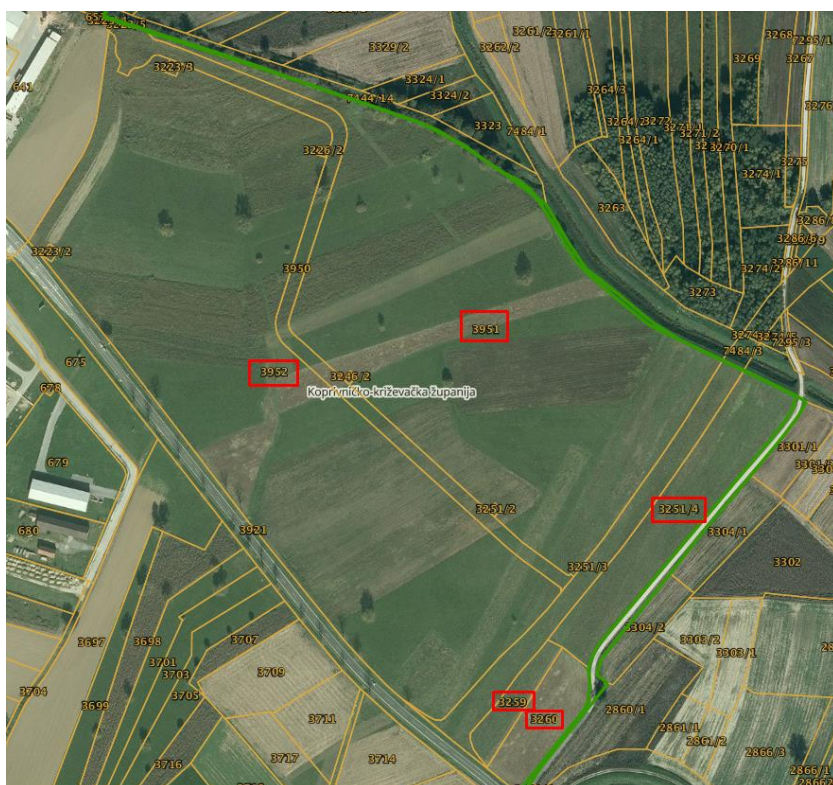


INDUSTRIAL ZONE “A-NORTH” DJURDJEVAC CONSTRUCTION CONDITIONS

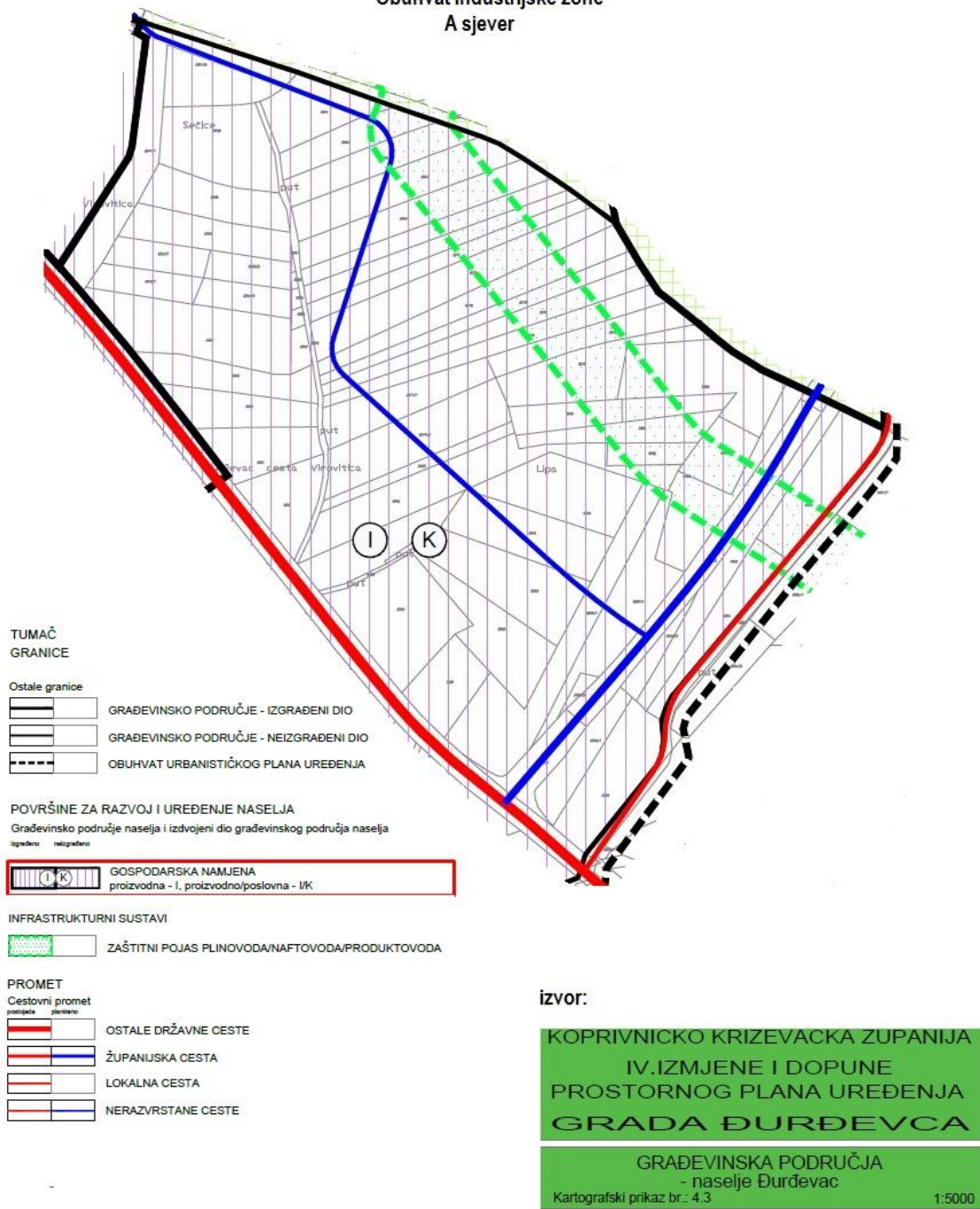
The industrial zone A-North construction conditions are defined by provisions governing the implementation of the City of Djurdjevac Master Plan (“Official Gazette of the City of Djurdjevac” No. 1/11 and 3/17) <https://djurdjevac.hr/prostorni-plan/urbanisticki-plan-uredenja-grad/>, in Articles 9, 10 and 35a of the revised text of the Master plan (“Official Gazette of the City of Djurdjevac” No. 6A/17),

