

Comune di Riccione
Provincia di Rimini



SETTORE URBANISTICA ED EDILIZIA PRIVATA

RUE

REGOLAMENTO URBANISTICO EDILIZIO

TAVOLA 3
SCHEDE CENTRO STORICO – STATO DI FATTO, CATEGORIE DI
TUTELA DELLE UNITA' EDILIZIE E DISCIPLINA DEGLI INTERVENTI

Il Sindaco	DANIELE IMOLA
L'Assessore all'Urbanistica	LORETTA VILLA
Il Segretario Generale	FRANCESCO SARACINO
Il Dirigente	GUGLIELMO ZAFFAGNINI

OTTOBRE 2008

UFFICIO DI PIANO

ADOZIONE:
Delibera di Consiglio Comunale
n° 6 del 20/02/2008.

APPROVAZIONE:
Delibera di Consiglio Comunale
n° 57 del 11/08/2008

UFFICIO DI PIANO:

Ing. Guglielmo Zaffagnini
Avv. Enzo Castellani
Arch. Daniele Mazza
Dott. Maria Grazia Giannetti
Geom. Saul Matteo Saponi
Geom. Tentoni Delmo

COLLABORAZIONI:

RESTITUZIONE GRAFICA E RICERCA DATI
Geom. Sara Innocenti
Arch. Massimo Manenti

COLLABORAZIONI ESTERNE

AREA SUD E VINCOLI ARTISTICI E STORICI:
Università degli Studi di Firenze – Facoltà di Architettura
Dipartimento di Progettazione dell'Architettura
Prof. Loris Macci

GEOLOGO:

Dott. Vannoni Fabio (GEOPROGET – Riccione)

NORME TECNICHE DI ATTUAZIONE:

Arch. Rudi Fallaci (TECNICOOP s.c.r.l. – Bologna)

STESURA COORDINATA (vedi comma 4 art. 33 L.R. 20/2000) A SEGUITO DEI SEGUENTI ATTI DI:				
- MODIFICA DEL RUE (artt. 33 e 34 della L.R. 20/2000);				
- RETTIFICA E DI ADEGUAMENTO CARTOGRAFICI;				
- AGGIORNAMENTO CARTA CATASTALE DI BASE (cfr art. 1.1.10 Norme di Attuazione del RUE).				
CRONOLOGIA DELLE MODIFICHE CARTOGRAFICHE AL RUE:				
N° D'ordine	TITOLO E TIPO DI ATTO	ADOZIONE	APPROVAZIONE	ENTRATA IN VIGORE
		atto e data	atto e data	data
1	vedi n° 1 nella pagina "cronologia delle modifiche normative e cartografiche" della parte prima - NORME - del RUE	-	-	-
2	vedi n° 2 nella pagina "cronologia delle modifiche normative e cartografiche" della parte prima - NORME - del RUE	-	-	-
3	VARIANTE AL REGOLAMENTO URBANISTICO ED EDILIZIO APPROVATO CON DELIBERA DI C.C. N° 57 DEL 11/08/2008 denominata: "Area in Viale Monte Rosa ed area compresa tra i Viali Rubicone, Ticino e Reno"	Delibera di C.C. n° 55 del 29/09/2011	Delibera di C.C. n° _ del 16/02/2012	data di pubblicazione sul BURET dell'avviso di approvazione
4	VARIANTE AL REGOLAMENTO URBANISTICO ED EDILIZIO (RUE) AI SENSI DELL'ART. 33, COMMA 4BIS DELLA L.R. N. 20/2000 E S. M. E I. denominata: "Variante specifica 2013"	Delibera di C.C. n° 37 del 04/07/2013	Delibera di C.C. n° 21 del 07/04/2014	

STATO DI FATTO

LEGENDA SCHEDE A e B:






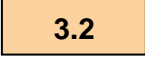







*A - PLANIMETRIA CATASTALE**B - PLANIMETRIA STATO DI FATTO***LEGENDA**

PLANIMETRIA CATASTALE

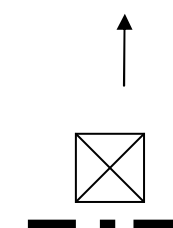
R	ATTREZZATURE RELIGIOSE (USI: f1)
C	ATTREZZATURE CULTURALI E ASSOCIATIVE (USI: b4, f2)
S	ATTREZZATURE SCOLASTICHE (USI: f1)
H	OSPEDALE (USI: c8)
P	PARCHEGGI PUBBLICI di tipo P1 e P2 - art. 3.1.3, co. 1, lett. A ed art. 4.1.4, co. 6 <i>ter</i> - (USI: f3)
C.E.E.	CABINE ENERGIA ELETTRICA - (USI: g3)
-----	FRONTI COMMERCIALI (USI: b1, b2, b3, b5, b7, c4)
a	RESIDENZA (USI: a1)
b	ATTIVITA' COMMERCIALI E PUBBLICI ESERCIZI (USI: b1, b2)
c	ATTIVITA' ARTIGIANE E LABORATORI (USI: b5, b7)
d	MAGAZZINI E DEPOSITI (USI: d2)
e	UFFICI (USI: b3, c4)
g	GARAGE PRIVATI di tipo P3 art. 3.1.3, co. 1, lett. B e C - (USI: anche b8)

DISCIPLINA DEGLI INTERVENTI
LEGENDA SCHEDE C e D: <i>C - PLANIMETRIA DI PROGETTO E CATEGORIE DI TUTELA DEGLI EDIFICI</i> <i>D - INDICAZIONI DETTAGLIATE NUOVI EDIFICI</i>

LEGENDA

	<p>A NUOVI EDIFICI: NUOVE COSTRUZIONI E/O DEMOLIZIONI E RICOSTRUZIONI (ammesse ai sensi dell'art. 4.1.1 co. 3 con gli interventi di cui all'art. 4.1.2, co. 1, RUE)</p>
	SOTTOCATEGORIA DI TUTELA 1.2 (art. 2.17 co. 8 RUE)
	SOTTOCATEGORIA DI TUTELA 2.1 (art. 2.17 co. 14 RUE)
	SOTTOCATEGORIA DI TUTELA 2.2 (art. 2.17 co. 17 RUE)
	SOTTOCATEGORIA DI TUTELA 3.1 (art. 2.17 co. 26 RUE)
	SOTTOCATEGORIA DI TUTELA 3.2 (art. 2.17 co. 29 RUE)
	ATTREZZATURE PER IL VERDE E PER IL GIOCO DELL'INFANZIA (art. 4.1.4, co. 6bis RUE)
	VERDE PRIVATO (art. 4.1.4, co. 6 RUE)
	VIABILITA' PEDONALE
	STRADA PEDONALIZZATA
	VIABILITA' (art. 3.3.2, co. 1 ed art. 4.1.4, co. 8 <i>quater</i>)
	PARCHEGGI PUBBLICI di tipo P1 e P2 - art. 3.1.3, co. 1, lett. A ed art. 4.1.4, co. 6ter - (USI: f3)
	PARCHEGGIO PRIVATO AD USO PUBBLICO - art. 4.1.4, co. 6quater - (USI: anche f3)

Cfr. art. 3.1.2, co. 2, lett. g) e co. 6 lett. f), art. 3.3.2, co. 1bis ed art. 4.1.4, co. 5)



ACCESSI CARRABILI

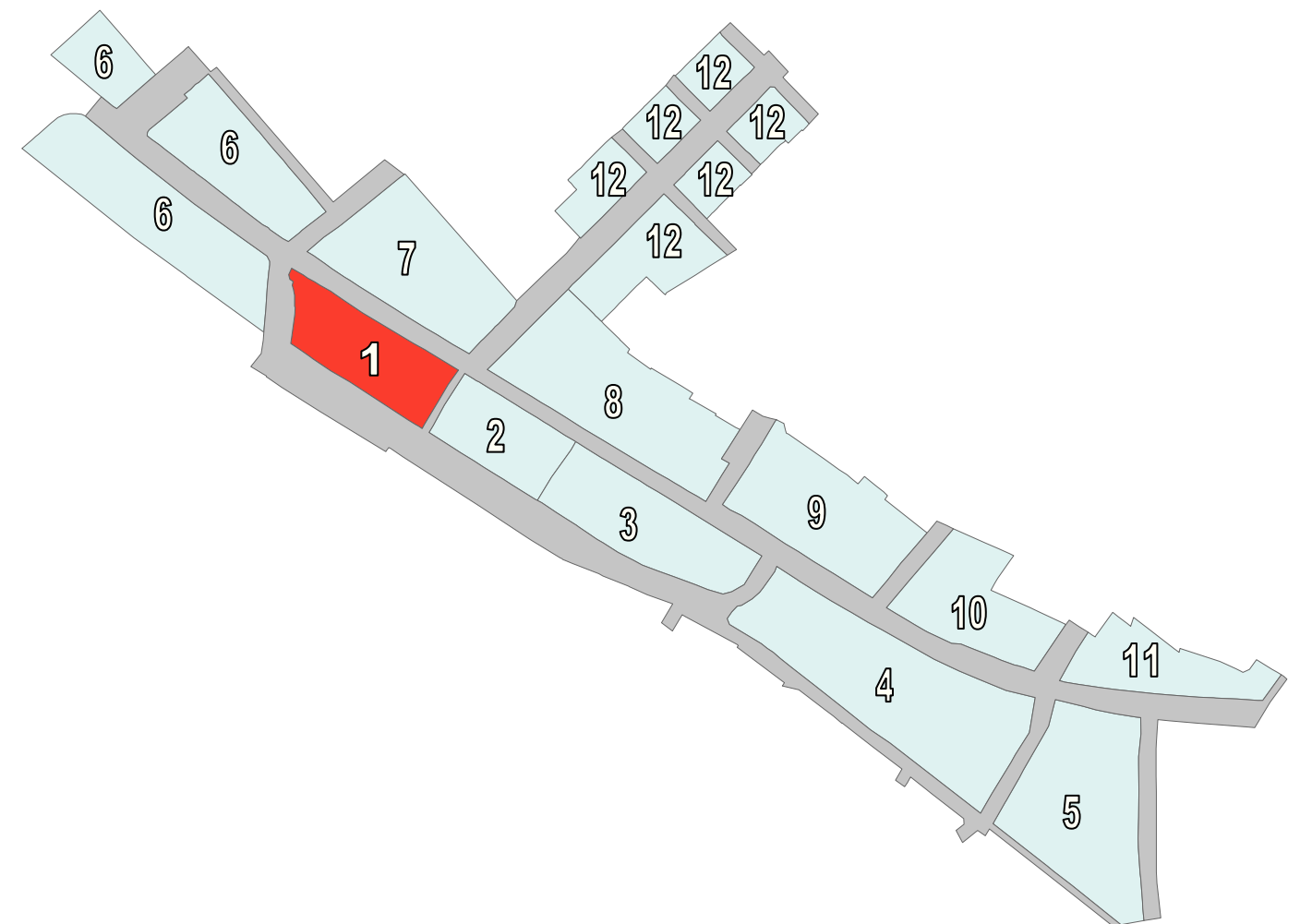
PORTICO PEDONALE PUBBLICO

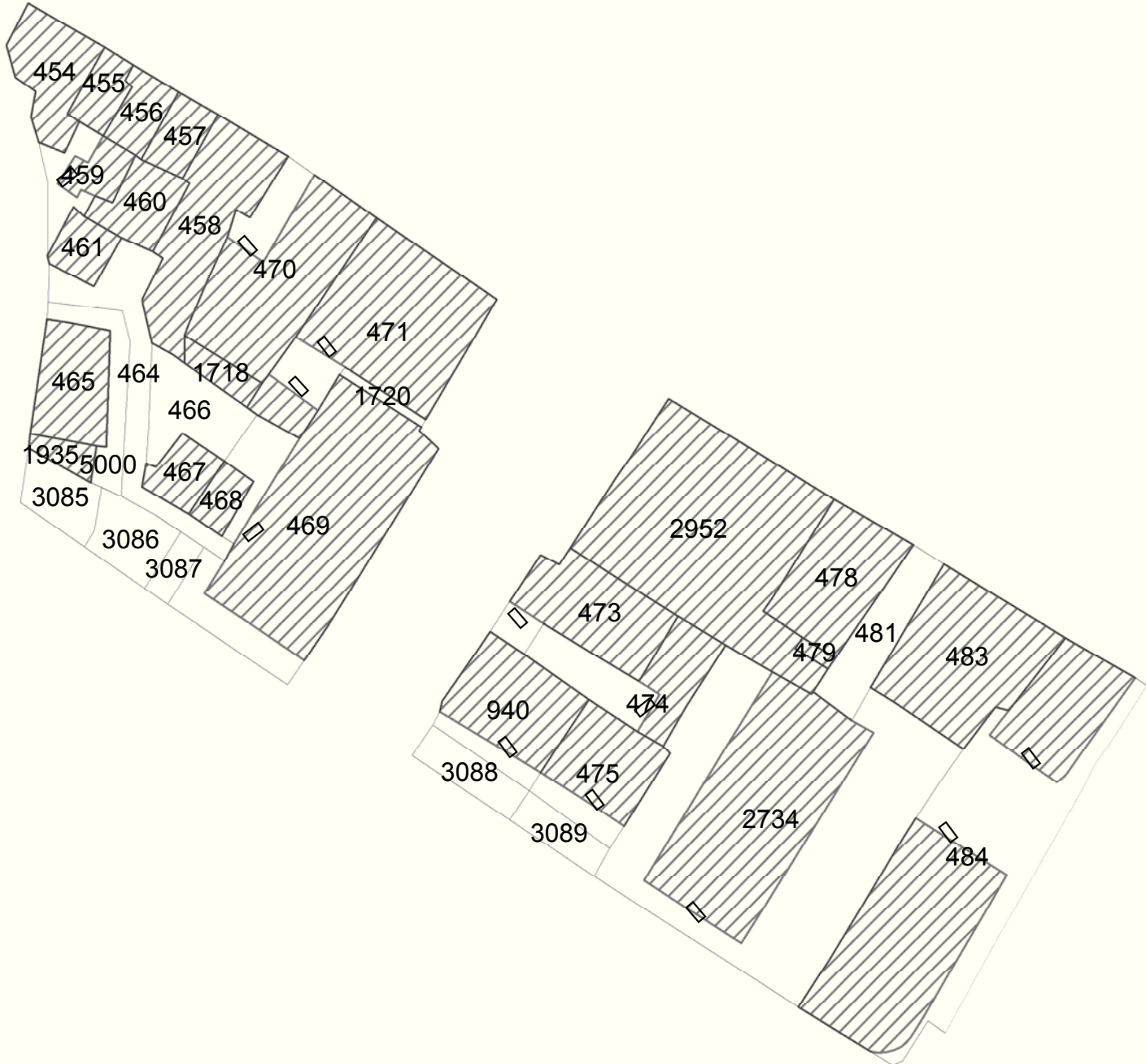
R	ATTREZZATURE RELIGIOSE (USI: f1)
C	ATTREZZATURE CULTURALI E ASSOCIATIVE (USI: b4, f2)
S	ATTREZZATURE SCOLASTICHE (USI: f1)
H	OSPEDALE (USI: C8)
C.E.E.	CABINE ENERGIA ELETTRICA - (USI: g3)
-----	FRONTI COMMERCIALI (USI: b1, b2, b3, b5, b7, c4*)
a	RESIDENZA (USI: a1)
b	ATTIVITA' COMMERCIALI E PUBBLICI ESERCIZI (USI: b1, b2)
c	ATTIVITA' ARTIGIANE E LABORATORI (USI: b5, b7)
d	MAGAZZINI E DEPOSITI (USI: d2 limitatamente a magazzini e depositi)
e	UFFICI (USI: b3, c4*)
g	GARAGE PRIVATI di tipo P3 art. 3.1.3, co. 1, lett. B e C - (USI: anche b8)
PU	PARCHEGGIO PRIVATO AD USO PUBBLICO - art. 4.1.4, co. 6quater - (USI: anche f3)

