to strengthen the constructive elements of the seismic action.
9.7.3. Protection and Rescue
Article 144
(1) alerting and informing the population in the City of New Vinodolski implemented a unique operational and communication center - 112 County Center, Regional Office for Protection and Rescue River. In the village of New Vinodolski a siren alerting and informing the citizens of New Vinodolski within the historic core of the building of public and social purposes - the museum (D62) (no map view. 3.1. Terms of Use, Planning, and space protection - Terms of 1:2000 in the month ).
(2) In a unique alarm system in the Republic of Croatia shall include the following subjects in the village of New Vinodolski:
- Legal persons engaged in this kind of activity which by its nature can endanger human life or health or the environment, and particularly legal persons whose activity is related to the supply of energy and water, as well as legal persons producing, transporting, processing, storage or industrial process deal with hazardous substances,
- Owners and operators of facilities that gathers more people, which is due to noise or acoustic insulation can not ensure sufficient audibility of signs alerting the public system (home to accommodate older people (D21), preschool (D4), schools (D5 ), openly or Public School (D61), multi-purpose social and public buildings (D9), bus terminal (K2), sports hall within the sports and leisure centers »Bahalin" (R11), more users within the business zone (K), owners of larger hotel facilities within the area (T)),
- Fire brigade (D82),
- Other owners and users of sirens.
(3) Include the most vulnerable urban areas within the scope of the plan (by construction type, age structure and density of vulnerability) are presented in the cartographic representation no. 3.1. Terms of Use, Planning, and space protection - Terms of 1:2000 in the month.
(4) The potential sources of technical and technological accidents within the scope of the Plan is a business zone (K) with castor beans, and dry gas station in the harbor. The existing gas station below the mail this Plan is scheduled for relocation within the previously mentioned business areas (no map view. 3.1. Terms of Use, Planning, and space protection - Terms of mj 1:2000).
(5) Legal persons who are engaged in this kind of activity which by its nature can endanger human life or health or the environment, and particularly legal persons whose activity is related to the supply of energy and water, as well as legal persons producing, transporting, processing, storage or the technological process deal with hazardous substances are required to develop operational plans for protection and rescue services in accordance with the methodology prescribed by the Director.
(6) The owners and users of residential, commercial, public and other facilities are required to take appropriate measures to protect and rescue operations that can prevent the resulting threat that endangers the safety, health and people's lives and ensure the conditions for the implementation of personal and mutual protection of persons and property in the joint team facilities, and to these facilities, at the request of the Board, allow the setup and installation of devices for alerting citizens.
(7) Roads, where it is possible to transport dangerous substances within New Vinodolski settlements are the major local streets that comprise today's state road D8 (Adriatic highway) and County Road 5064 W (Anton Street Mataije). Places are the biggest threats to the bridge to the confluence of Dry Ričine due to possible contamination of the sea and the area next to the bus station as a gathering place for many people (cartographic representation No. 3. Terms of Use, Planning, and space protection - Terms of the month 1:2000).
(8) Legal persons transporting hazardous materials shall take measures to protect and rescue unit and inform local government about the types and quantities of hazardous substances and hazardous wastes that are transported on its own initiative or upon request, and give them the data and information relevant to Protection and Rescue, at no charge.
(9) Suitable areas for the collection of evacuated people (outside the zone of collapse) are all public green spaces (Z), recreational area (R2), and outdoor sports areas (football field) and public green spaces, sports and recreation center "Bahalin" (R11) (cartographic representation No. 3. Terms of Use, Planning, and space protection - Terms of the month 1:2000).
(10) Suitable sites for disposal (relocation of people) schools (D5), sports hall within the sports and leisure centers »Bahalin" (R11) and larger hotel facilities within the area (T).
(11) for cleaning the land in case of natural disasters temporary dumps shall be established a special resolution of the City, as a suitable place for the cleaning and removal of construction materials and debris shall be determined by this Plan of public green space (public park Z1), recreational area (R2) and open sports facilities (soccer field), and public green areas within the sports and recreation centers "Bahalin" (R11). Temporary depot can be arranged at other green spaces (Z4) and larger parking areas (no map view. 3.1. Terms of Use, Planning, and space protection - Terms of mj 1:2000).
(12) Transportation for evacuation in emergency conditions determined by the cartographic representation no. 3.1. Terms of Use, Planning, and space protection - Terms of 1:2000 in the month.
(13) Develop a plan of evacuation and rescue and training of persons responsible for conducting evacuation and rescue obligations of each company's compliance with the law on occupational safety (Official Gazette no. 59/96., 114/03. And 100/04). Art. 59, 60 and 61
10th MEASURES OF IMPLEMENTATION PLAN
Article 145
Implementation of this Plan shall be made immediately, pursuant to the provisions for implementing the mandatory use of the entire study (textual and graphic elements) to the area that are not within the scope of spatial plans for smaller areas that are in force.
