IX/09/14/96/77
1996. 02. 06.

BUDAPEST KŐBÁNYAI ÖNKORMÁNYZAT

6/1996. (I.30.) sz. önkormányzati rendelete

a Budapest, X. ker. Nemes u. - Váltó u. - Rákos patak által határolt 40700/2 hrsz-ú területre vonatkozó R-35890 ttszámú Egyszerűsített Részletes Rendezési Tervéről

Budapest Kőbányai Önkormányzat Képviselőtestülete az 1990. évi LXV. tv., az 1991. évi XX. tv. 75.§-ával módosított 1964. évi III. tv. 6.§-ának felhatalmazása alapján - figyelemmel a 42/1992.(VII.16.) és a 69/1992.(XII.21.) AB határozatokra - a Budapest, X. ker. Nemes u. - Váltó u. - Rákos patak által határolt területre vonatkozó Egyszerűsített Részletes Rendezési Terv elfogadásáról a következő rendeletet alkotja:

Az előírások hatálya

1.§.

Jelen szabályozási előírások hatálya a Budapest, X. ker. Nemes u. - Váltó u. - Rákos patak által határolt 40700/2 hrsz-ú területre terjed ki.

Az előírások alkalmazása

2.§.

(1) Az 1.§-ban meghatározott területen területet felhasználni, építési területet kialakítani, bármely létesítményt elhelyezni, valamint ilyen célra építési hatósági engedélyt kiadni csak az általános érvényű előírások, illetve jelen szabályozási tervnek és előírásoknak megfelelően szabad.

(2) A szabályozási terven kötelezőnek kell tekinteni és meg kell tartani:
- a beépítési előírásokat,
- övezeti határokat,
- a szabályozási terv szerinti telekalakításokat.

(3) A szabályozási terven kötelezőnek nem jelölt előírások az RRT módosítása nélkül megváltoztathatók.

(4) A tervezési terület hatálya alá tartozó Váltó u. 10 sz. alatti 5 lakásos lakóépület bontásra jelölt.

Területfelhasználás

3.§.

A terület területfelhasználás szempontjából:
- lakóterületre és
- zöldterületre tagozódik.

A lakóterületre vonatkozó előírások

4.§.

(1) A lakóterület a Budapesti Városrendezési Szabályzat szerinti 05-ös építési övezetbe tartozik, a kialakított egyedi telkeken legfeljebb négy lakásos lakóépületek helyezhetők el, teljes közművesítettség esetén.

Az övezet teljes közművesítéssel ellátott építési telkein főépületként

- szállásépület,

- lakosság alapfokú ellátását szolgáló intézmény, ellátó, szolgáltató építmény

is elhelyezhető.

(2) A területen nyeles telek nem alakítható ki.

(3) Beépítési előírások:

a./ a telkek legnagyobb beépítettsége 25 % lehet,
b./ a legnagyobb utcai homlokzatmagasság 7.5 m lehet, előkert mérete: 8.0 m, kivéve a sarok telek esetén, ahol 5.0 m
c./ beépítés módja: szabadon álló,
d./ az épületek magastetősek legyenek, utcára merőleges gerinccel. Gépjárműtároló az épületen belül pince- vagy földszinten helyezhető el,
e./ az övezetben melléképület nem helyezhető el.

(4) Környezetvédelmi előírások:

a./ az építési telkek kertjét fásítani kell, s növényzettel kell kialakítani,

b./ az építési telkeken meglévő fák védendők, kivágásuk csak műszakilag indokolt esetben lehetséges, pótlásukat a fakivágást engedélyező hatóság előírásai szerint kell teljesíteni,

c./ a területen közműpótló építmények nem létesíthetők.

A zöldterületre vonatkozó előírások

5.§.

(1) A zöldterület a Budapesti Városrendezési Szabályzat szerinti 72-es belterület erdő övezetbe tartozik.

(2) Az övezetben épület és építmény nem helyezhető el.

(3) A területen lévő fák védendők, kivágásuk csak megfelelő pótlásukkal lehetséges.

Záró rendelkezések

6.§.

(1) Ezen önkormányzati rendelet a kihirdetése napján lép hatályba.