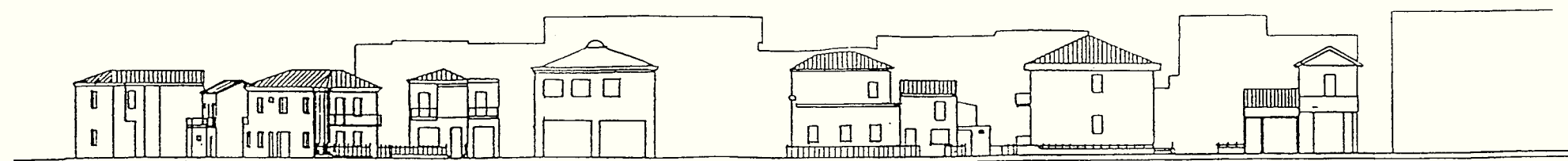
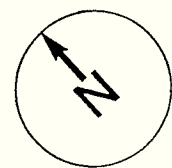
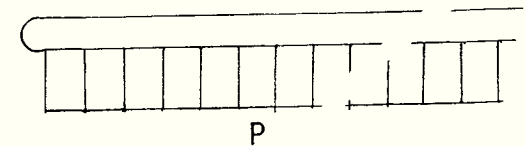
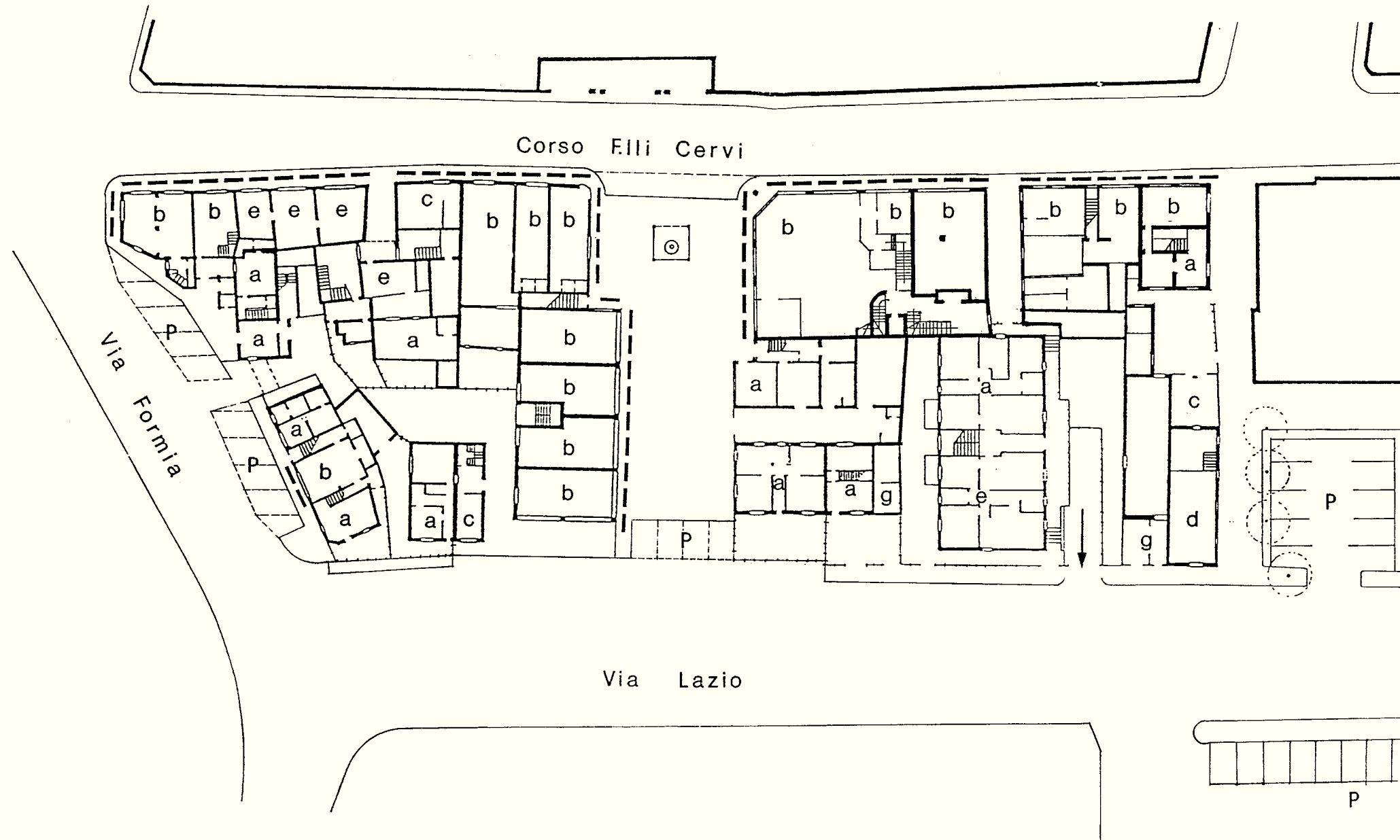
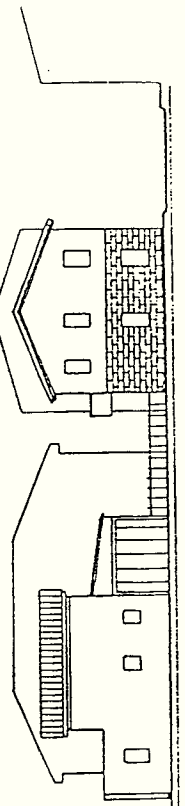
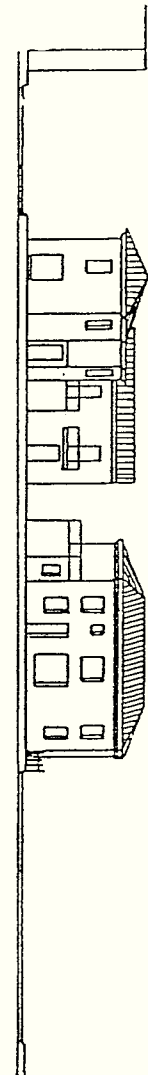
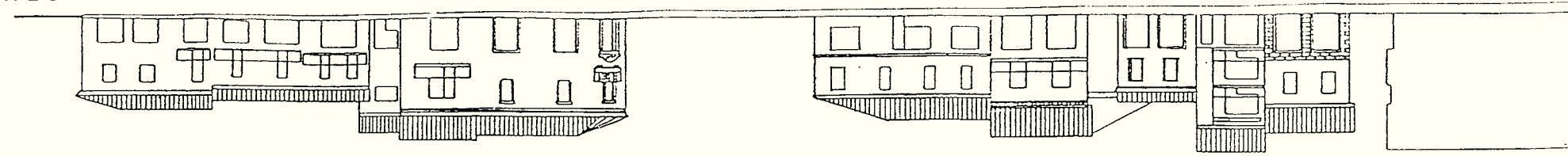
* con esclusione delle sedi direzionali di enti, istituti e imprese, pubbliche o private.

SCHEDE CENTRO STORICO

STATO DI FATTO	
SCHEDA 1	1A - PLANIMETRIA CATASTALE
	1B - PLANIMETRIA STATO DI FATTO



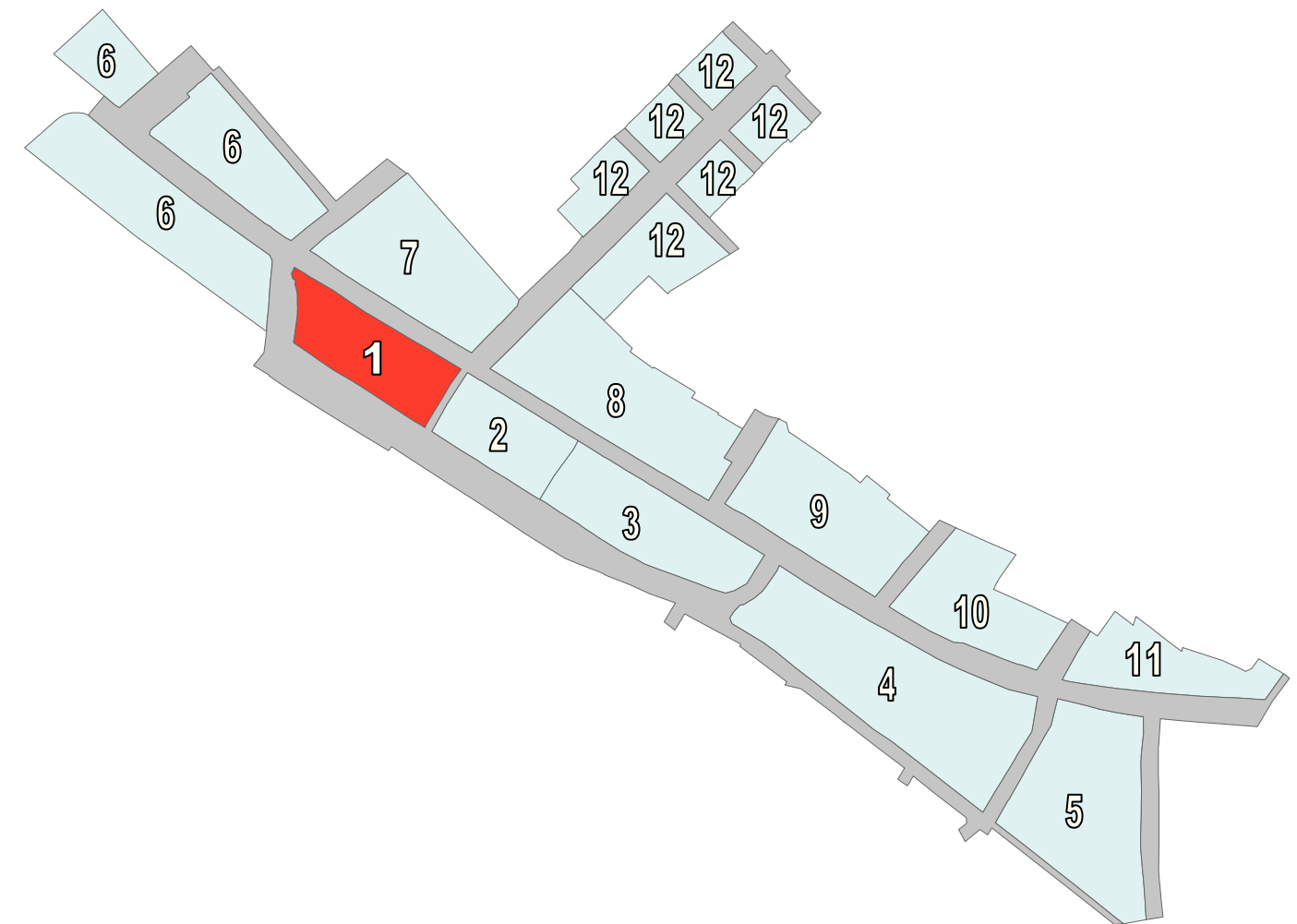




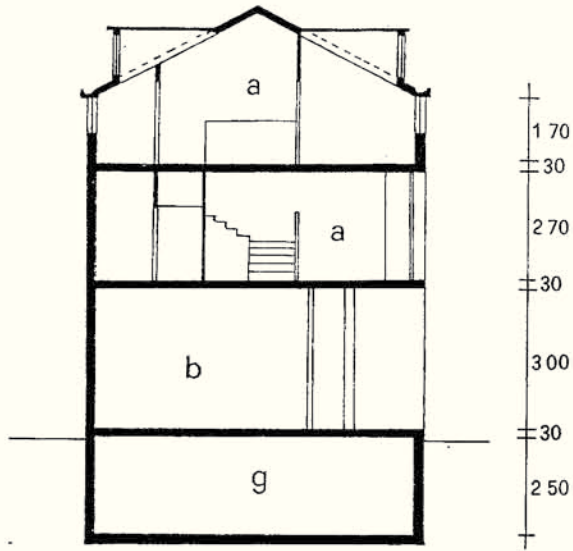
Via Lazio

SCHEDE CENTRO STORICO

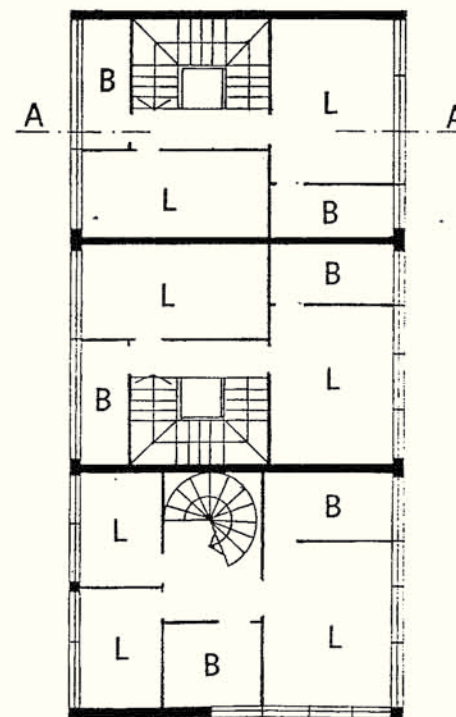
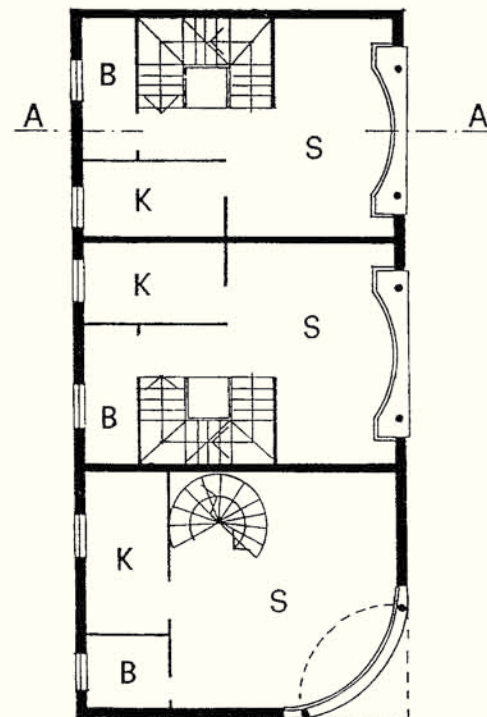
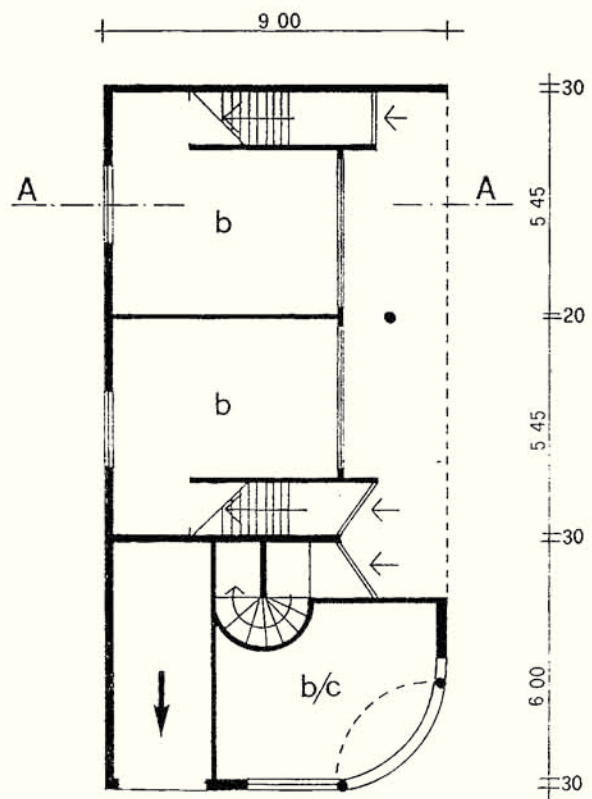
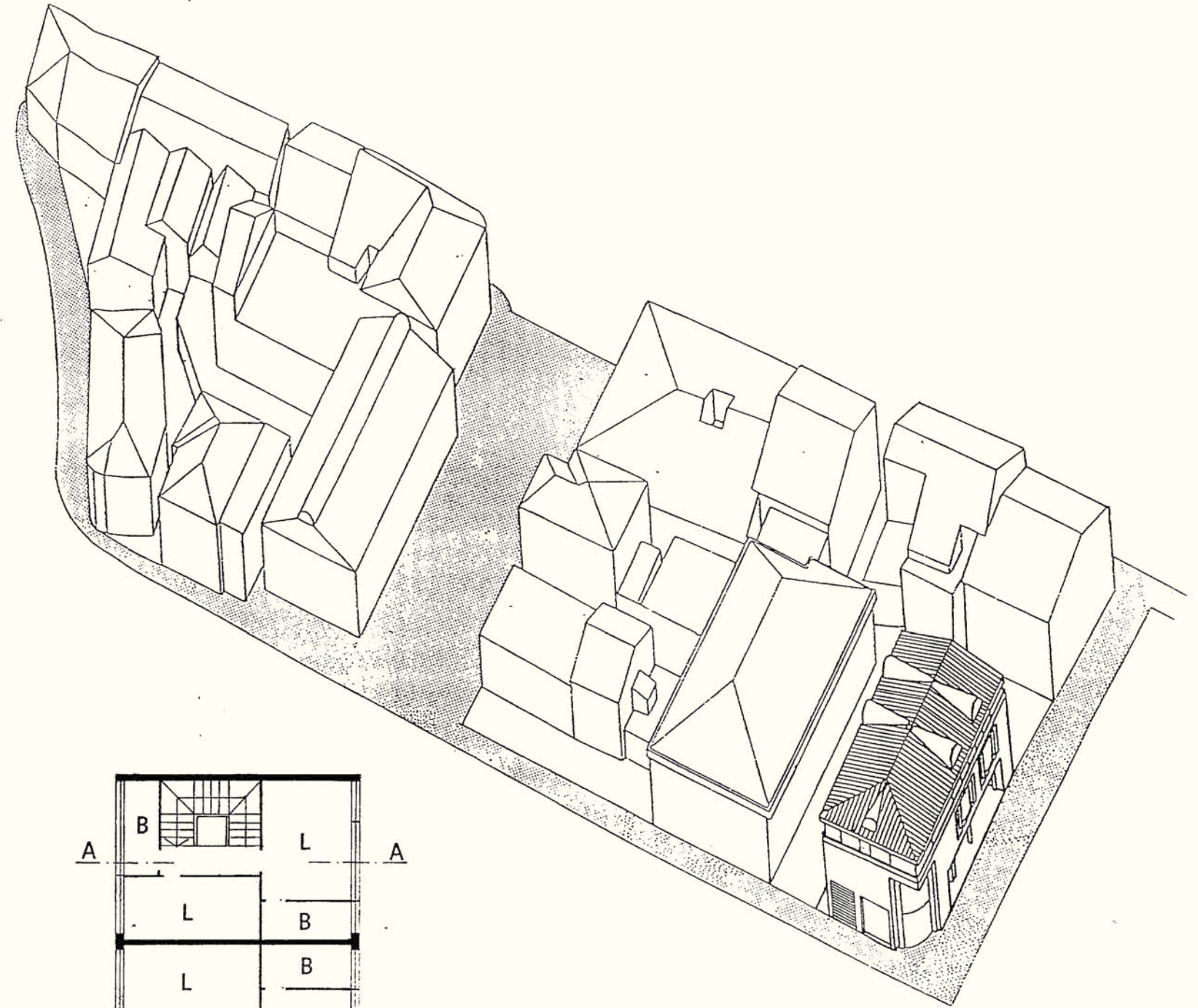
DISCIPLINA DEGLI INTERVENTI	
SCHEDA 1	1C - PLANIMETRIA DI PROGETTO E CATEGORIE DI TUTELA DEGLI EDIFICI
	1D - INDICAZIONI DETTAGLIATE NUOVI EDIFICI