Article 146
(1) Measures of planning and land protection are contained in the organization, use, purpose, planning and land protection.
(2) The priorities of spatial planning documents and utility equipment and editing space in the scope of the Plan defines the "Report of the situation in the area."
10.1. Obligation to prepare detailed urban plans, urban, architectural competitions and special projects (indirect implementation of the Plan)
Article 147
(1) This plan does not provide the required preparation of spatial plans for smaller areas (DPU's) within the construction zone Commons.
(2) The map in number 4 »Terms and method of construction" of the graphic part of the Plan, are presented include detailed plans of the existing regulation (Implementing and former city planning) applicable to the scope of the Plan and who have received approval from the Ministry of Environmental Protection, Physical Planning and Construction, pursuant to the provisions of Article 45a Law on Physical Planning (Official Gazette no. 30/94, 68/98, 61/00, 32/02 and 100/04):
- PUP "Prisika" as amended (SN 13/89, 46/89 and 16/95, prov. Provisions 8/99 and 10/99),
- DPU "part of the coast Petar Kresimir IV" (SN 26/96) and "Amendment to DPU's part of the coast Petar Kresimir IV" (21/00)
- DPU "Bus Station-In" (SN 24/99),
- DPU 'tourists - Lopar - Red Cross "(24/99)
- DPU "Marina" New Vinodolski (SN 21/00),
- DPU "SRC Bahalin" (SN 21/98).
(3) The map no. 4th »Terms and method of construction" are defined areas within which the conditions and manner of building plans passed the immediate area (and former Implementing zoning plans) that apply to the Urban Development Plan of the City New Vinodolski and had received approval from the Ministry of Environmental Protection, Physical Planning and Construction pursuant to article 45a of the Law on Physical Planning (Official Gazette no. 30/94, 68/98, 61/00, 32/02 and 100/04:
- Within the area designated as mixed purposes and designated planning designation (M4) is built in accordance with prescribed values ​​of JHA "Prisika" as amended (SN 13/89, 46/89 and 16/95, prov. Provisions 8 / 99 and 10/99);
- Within the area designated as mixed purposes and designated planning designation (M5) is built in accordance with prescribed values ​​of DPU's "part of the coast of Petar Kresimir IV" (SN 26/96) and "Amendment to DPU's part of the coast Petar Kresimir IV. "(21/00);
- Areas designated as public green space - public park Z11 and Z13, sports and recreation facilities - beach resort R31-5 and part of the promenade, within the limits of coverage and the DPU-regulate and build the basis DPU 'tourists - Lopar - Red Cross "(24 / 99);
- Area designated as special-purpose port - the port of nautical tourism and marinas of ports open to public traffic shall be regulated by New Vinodolski and constructed based on DPU "Marina" New Vinodolski (SN 21/00).
(4) In order to achieve better functional and physical design solution for mixed-use area designated planning designation M2-5 (provided the cartographic representation No. 4. "Terms and method of construction"), this plan establishes the obligation of calling the town planning - architectural competition. The selected solution is defined through a public tender will be the basis for the preparation of documents for obtaining location permits.
(5) Area of ​​paragraph (4) of this article should be unique urban concept, according to the following general guidelines:
- It is possible to build a multipurpose building (public, commercial, residential and sports and recreation facilities with public garages) or more buildings (social and public, commercial, apartment, sports and recreation - sports halls, garages);
- If you are planning to build a multipurpose building should be indented footprint and height;
- When planning to build more buildings to be constructed the same as the free, detached or row, and have common ground floors if they are intended for garages and technical areas;
- Maximum and minimum building plot and plan view of the new buildings is not limited;
- The maximum development coefficient (Kig) of 0.30;
- The maximum absorption coefficient (KIS) is 2.10;
- Buildings may have more than six (6) above ground floors provided that six (6) above-ground floors and an attic without nadozida counting from the lowest to the highest point of the terrain;
- If the geotechnical conditions allow possible construction of more underground levels as a function of basic use, auxiliary and technical rooms, and garages;
- Height of buildings must be consistent with the purpose and function of the building, and process technology, and the maximum permitted building height is 16.5 m starting from the lowest to the highest point of the terrain;
- Distance of buildings from the northern border areas (according to the elementary school) at least 6.0 m. Exceptionally, the boundaries of the existing building constructed by the particles from the southeastern area of ​​at least 10.0 meters Buildings may not be far away from the buildings on the neighboring parcel less than the distance prescribed by the applicable Ordinance on measures to protect against natural disasters and hazards of war in space planning and interior design ;
- Minimum distance from the building control line Corso Croatian soldiers is 10.0 meters and a minimum of 6.0 meters from other roads and public spaces;
- Parking or garaging of vehicles is dealt with mandatory building codes and / or the parcel, and the number of seats in accordance with Article 83 of the purpose and these provisions. From floors designed garages, two floors required, must be intended for the public garage.