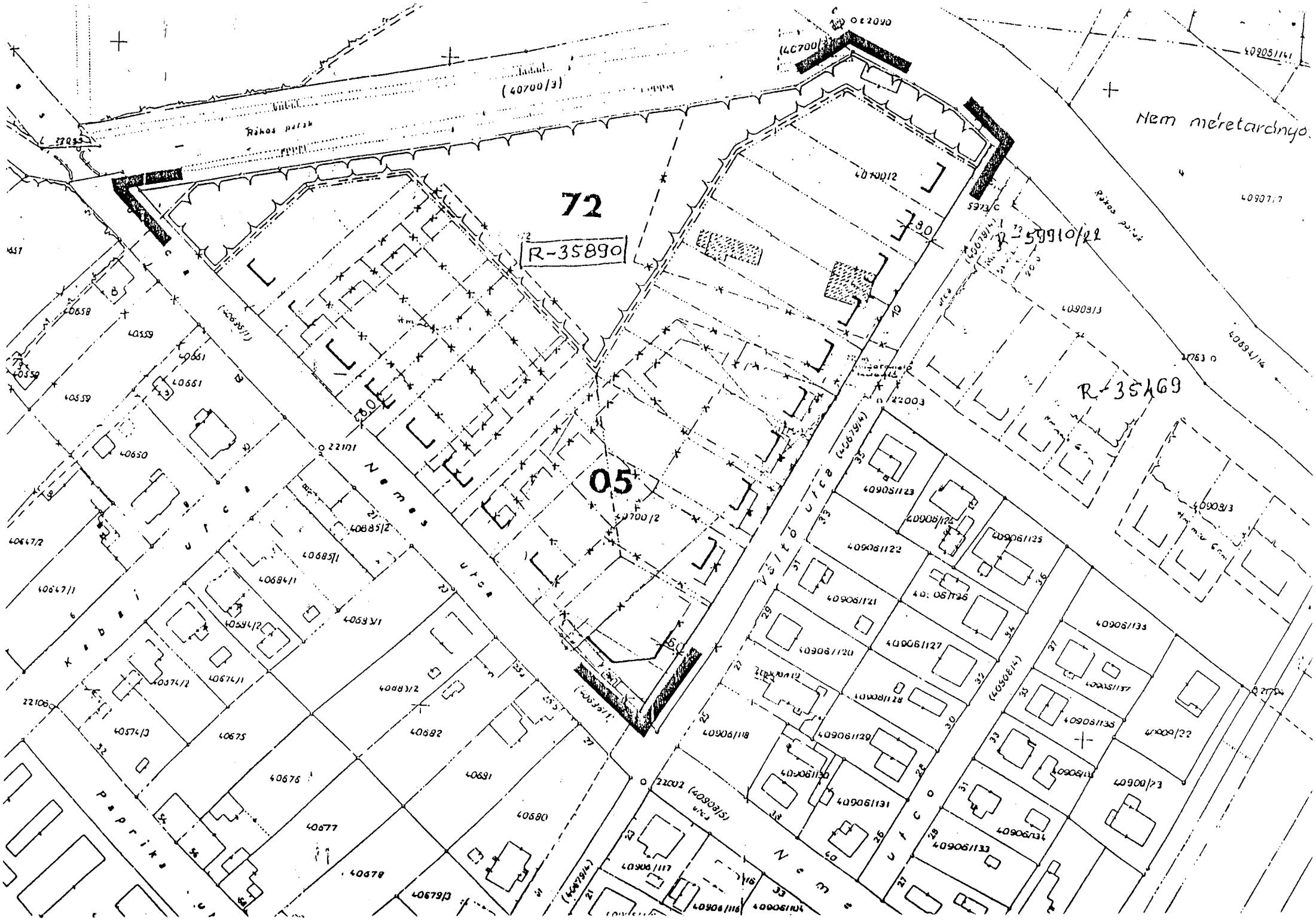
(2) Az R-35469 ttszámú, valamint az R-59910/22 ttszámú rendezési terveknek a jelen R-35890 ttszámú Egyszerűsített Részletes Rendezési Tervvel nem érintett részei továbbra is érvényben maradnak.

György István
polgármester

BUDAPEST KÖBÁNYAI ÖNKORMÁNYZATI POLGÁRMESTERE

dr. Neszteli István
j e g y z ő

A kihirdetés napja: Budapest, 1996. január 31.


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R-35169
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