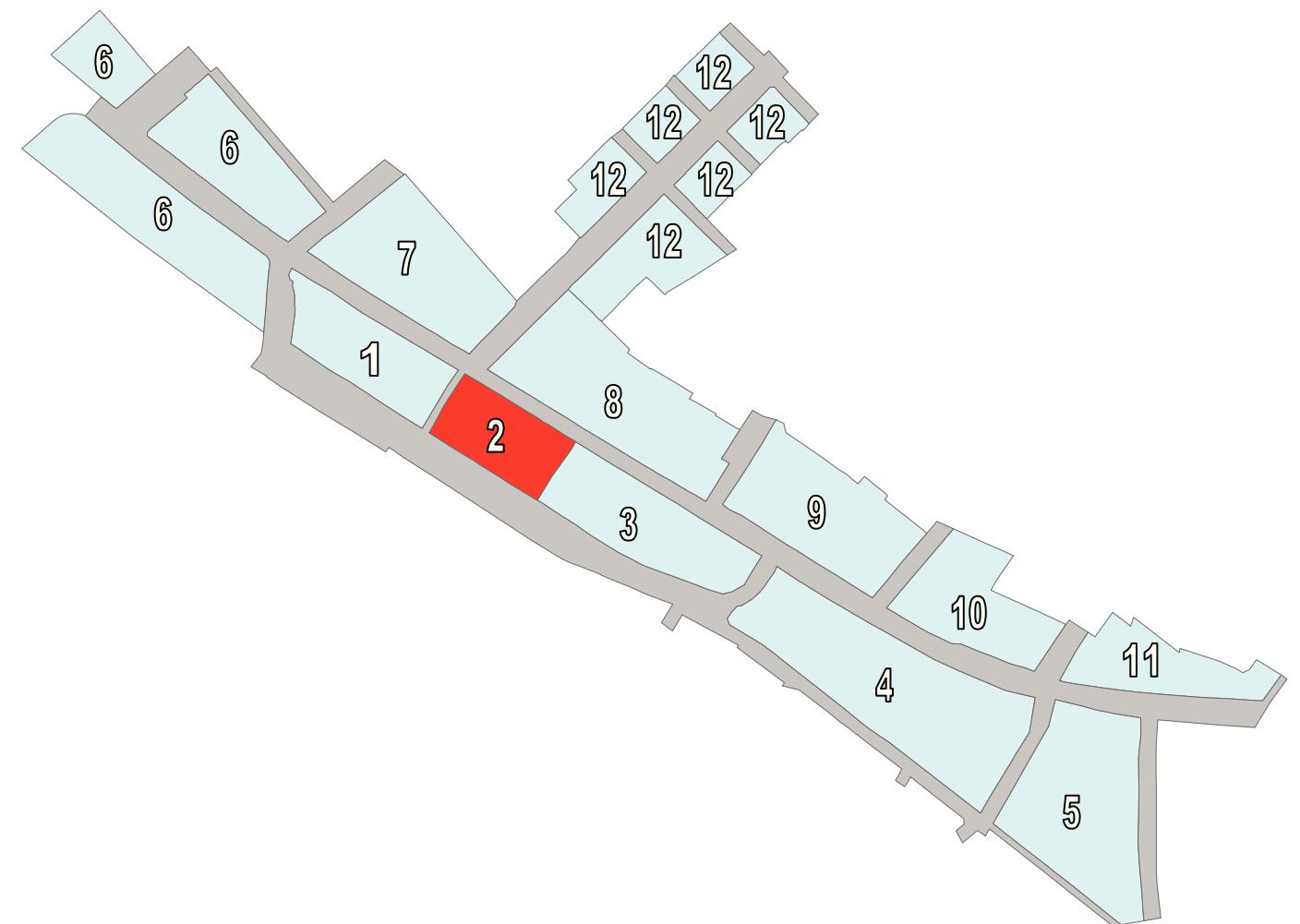


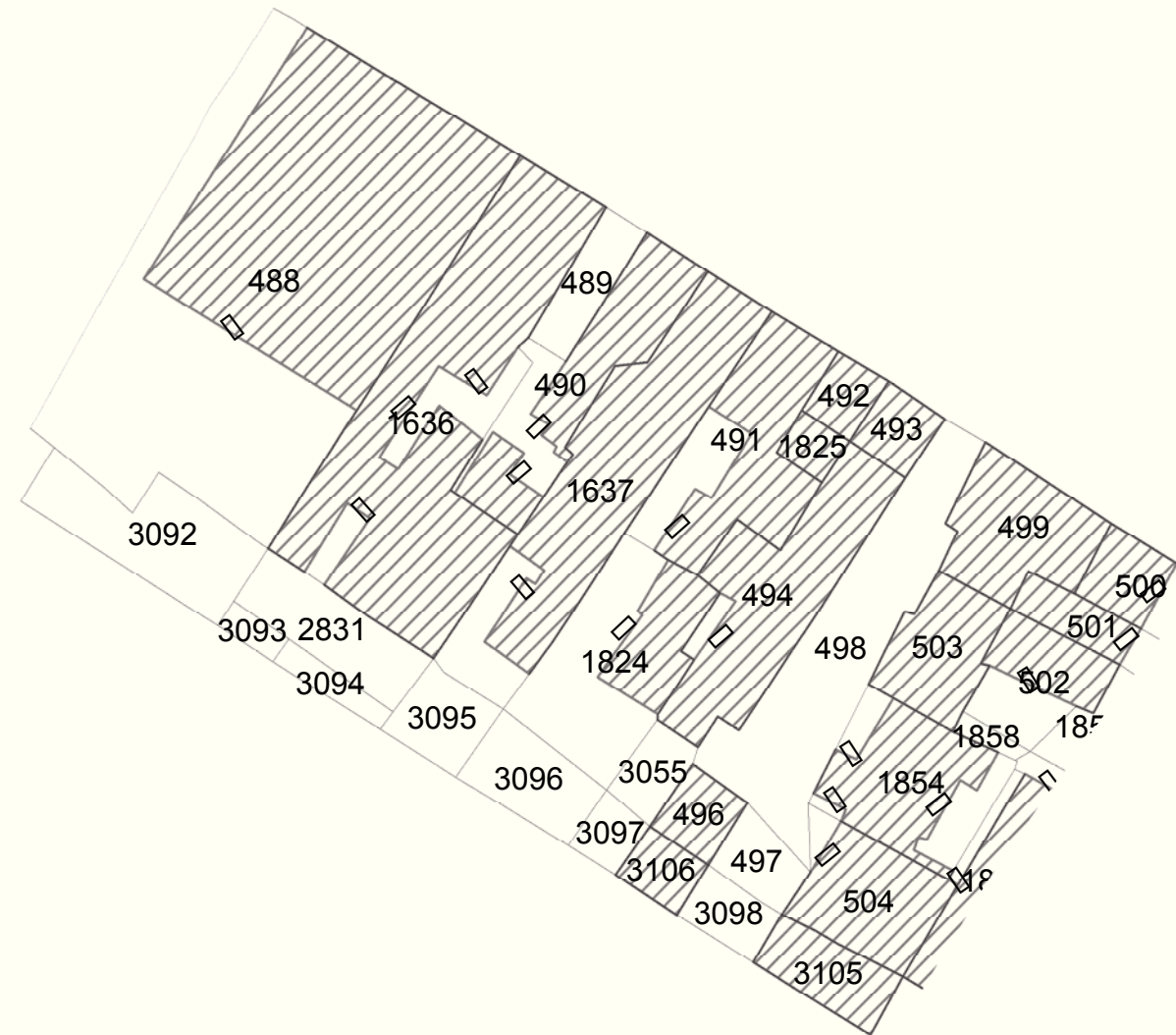
SEZIONE A-A

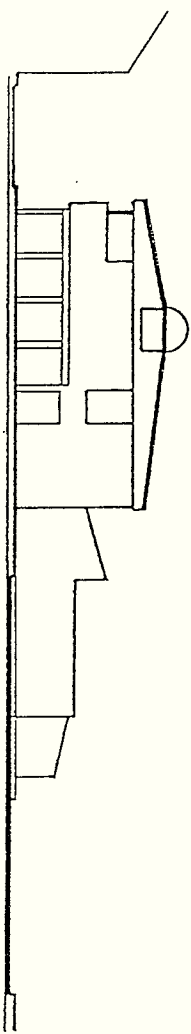
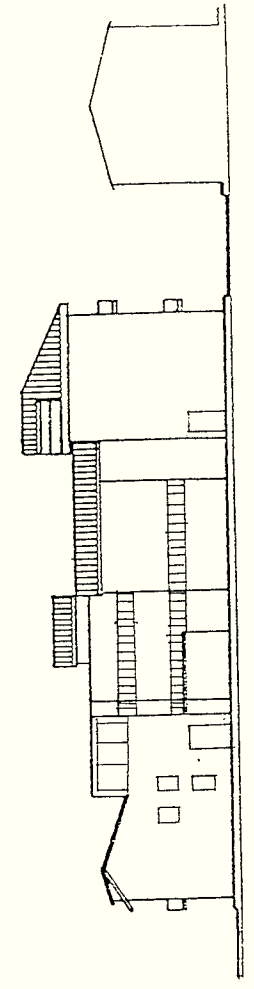
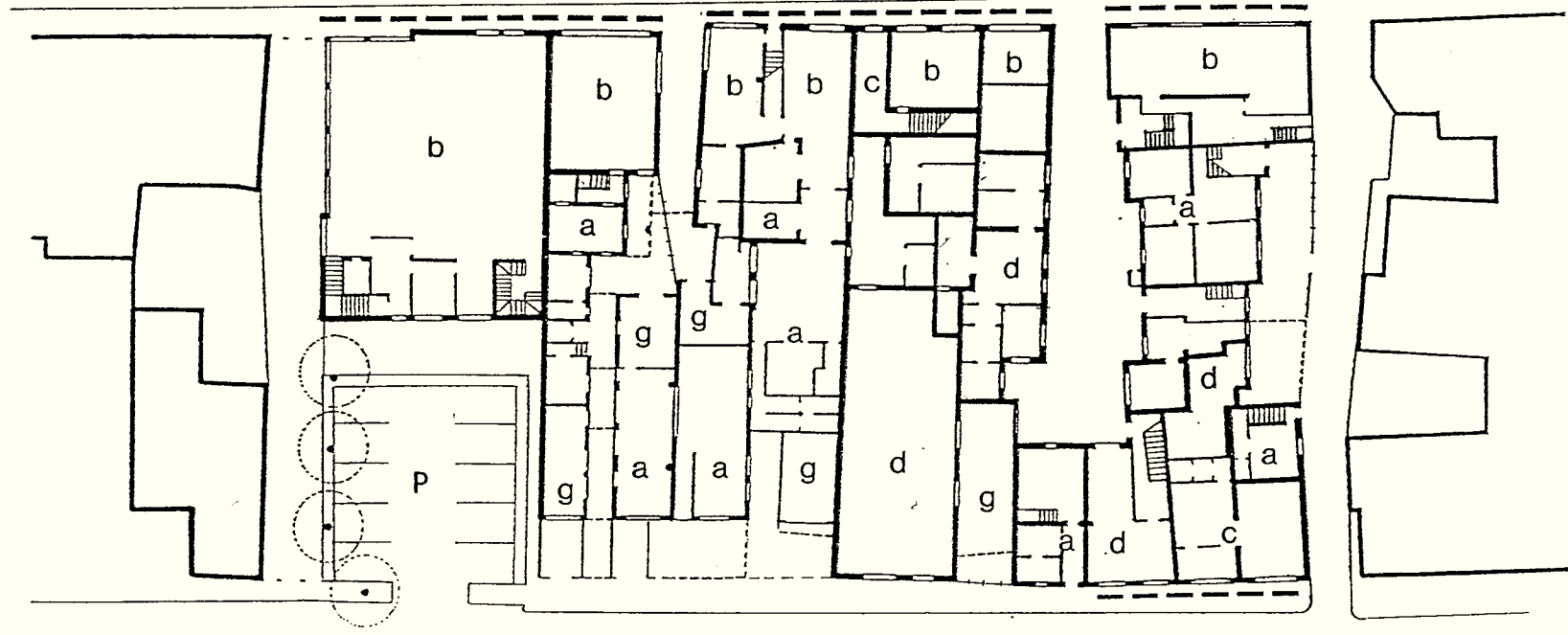
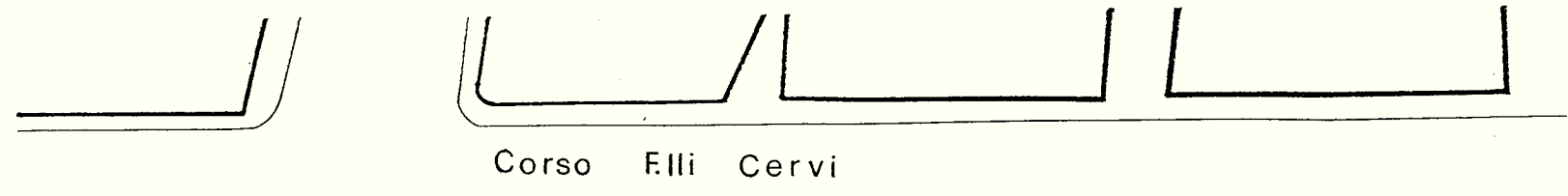
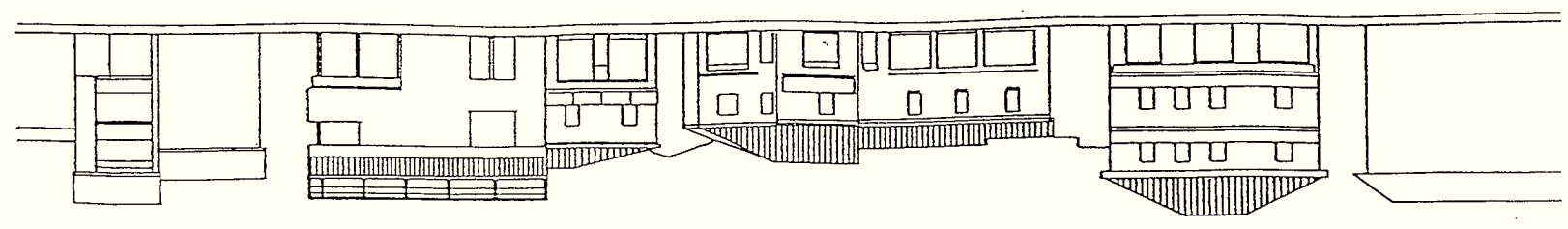