as well as in the City of Djurdjevac Zoning Plan (“Official Gazette of the City of Djurdjevac” No. 5/04, 6/04, 1/08, 1/09, 4/11, 6/15, 7/17. and 6/20) <https://djurdjevac.hr/prostorni-plan/>, in Articles 20a, 20b, 28, 77, 78 and 79 of the revised text of the Zoning Plan (“Official Gazette of the City of Djurdjevac” No. 9/20).

According to the cartographic representation No. 4.3 Djurdjevac building area, within the City of Djurdjevac Zoning Plan (“Official Gazette of the City of Djurdjevac”, No. 5/04, 6/04, 1/08, 1/09, 4/11, 6/15, 7/17 and 6/20), Industrial zone A-North extends to cadastral parcels No. 3951, 3952, 3251/4, 3259 and 3260 Djurdjevac I.



Obuhvat industrijske zone
A sjever



NOTE:

- when designing, the entire Master nad Zoning Plan of the City of Đurđevac should be taken into account, as well as cartographic representations prescribing provisions for implementation and protection measures, and other conditions for implementing urban documentation of the City of Đurđevac, available on the official website <https://djurdjevac.hr/prostorni-plan/> or by inquiry at grad@djurdjevac.hr.

SUMMARY OF CONSTRUCTION CONDITIONS

The construction of buildings for the following purposes is possible within the industrial zone A North:

ECONOMIC PURPOSES – PRODUCTION (P) and ECONOMIC PURPOSES – BUSINESS (B).

Buildings considered having Economic purposes – business (B) can be classified into:

- predominantly service (K1)
- predominantly commercial (K2)
- communal service (K3)

predominantly service (K1) category includes existing and planned areas on which the following can be built:

- buildings of business purpose – finances, technical and business services (with smaller warehouses, service trades, etc.) and information service activities (offices), and activities important for performing daily functions and maintenance of the entire City.

predominantly commercial (K2) buildings include:

- larger shopping centers (over GBP 1,500.00 m²)
- salesrooms with parking lots (open and closed) and accompanying service facilities
- gas stations
- production facilities (up to GBP 1,500.00 m²)
- craft production services (car-electric workshops, car washes, etc.)
- trade and storage areas for products which do not increase air pollution or cause phenomena which may endanger people and the surrounding area, such as fires or explosions
- tourist and hospitality activities without content that affect the increase of noise levels or environmental pollution (hotels, boarding houses, cafes, covered terraces, etc.)
- kiosks up to 15.00 m², conducting simple trade and hospitality activities, in accordance with a special regulation

predominantly communal service (K3) new buildings can be built and existing buildings renovated for the purpose of services and communal activities that do not pollute the environment with their presence, as well as business buildings related to agricultural and forestry activities and trade.

