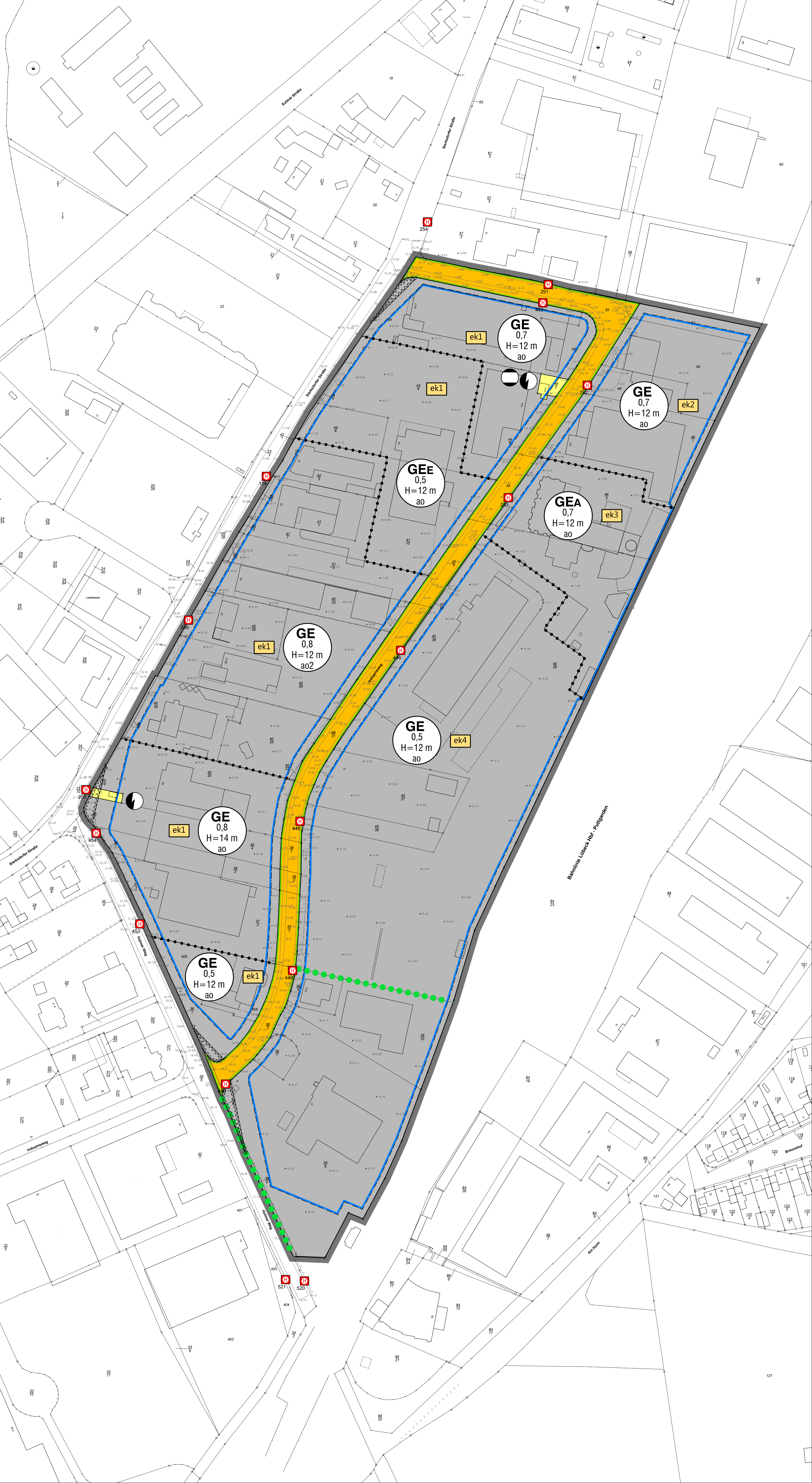


TEIL A: PLANZEICHNUNG M 1:1.000



SATZUNG DER STADT NEUSTADT IN HOLSTEIN ÜBER DEN BEBAUUNGSPLAN NR. 80 «BEIDERSEITS DES INDUSTRIEWEGES»

PLANZEICHEN

Signaturen gemäß der Verordnung über die Darstellung des Planungsbereichs und die Darstellung des Planraums (Planzeicherverordnung 1990 - PlanV 90)

I. Festsetzungen

Art der baulichen Nutzung

Legend for building types (GE, GEA, GEE) and setbacks (0.5, H=12m, ao, ao2).

II. Darstellungen ohne Normcharakter

Legend for planning elements like green spaces, setbacks, and other site-specific features.

III. Nachrichtliche Übernahmen

Existing conditions and landmarks such as hydrants.

TEIL B: TEXT

Es gilt die Verordnung über die bauliche Nutzung der Grundstücke (BauNutzungsverordnung - BauNVO 2017)

I. Festsetzungen

1. REGULIERUNGEN ZUR ART DER BAULICHEN NUTZUNG

- 1.1) Gewerbegebiet (GE) - General trade zone regulations.

- 1.2) Gewerbegebiet (GEk) Baugewerbliche "Einzelhandel" - Retail trade zone regulations.

- 1.3) Gewerbegebiet (GEA) Baugewerbliche "Abfallverwertung" - Waste management zone regulations.

2. REGULIERUNGEN ZUM MAß DER BAULICHEN NUTZUNG

- 2.1) Submaximaler Bebauungsgrad - Maximum building density.
- 2.2) Höhenbegrenzung - Height restrictions.
- 2.3) Orientierung der Gebäude - Building orientation.

3. REGULIERUNGEN ZUR BAUWEISE

- 3.1) Bauweise - Building types and setbacks.
- 3.2) Verkehrsflächen - Road and parking areas.

4. SICHTDREIECKE

View triangles for safety and visibility.

5. REGULIERUNGEN ZUM SCHALLSCHUTZ

Noise protection measures and regulations.

Table with 4 columns: Träufelbreite, tags, nachts Richtung Südwesten, nachts Richtung Osten. It lists noise values for different buildings and directions.

- 5.1) Immissionsprognose - Noise impact assessment.
- 5.2) Verkehrslärm - Road traffic noise.

Additional notes on noise protection and construction standards.

Tables showing noise level categories and corresponding building types or zones.

Notes on building types and noise protection measures.

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PRÄAMBEL

Justification and purpose of the zoning plan.

VERFAHRENSVERMERKE

- 1. Aufstellung des Bebauungsplanes...
2. Beteiligung der Öffentlichkeit...
3. Verabschiedung...
4. Bekanntmachung...
5. Änderung...
6. Änderung...
7. Änderung...
8. Änderung...
9. Änderung...
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11. Änderung...
12. Änderung...

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Satzung der Stadt Neustadt in Holstein über den Bebauungsplan Nr. 80 "beiderseits des Industrieweges"

Das ist die digitale Fassung entspricht der rechtsverbindlichen Aushangversion.