SCHEDE CENTRO STORICO

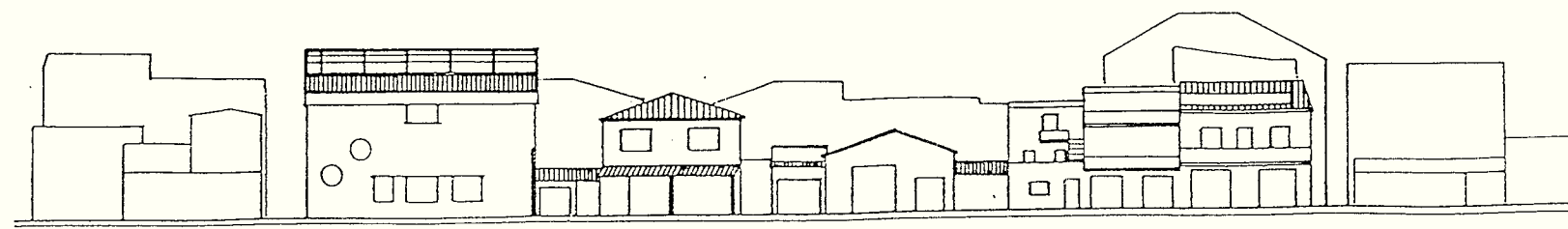
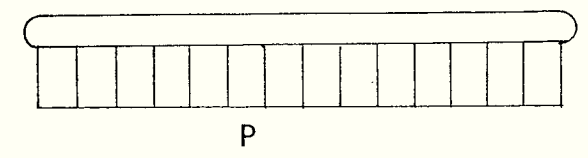
STATO DI FATTO	
SCHEDA 2	2A - PLANIMETRIA CATASTALE
	2B - PLANIMETRIA STATO DI FATTO



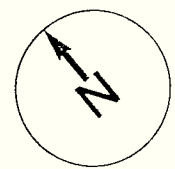




Via Lazio

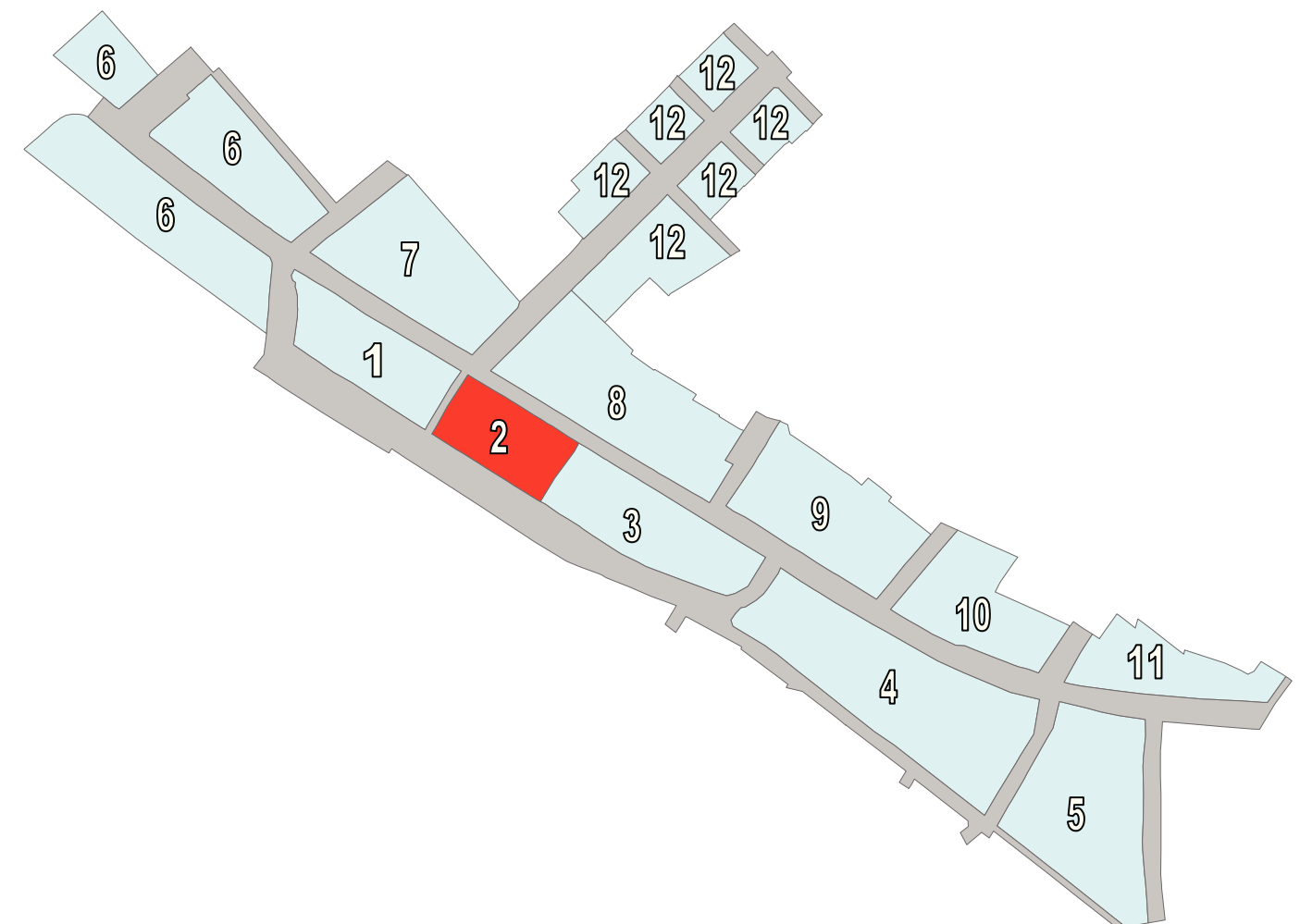


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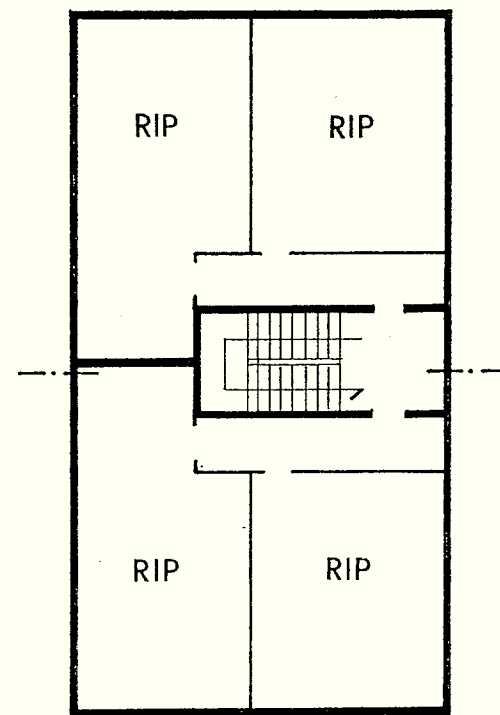
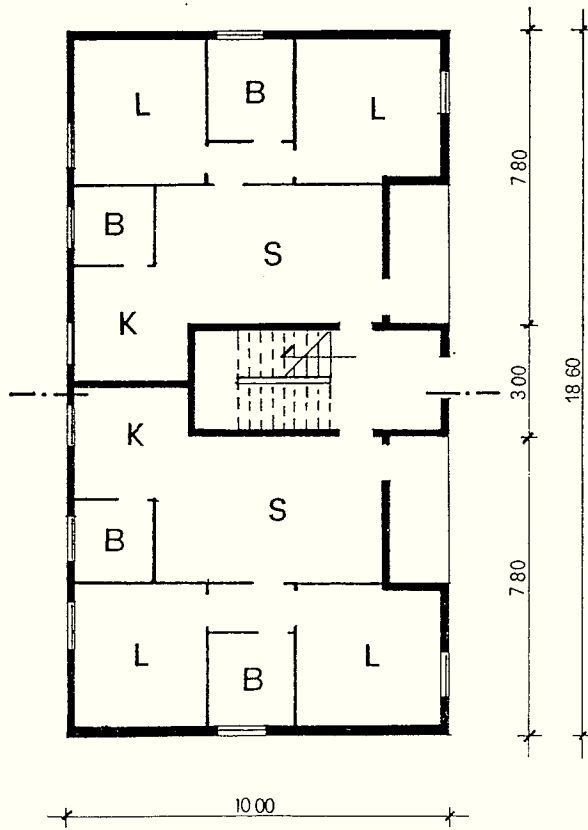
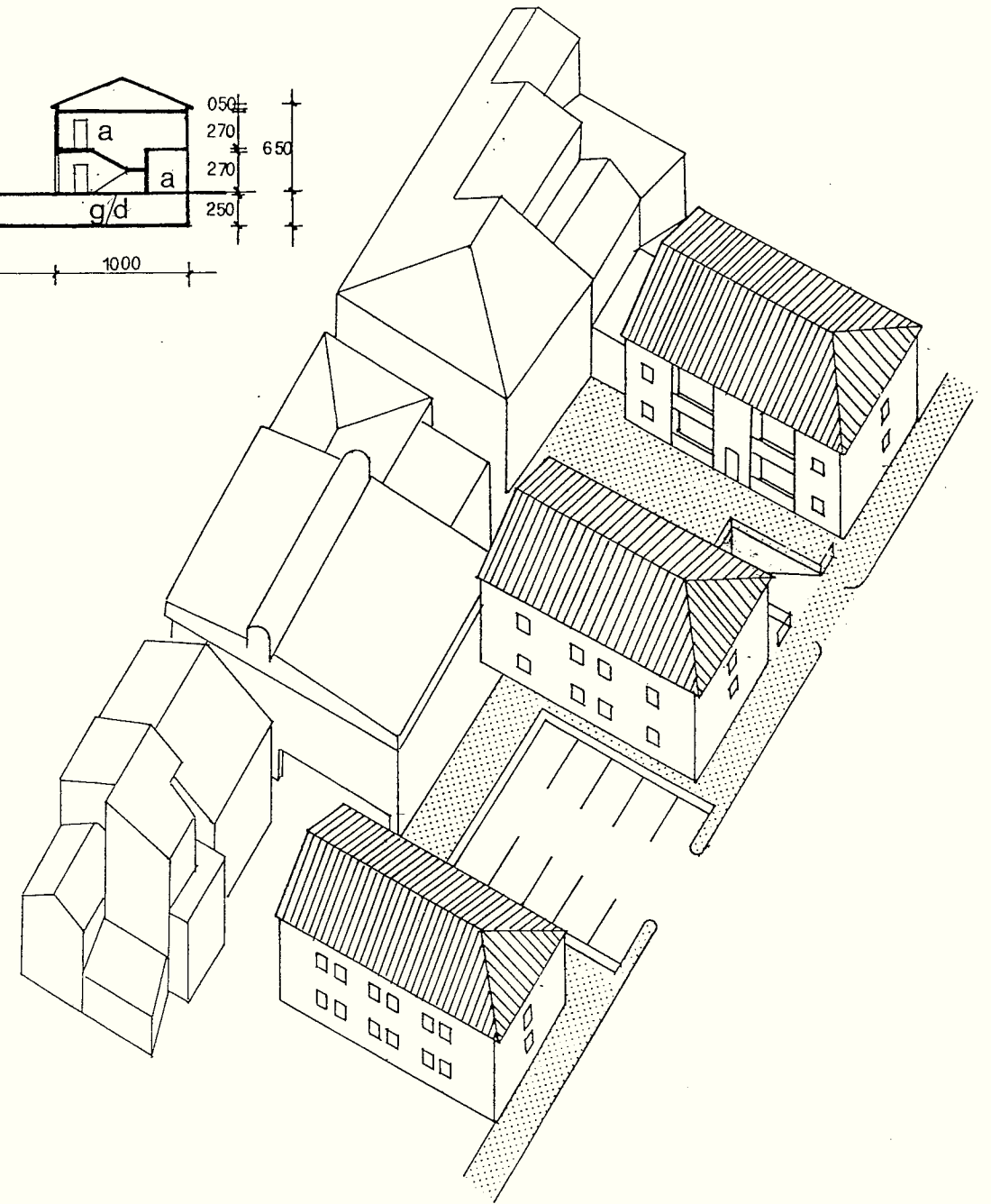
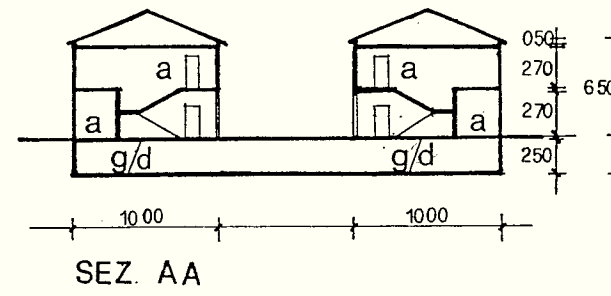
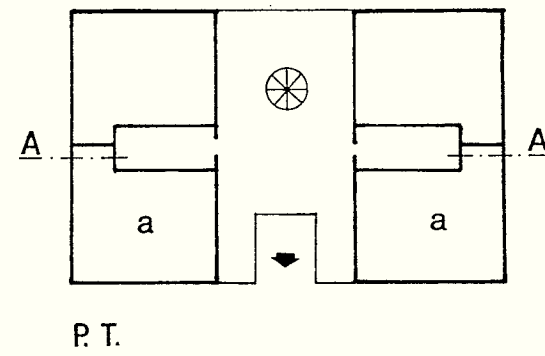
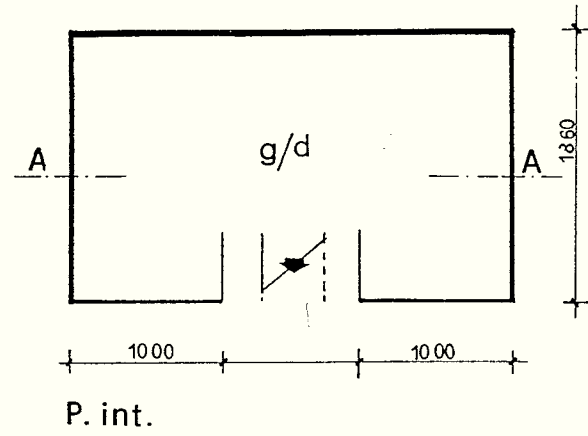


SCHEDE CENTRO STORICO

DISCIPLINA DEGLI INTERVENTI	
SCHEDA 2	2C - PLANIMETRIA DI PROGETTO E CATEGORIE DI TUTELA DEGLI EDIFICI
	2D - INDICAZIONI DETTAGLIATE NUOVI EDIFICI