Basic conditions of forming a building plot and construction conditions for buildings of business (K) activity in zone A:

Building plot area for building is at least $P_{min} = 1,000.00 \text{ m}^2$

The minimum allowed width of the building plot is 25.00 m.

The minimum allowed depth of the building plot is 40.00 m.

The plot ratio coefficient must not exceed 0.6.

The utilization coefficient of the building plot must not exceed 3.0.

In addition to the building for the main purpose:

- for one or a complex of economic-business buildings, construction is also allowed for:
- Ancillary buildings, service and infrastructure buildings in the function of economic purpose – business
- Auxiliary buildings - several of them, which serve a regular purpose of commercial buildings - business.

The biggest storey floor height is $E = P_o / S + P + 2K + P_k$, while max. building height is $V_{max} = 12.00 \text{ m}$, and exceptionally more.

The height of buildings that are used for carry out particular technological processes, such as chimneys, boiler rooms, elevator engine rooms, etc., may be higher than the specified maximum heights.

Other conditions of accommodation for business purposes (K) are realized according to the provisions prescribed in Articles 26 and 35a of the revised text of the City of Djurdjevac Master Plan ("Official Gazette of the City of Djurdjevac" No. 6A/17).

By buildings for economic purpose - production (I) we also consider buildings and structures for production purposes and buildings that serve to perform economic activities - production, hospitality, trade, such as:

Commercial buildings for noisy and/or potentially dangerous activities:

- industrial or craft production or processing, in addition to primary agricultural production (food, beverages, textiles, leather, chemical products, metals, wood, electric and electronic products)
- technical services (car mechanics, tyre fitting workshops, stonemasonry and tinsmith workshops, blacksmiths, etc.)
- gas stations
- construction (reinforcement, carpentry and similar workshops)
- trade and storage areas for products which do not increase air pollution or cause phenomena which may endanger people and the surrounding area, such as fires or explosions (food stores and warehouses, cold stores, silos, gas shops etc.)
- areas for organized purchase of agricultural products (wholesale market, etc.)
- livestock scales
- livestock market area with associated buildings
- transport and/or communal activities (truck parking lots, buildings for collection and selection of non-hazardous communal and technological waste, fairgrounds, etc.)
- biogas plants (heating plant, power plant)
- activities that can be carried out within the settlement, but can potentially increase noise and air pollution or cause phenomena that may endanger people and the surrounding area, and to prevent which additional protection measures need to be implemented.

commercial buildings for quiet and clean activities:

- finance, technical and business services and information activities (offices)
 - craft services (car workshop, car wash, etc.)
 - kiosks up to 15.00 m², conducting simple trade and hospitality activities, in accordance with a special regulation.
- All types of industrial, craft and other economic-production buildings, larger warehouses, service facilities, and accompanying commercial, business, administrative and office buildings may be built in areas of economic-production (I), provided that they do not pollute the environment.

In zones of economic purpose - shopping centers can be built in zones of economic purpose and business purpose (marked with purple background with marks I and K).

Residential buildings cannot be built in economical purpose – business (I) areas, except for the housing that completes the main purpose (apartments for employees up to 100.00 m², etc.).

Basic conditions of forming a building plot and construction conditions for buildings of economic (I) activity in zone A:

Building plot area for building is at least $P_{min} = 1.120,00 \text{ m}^2$.

The minimum allowed width of the building plot is 28,0 m.

The minimum allowed depth of the building plot is 40.00 m.

The plot ratio coefficient must not exceed 0.6.

The utilization coefficient of the building plot must not exceed 3.0.

In addition to the building for the main purpose:

- Ancillary buildings, service and infrastructure buildings in the function of economic purpose
- Auxiliary buildings - several of them, which serve a regular purpose of commercial buildings

Floor to floor height is $E = P_o / S + P + 2K + P_k$, while max. building height is $V_{max} = 12.00 \text{ m}$, and exceptionally more.

The height of buildings that are used for carry out particular technological processes, such as chimneys, boiler rooms, elevator engine rooms, etc., may be higher than the specified maximum heights.

The highest floor to floor height of auxiliary and supporting buildings is $E = P_o / S + P + P_k$, i.e. max. height is $V_{max} = 6.0 \text{ m}$, and exceptionally more.

Other conditions of accommodation are realized according to the provisions prescribed in Articles 35a and 9 of the revised text of the City of Djurdjevac Master Plan ("Official Gazette of the City of Djurdjevac" No. 6A/17).