- If the ground floors are used as public garage spaces can be built on the control line and the adjacent building plots must be at least 6.0 m away not counted in the developed plot if the roof area of ​​horticultural processing as the surrounding terrain;
- Buildings must be connected to the building water supply and drainage, power supply and telecommunications network by means of the special conditions of the relevant service;
- The surface may be provided for sports fields, terraces, etc. These facilities are not included in the developed plot (not a structural part of the ground floor), but must be at ground level. Exceptionally, they may be above the elevation of the natural terrain (terrain elevations) and the maximum height. of 1.0 m and the adjacent building plot must be at least 4.0 m;
- It is necessary to afforest and landscaped at least 20% of the building plot.
The building adapts to the surrounding environment through the typology of the original design and use of materials in order to achieve the highest quality image space;
- Facade design is performed by applying the principles of modern construction quality and durable materials;
- The roof surfaces of buildings can be exported as an oblique angle between 18o and 23o, flat or other shapes;
- Allowed the construction of roof windows and roof houses. It also allowed the use of set-'sunny' collectors (set them to be under the roof of the building surfaces);
- Environmental protection measures are provided in accordance with section no. 9th "Measures to prevent adverse environmental impact" of these provisions.
(6) Plan for the reconstruction of certain conditions (Planning and Building) landscaped beach area (R31) that can be performed only after the implementation of the "evaluation of the need for environmental impact," and that the competent Ministry. For it is necessary to create a "study on the impact on the environment" and an integral part of the "special project" (conceptual design or preliminary design). Specific project will be the basis for obtaining the building permit. Terms of reconstruction (Planning and Building) landscaped beach area (R31) are defined in Article 56 these provisions.
10.2. Reconstruction of buildings whose purpose is contrary to the planned use of
Article 148
(1) Existing buildings that are located in zones that have the plans drawn for another purpose may be to arrest the planned use of space, to maintain the current dimensions, or GBP.
(2) Change of use of the building, and alignment with the purpose shown in the cartographic representation no. First "The use and land use - Development and Planning" and no. 4 "Terms and method of construction" is possible only under conditions relevant for the purpose.
(3) Reconstruction of buildings in the transport and infrastructure corridors is possible only under special conditions and approval of the competent institutions.
B. SEPARATE BUILDING AREA OUTSIDE THE VILLAGE SPORTS AND RECREATION PURPOSES "BAHALIN" (R11)
Article 149
(1) The surfaces of sports and recreational purposes designated planning designation R11 (provided the cartographic representation No. 1. "Land Use and Planning - Development and Planning" and No. 4. "Terms and method of construction") within a separate building area sports - recreational center "Bahalin" (R11) to build and edit spatial plan based on a narrower area DPU "SRC Bahalin" (SN 21/98) for which consent was obtained from the Ministry of Environmental Protection, Physical Planning and Construction (Class: 350-02/07- 04/13, Ref: 531-06-07-2, dated 29 January 2007. year).
(2) The system of road, designated by this Plan, within a separate building outside the settlement area of ​​sport - recreation center "Bahalin" (R11), determines the route of the existing shares of the street collection, and the planned collection and other sections of the street (no map view. 2.1. "Traffic , street and utility infrastructure network - network traffic "). Areas identified for these observed width of the street cross sections of roads depending on their categorization. During the construction of transport networks, as specified by this plan, as appropriate applicable provisions of Section 5.1. "Construction Conditions Transport Network."
(3) This plan does not provide the required preparation of spatial plans for smaller areas (DPU's) within a separate building outside the settlement area of ​​sports and recreational purposes "Bahalin" (R11).
C. TRANSITIONAL AND FINAL PROVISIONS

Article 150
(1) detailed planning new settlements Vinodolski made ​​in 5 (five) original, signed and certified by the competent persons of the City of Commons.
(2) One original is kept in the archives of the City of Makati, and one original together with the Decision on adoption of the Plan shall be submitted to:
- Ministry of Environmental Protection, Physical Planning and the Croatian,
- Croatian Institute for Spatial Development,
- Department of Architecture and Environmental Protection County is Crikvenica office,
- Public institutions County Institute for Sustainable Development and Spatial Planning Kvarner County,
- Department for Urban Development and Town Commons.
Article 151
Upon entry into force of this Plan shall cease to apply or be repealed following area plans:
- DPU "Playgrounds small sports" (SN 28/00),
- DPU "Walk Zagora - Ričina" (SN 21/00),
- PUP "Old Town" New Vinodolski (SN 24/88, 20/89 and 5/91).
Article 152
This Decision shall enter into force eight days after its publication in "Official Gazette of the Kvarner County."
Class: 350-02/10-01/1
No.: 2107/02-01-10-1
Makati, 14th June 2010.
NEW CITY COUNCIL OF THE CITY VINODOLSKI
President of City Council
Neven Pavelic, V. R.