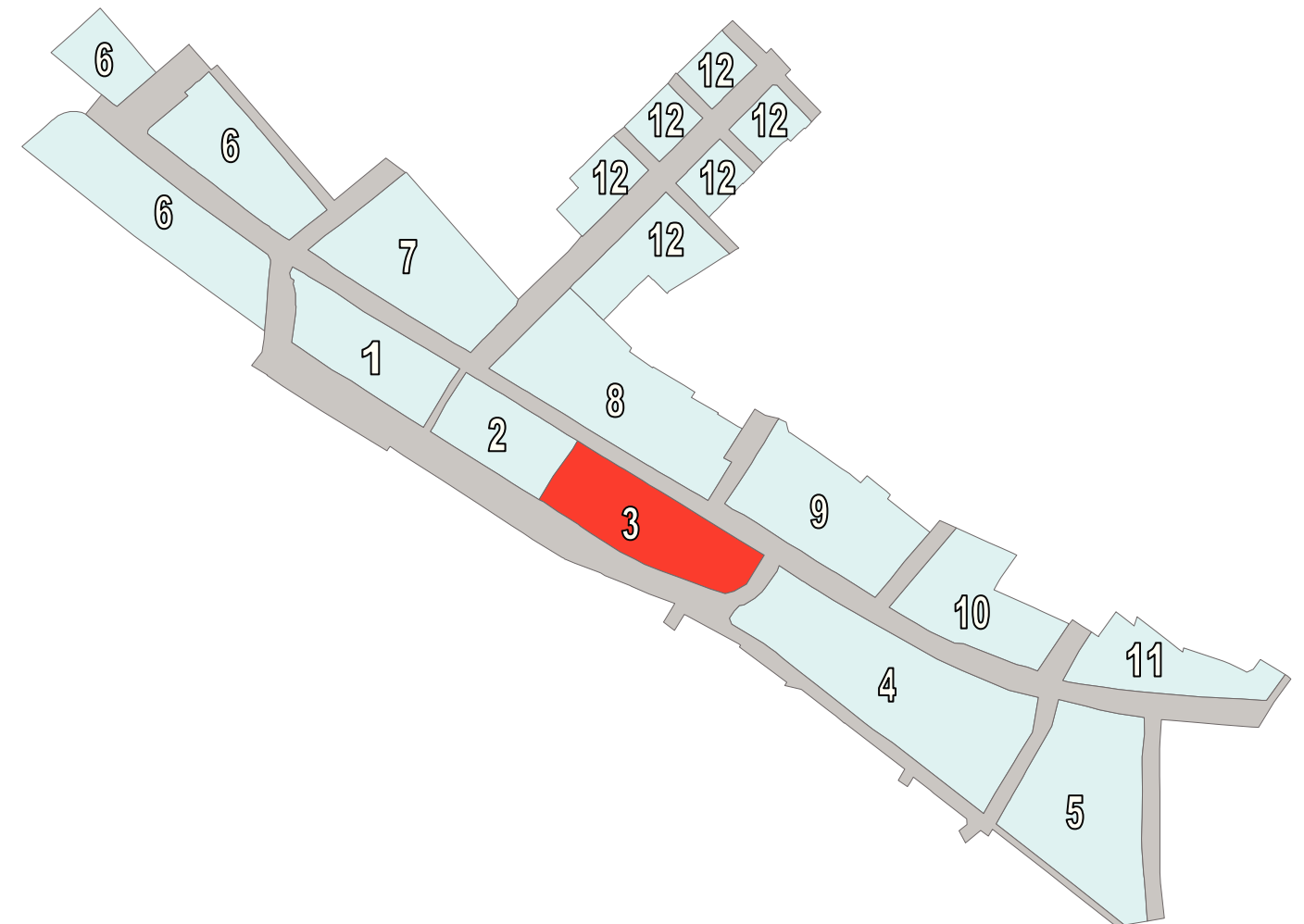




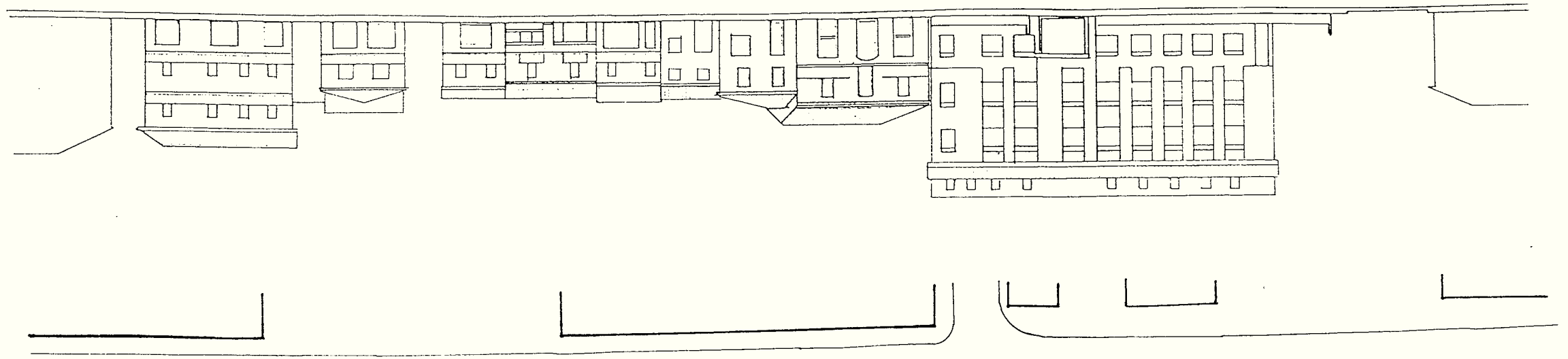


SCHEDE CENTRO STORICO

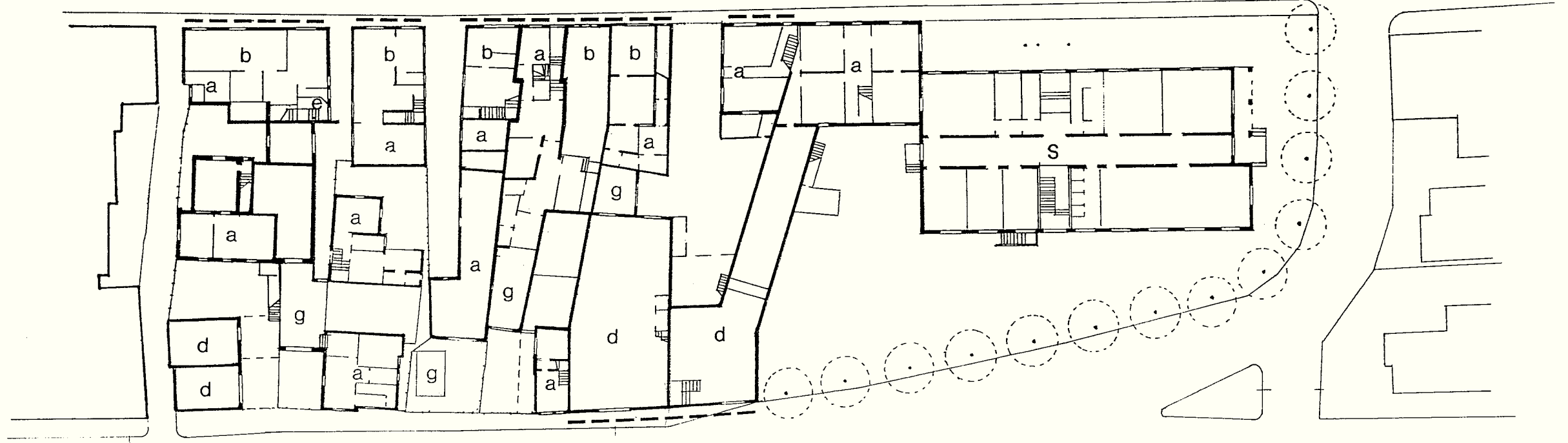
STATO DI FATTO	
SCHEDA 3	3A - PLANIMETRIA CATASTALE
	3B - PLANIMETRIA STATO DI FATTO



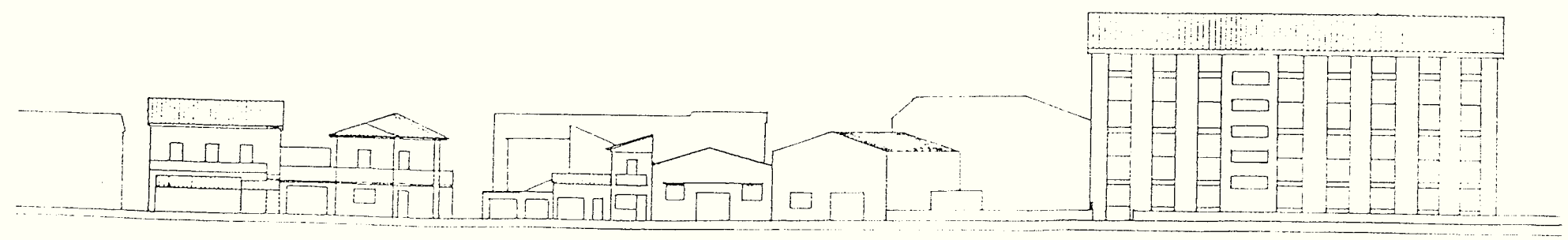
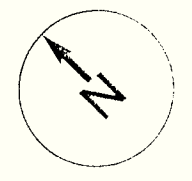




Corso F.lli Cervi



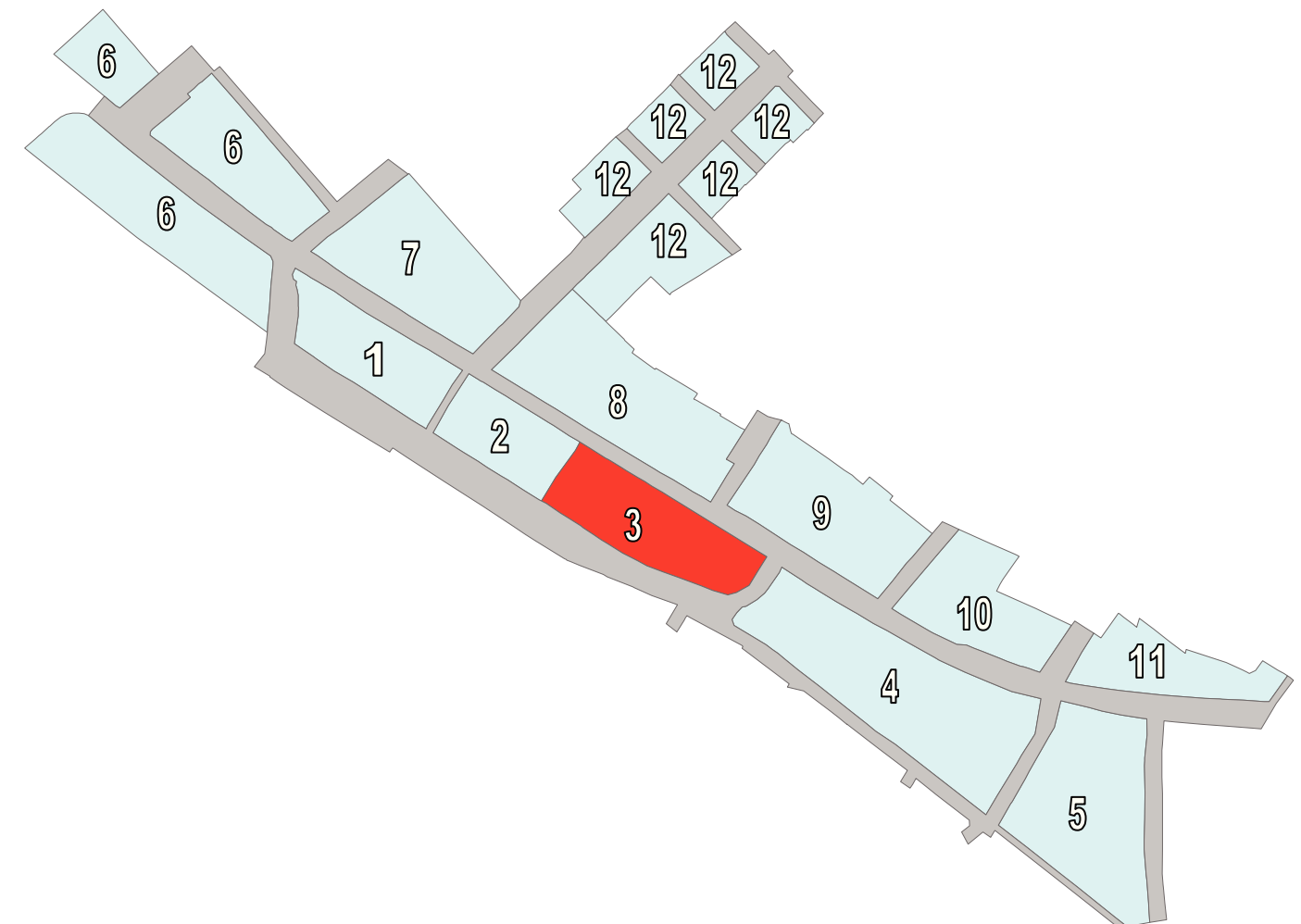
Via Lazio



Via Lazio

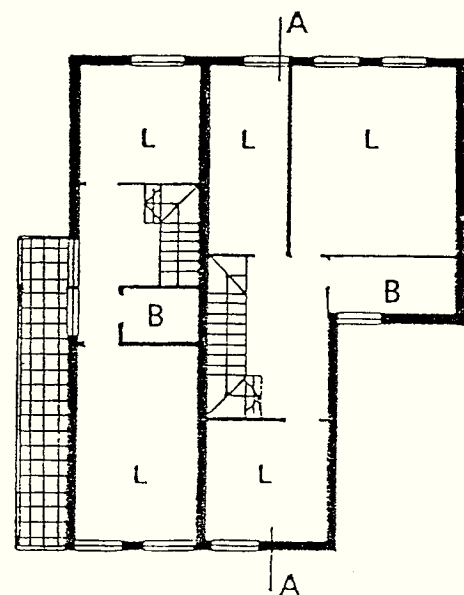
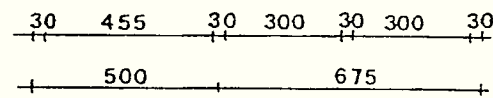
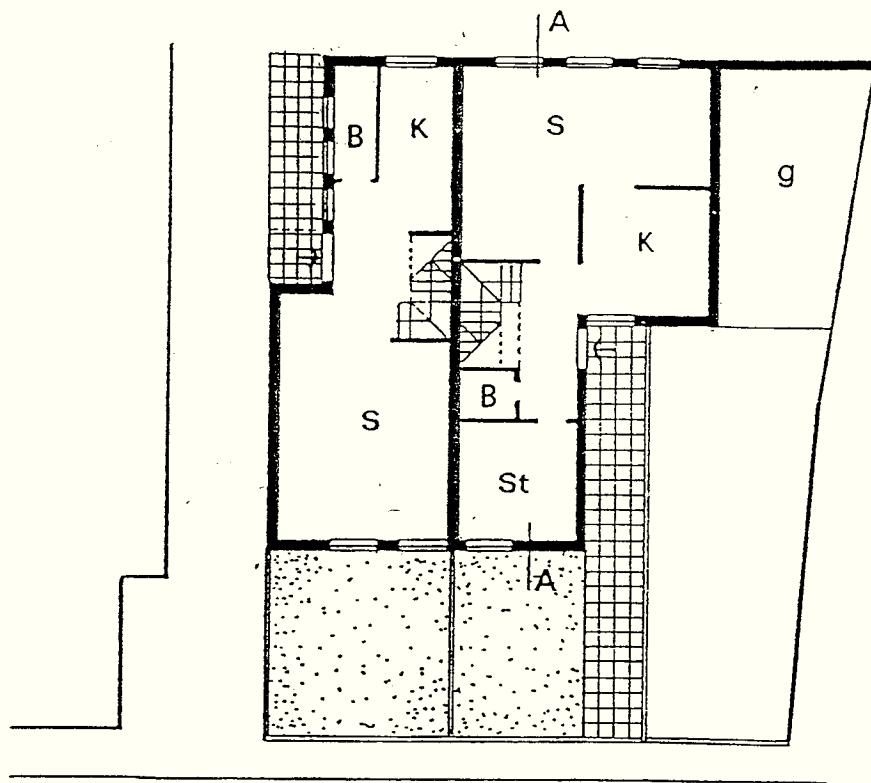
SCHEDE CENTRO STORICO

DISCIPLINA DEGLI INTERVENTI	
SCHEDA 3	3C - PLANIMETRIA DI PROGETTO E CATEGORIE DI TUTELA DEGLI EDIFICI
	3D - INDICAZIONI DETTAGLIATE NUOVI EDIFICI

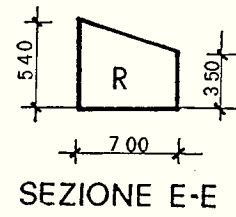




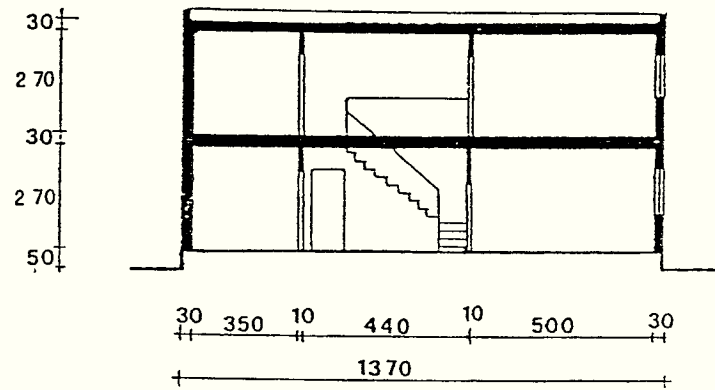
3c - PT



3c - P1

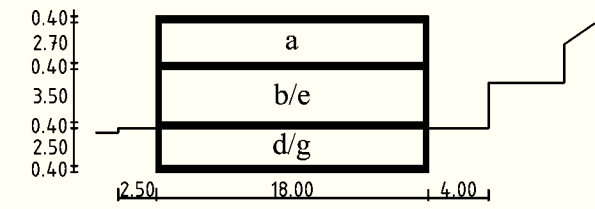


SEZIONE E-E

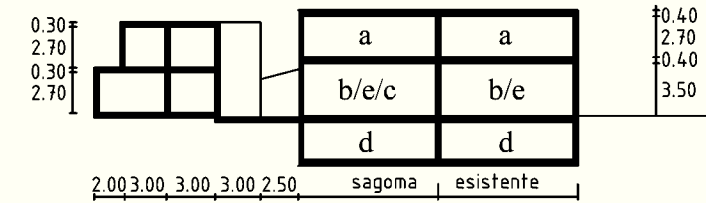


SEZIONE A-A

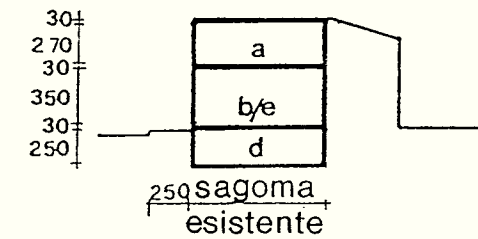
scala 1:200



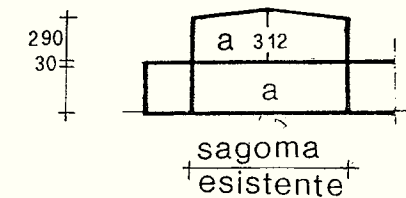
SEZ. B - B



SEZ. C - C



SEZIONE D-D

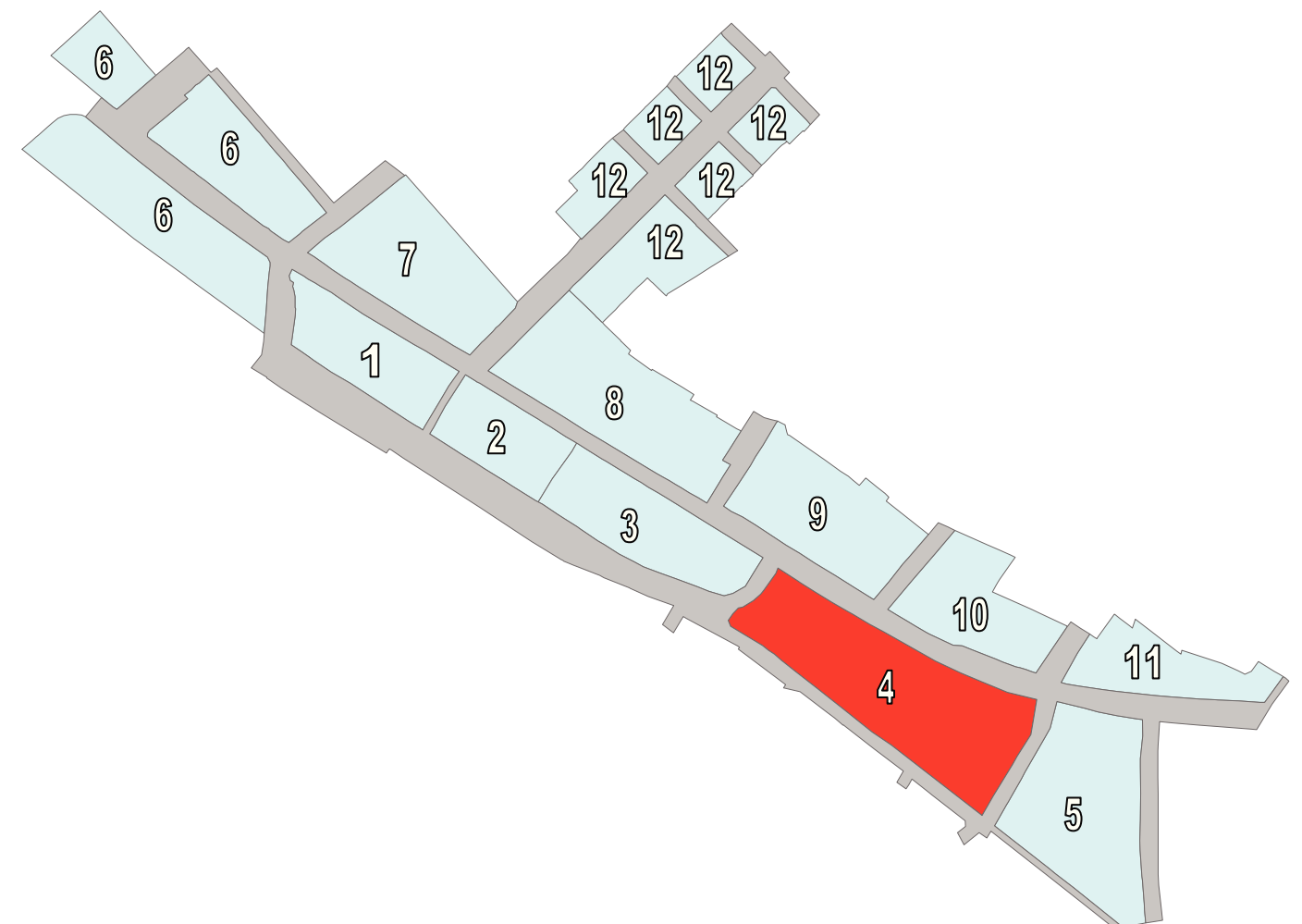


SEZIONE F-F

scala 1:500

SCHEDE CENTRO STORICO

STATO DI FATTO	
SCHEDA 4	4A - PLANIMETRIA CATASTALE
	4B - PLANIMETRIA STATO DI FATTO

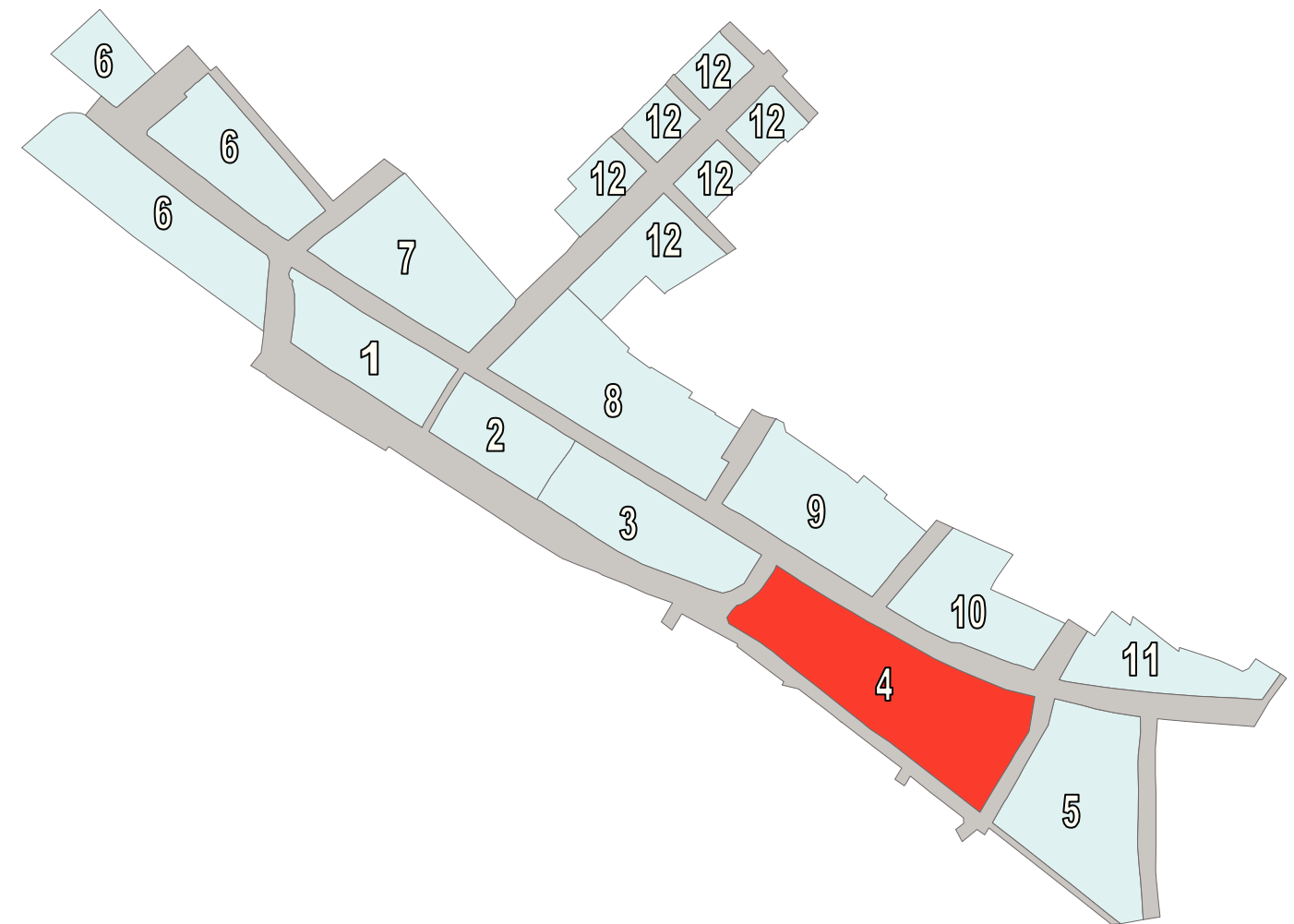




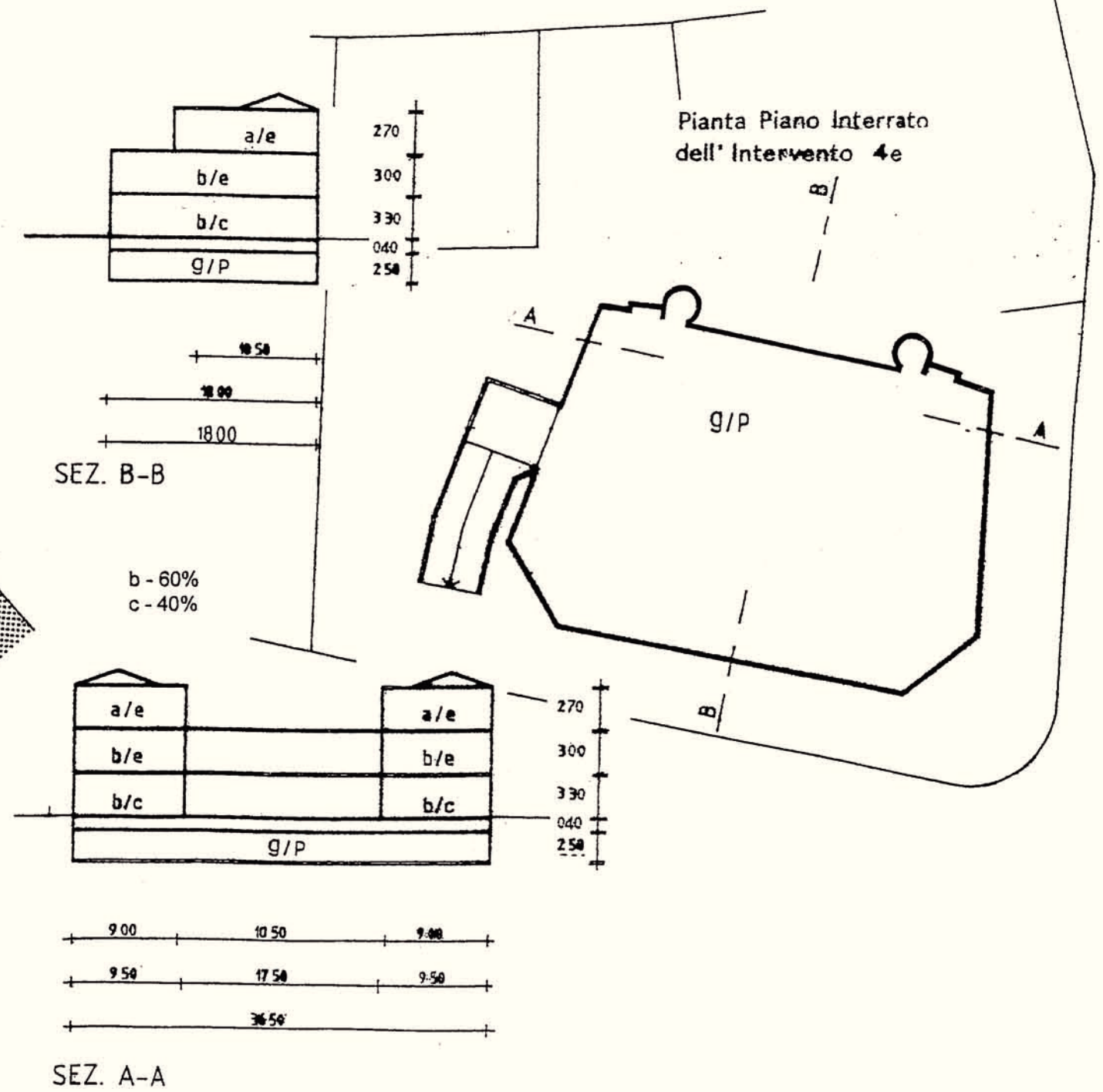
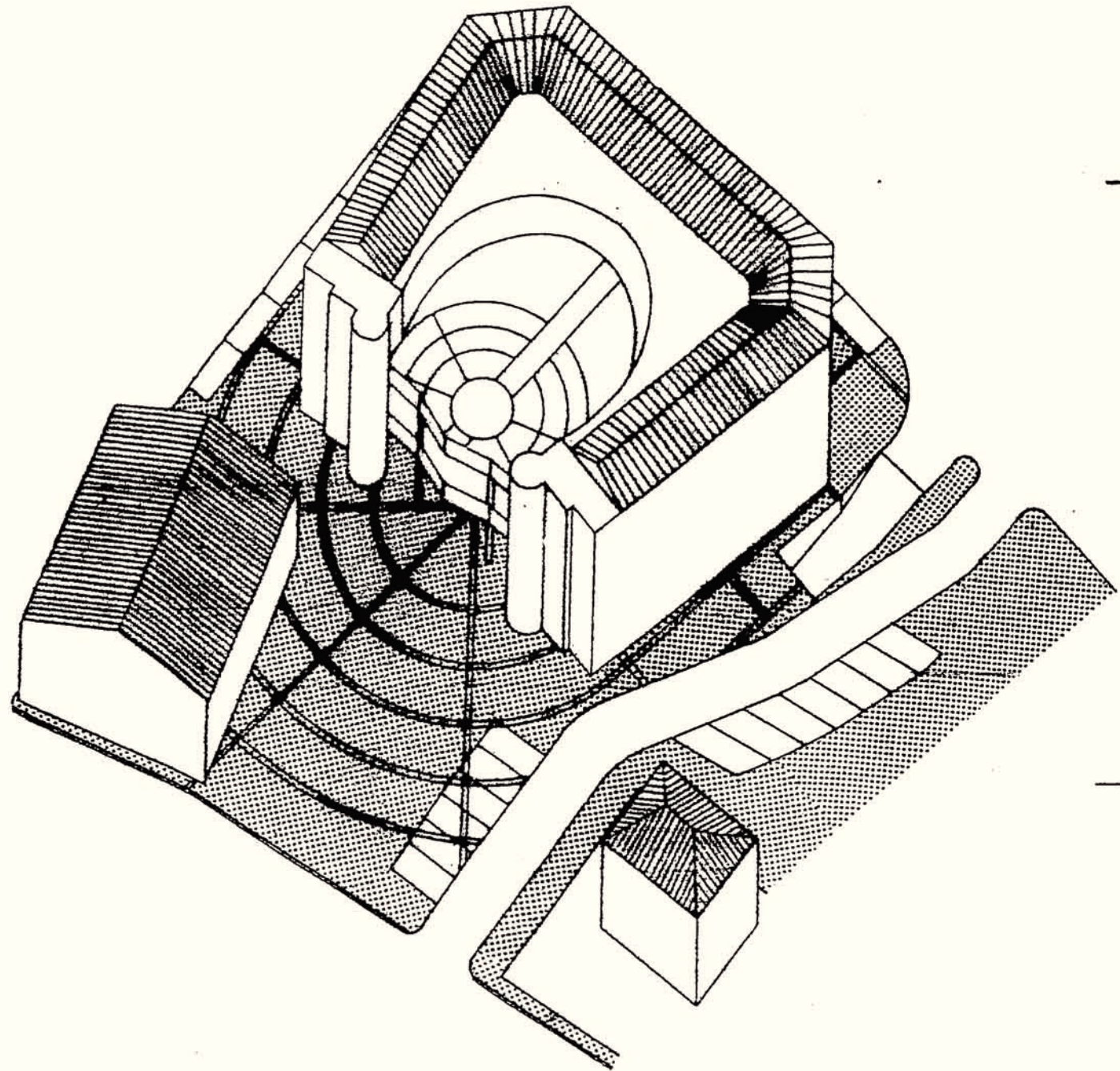
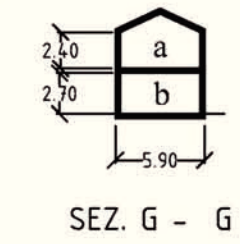
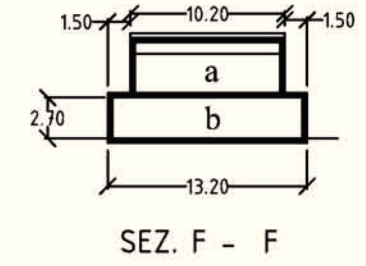
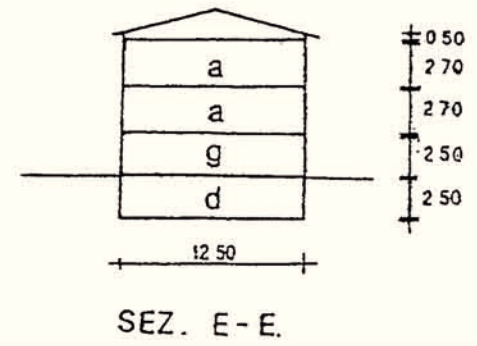
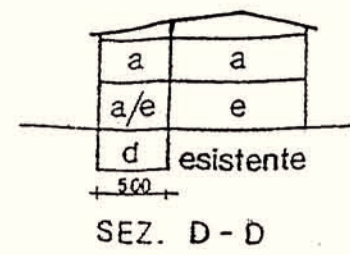
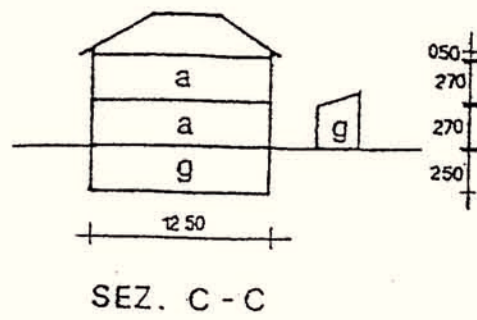


SCHEDE CENTRO STORICO

DISCIPLINA DEGLI INTERVENTI	
SCHEDA 4	4C - PLANIMETRIA DI PROGETTO E CATEGORIE DI TUTELA DEGLI EDIFICI
	4D - INDICAZIONI DETTAGLIATE NUOVI EDIFICI

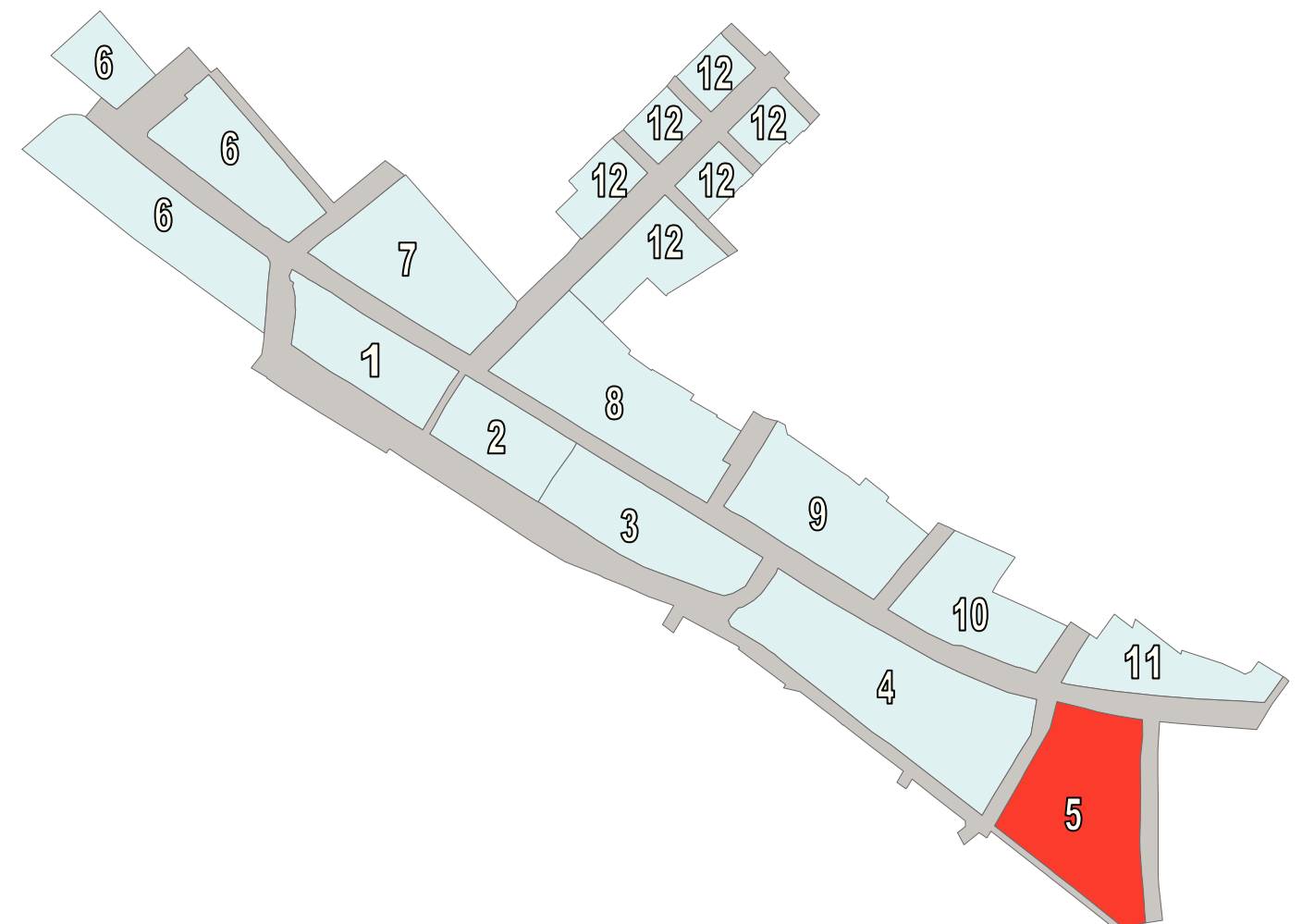




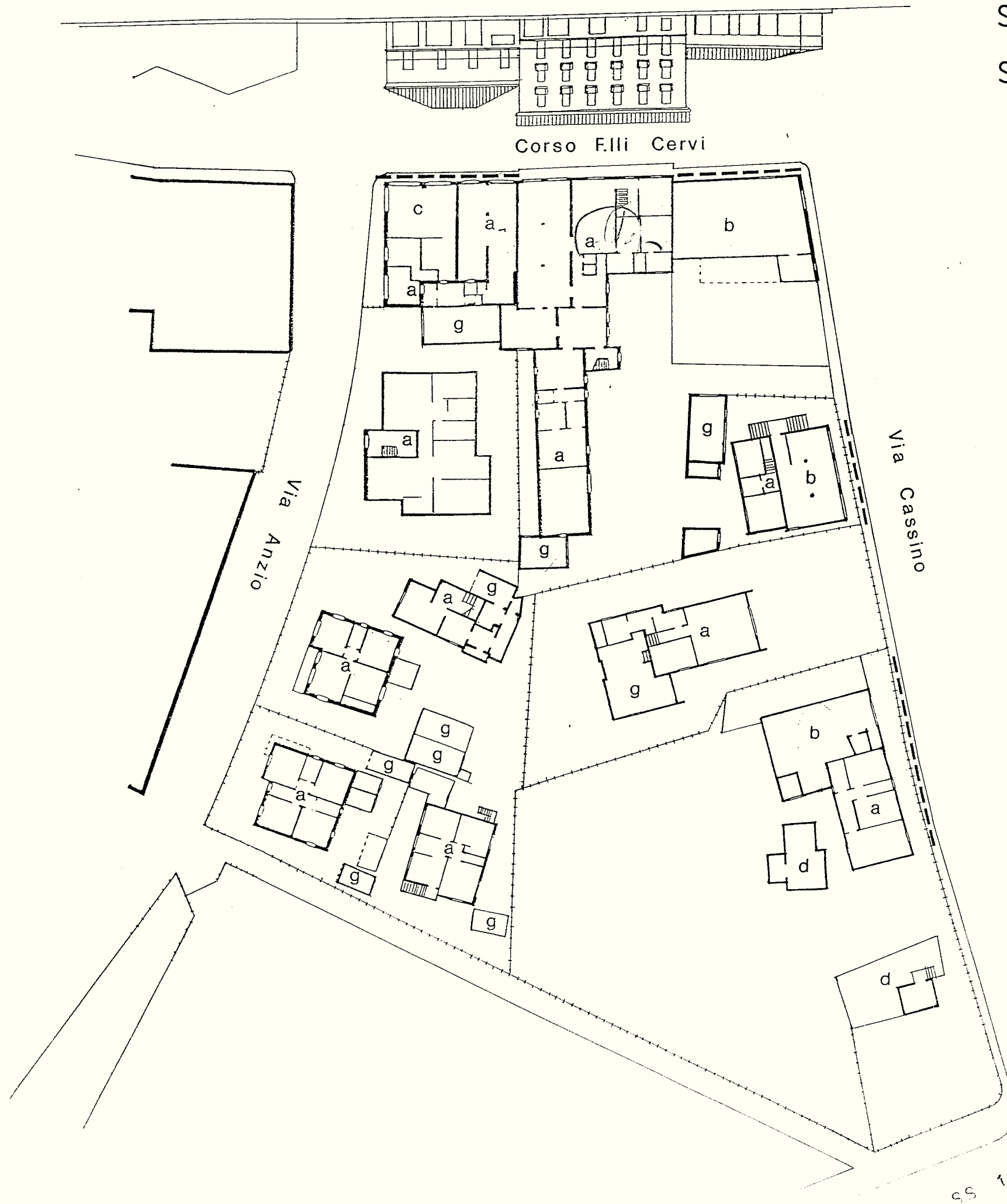
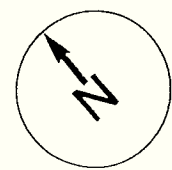


SCHEDE CENTRO STORICO

STATO DI FATTO	
SCHEDA 5	5A - PLANIMETRIA CATASTALE
	5B - PLANIMETRIA STATO DI FATTO

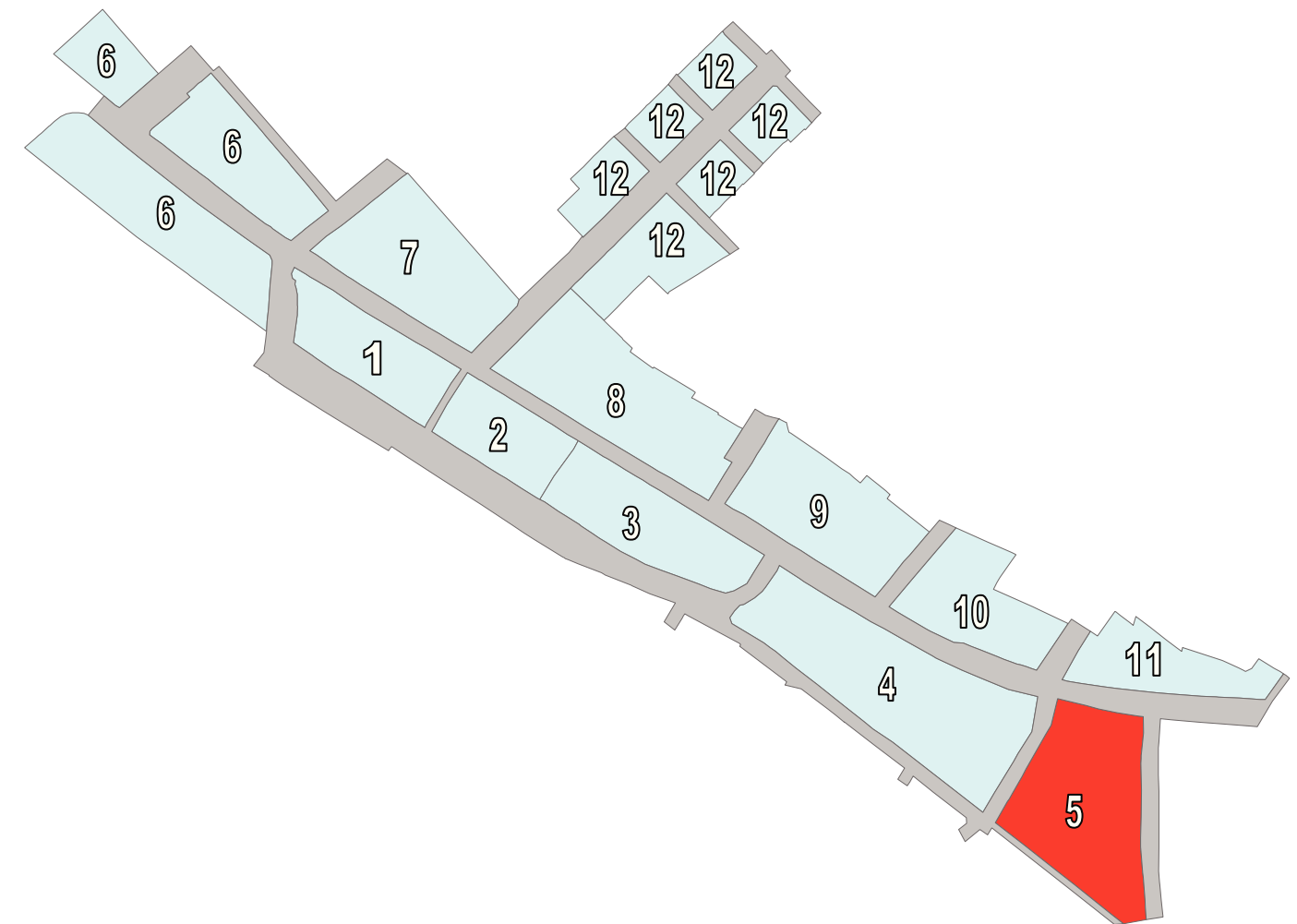






SCHEDE CENTRO STORICO

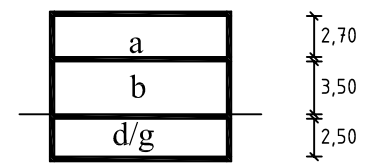
DISCIPLINA DEGLI INTERVENTI	
SCHEDA 5	5C - PLANIMETRIA DI PROGETTO E CATEGORIE DI TUTELA DEGLI EDIFICI
	5D - INDICAZIONI DETTAGLIATE NUOVI EDIFICI



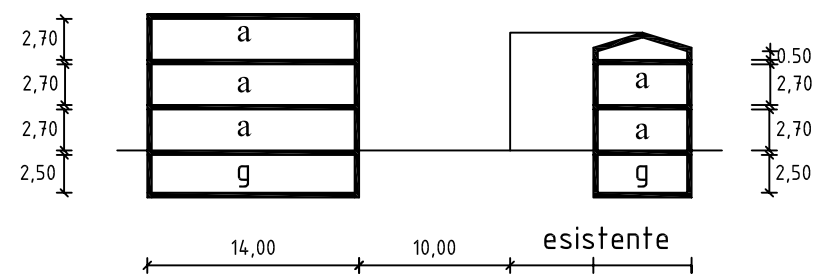


RUE - CENTRO STORICO

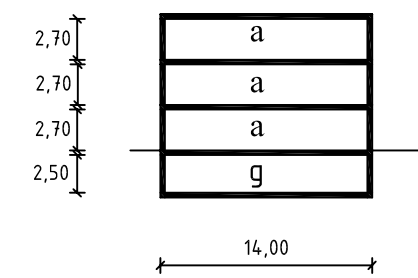
SCHEDA 5D
INDICAZIONI DETTAGLIATE NUOVI EDIFICI



SEZ. A - A



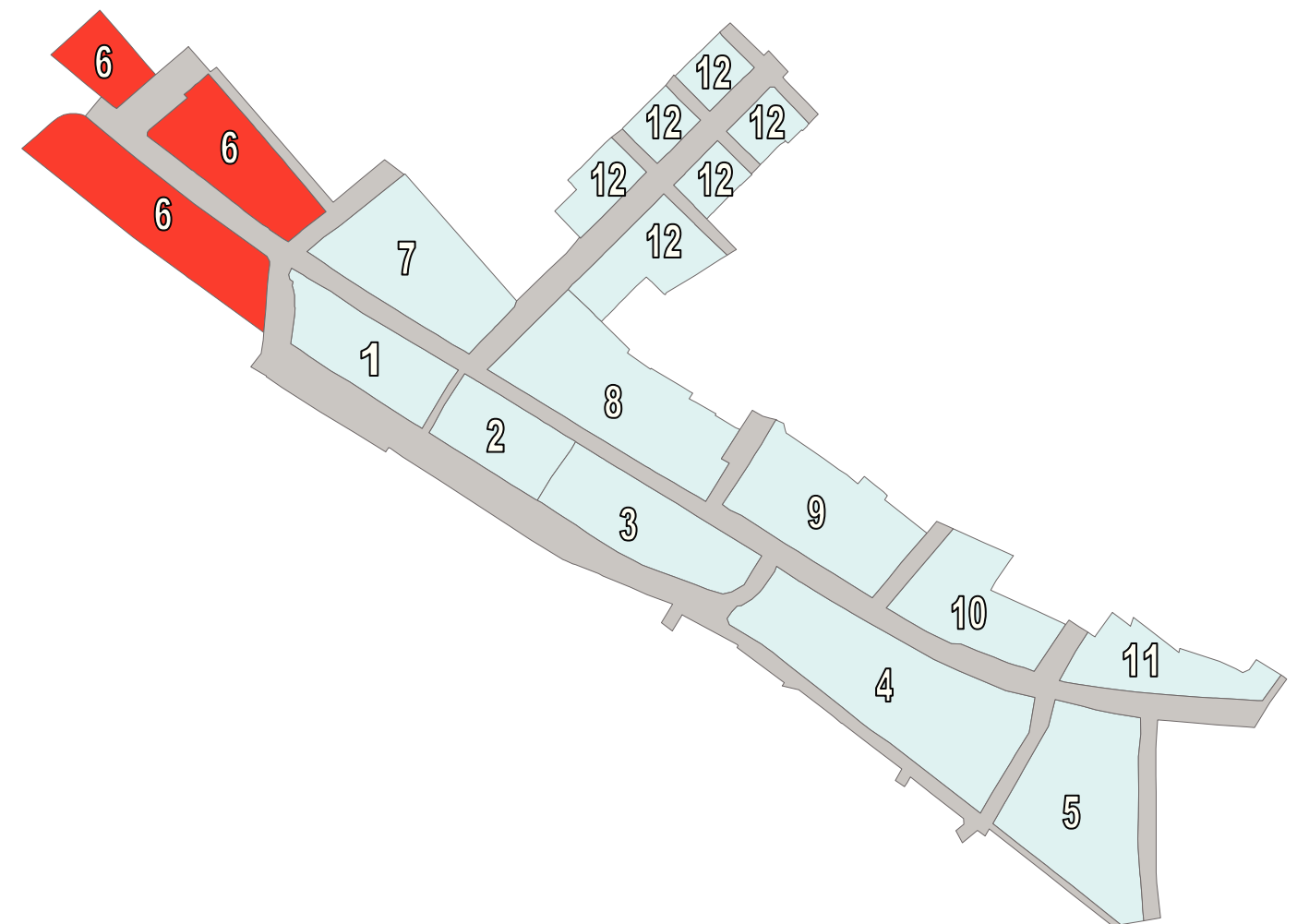
SEZ. B - B

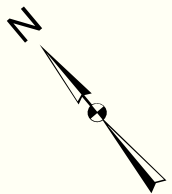


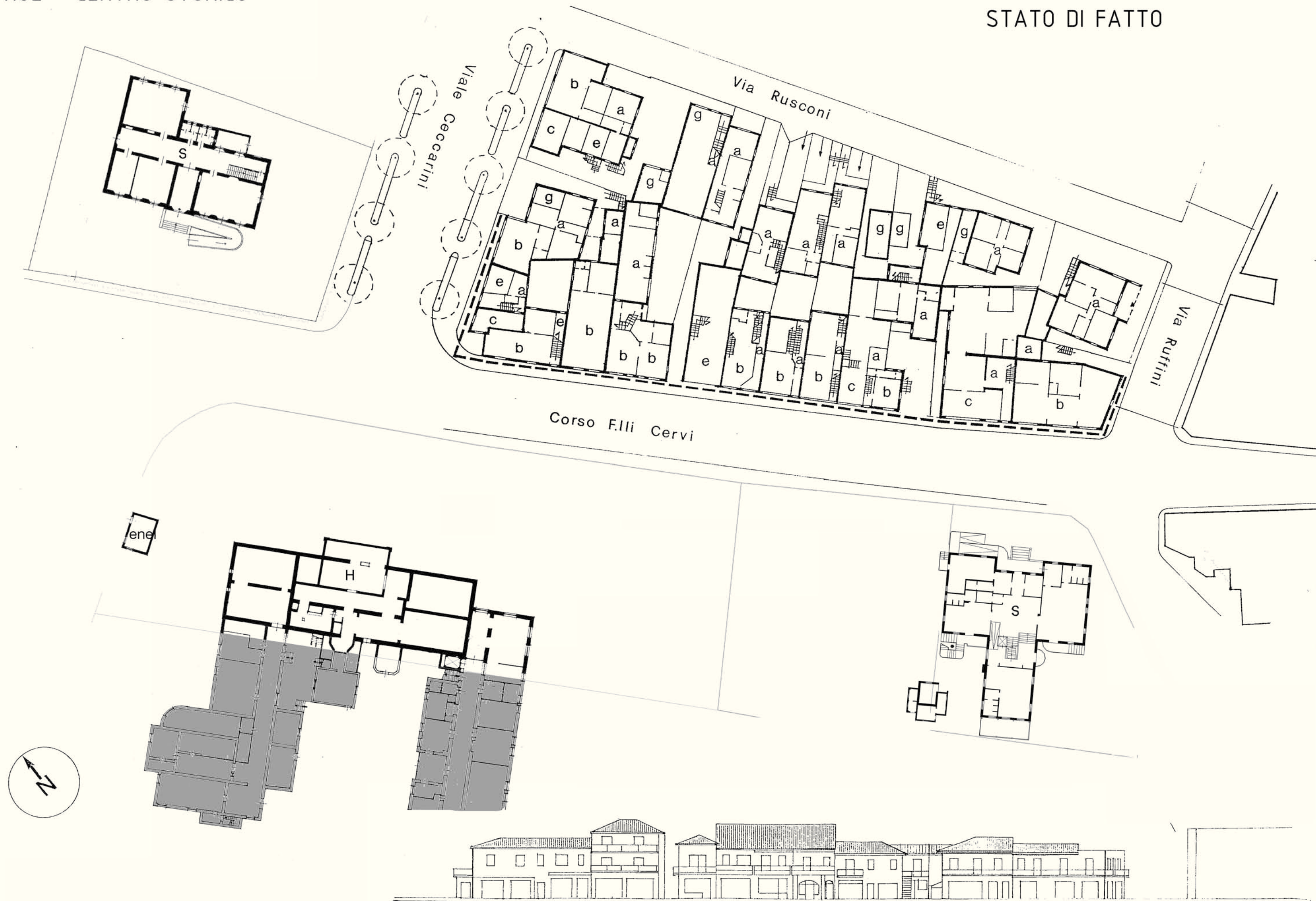
SEZ. C - C

SCHEDE CENTRO STORICO

STATO DI FATTO	
SCHEDA 6	6A - PLANIMETRIA CATASTALE
	6B - PLANIMETRIA STATO DI FATTO



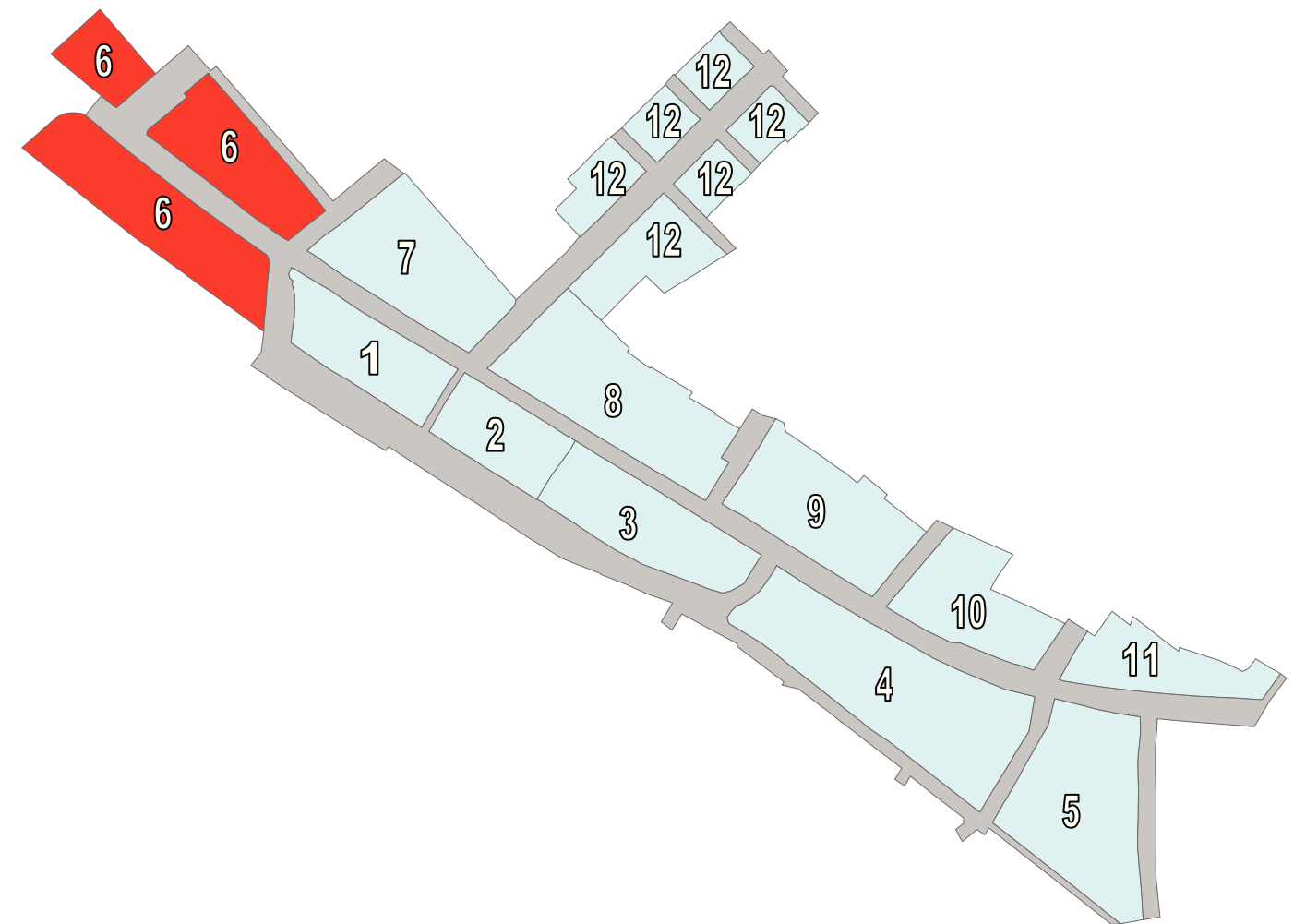


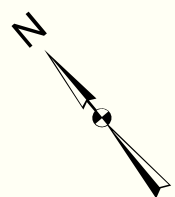


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SCHEDE CENTRO STORICO

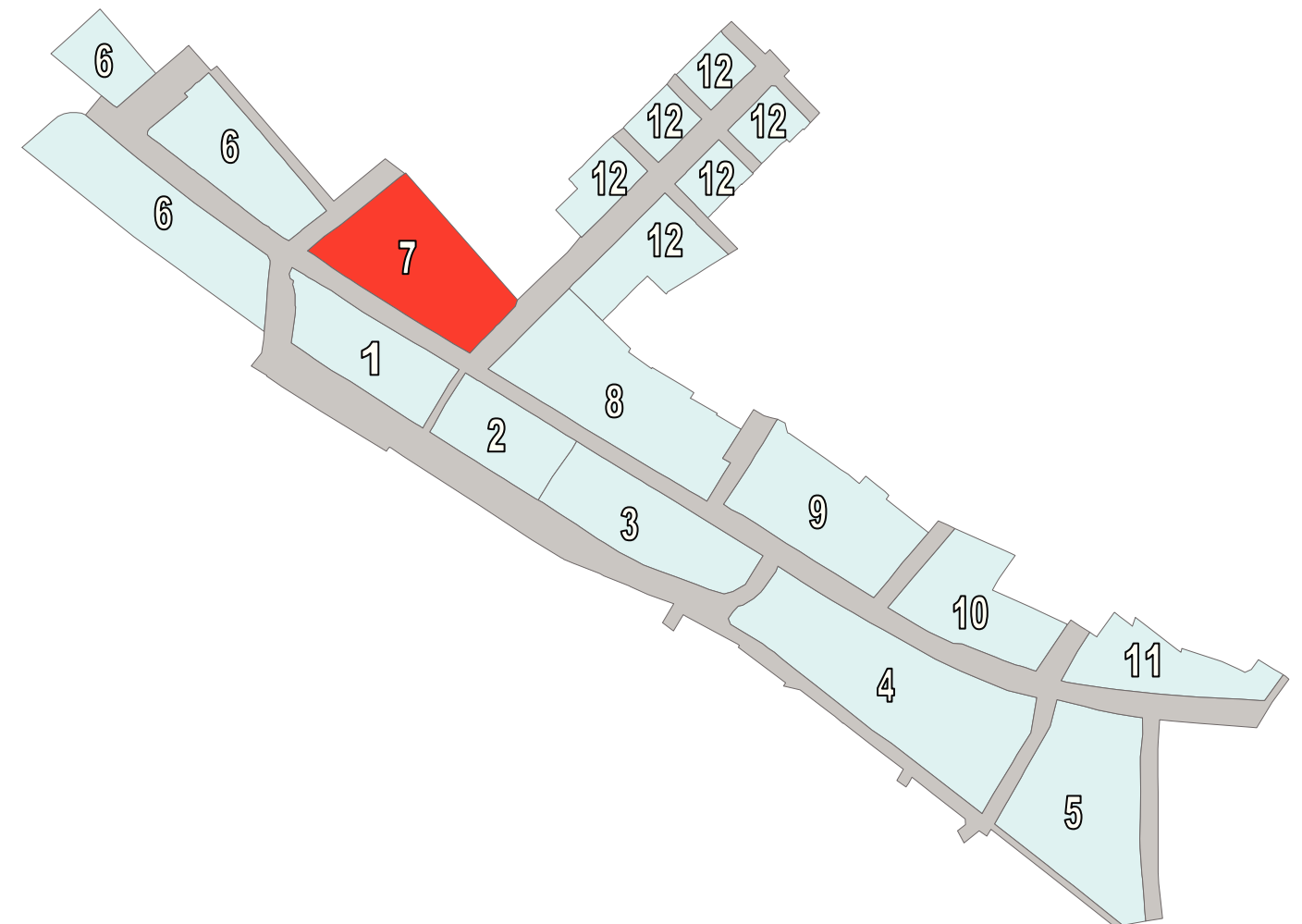
DISCIPLINA DEGLI INTERVENTI	
SCHEDA 6	6C - PLANIMETRIA DI PROGETTO E CATEGORIE DI TUTELA DEGLI EDIFICI
	6D - INDICAZIONI DETTAGLIATE NUOVI EDIFICI





SCHEDE CENTRO STORICO

STATO DI FATTO	
SCHEDA 7	7A - PLANIMETRIA CATASTALE
	7B - PLANIMETRIA STATO DI FATTO

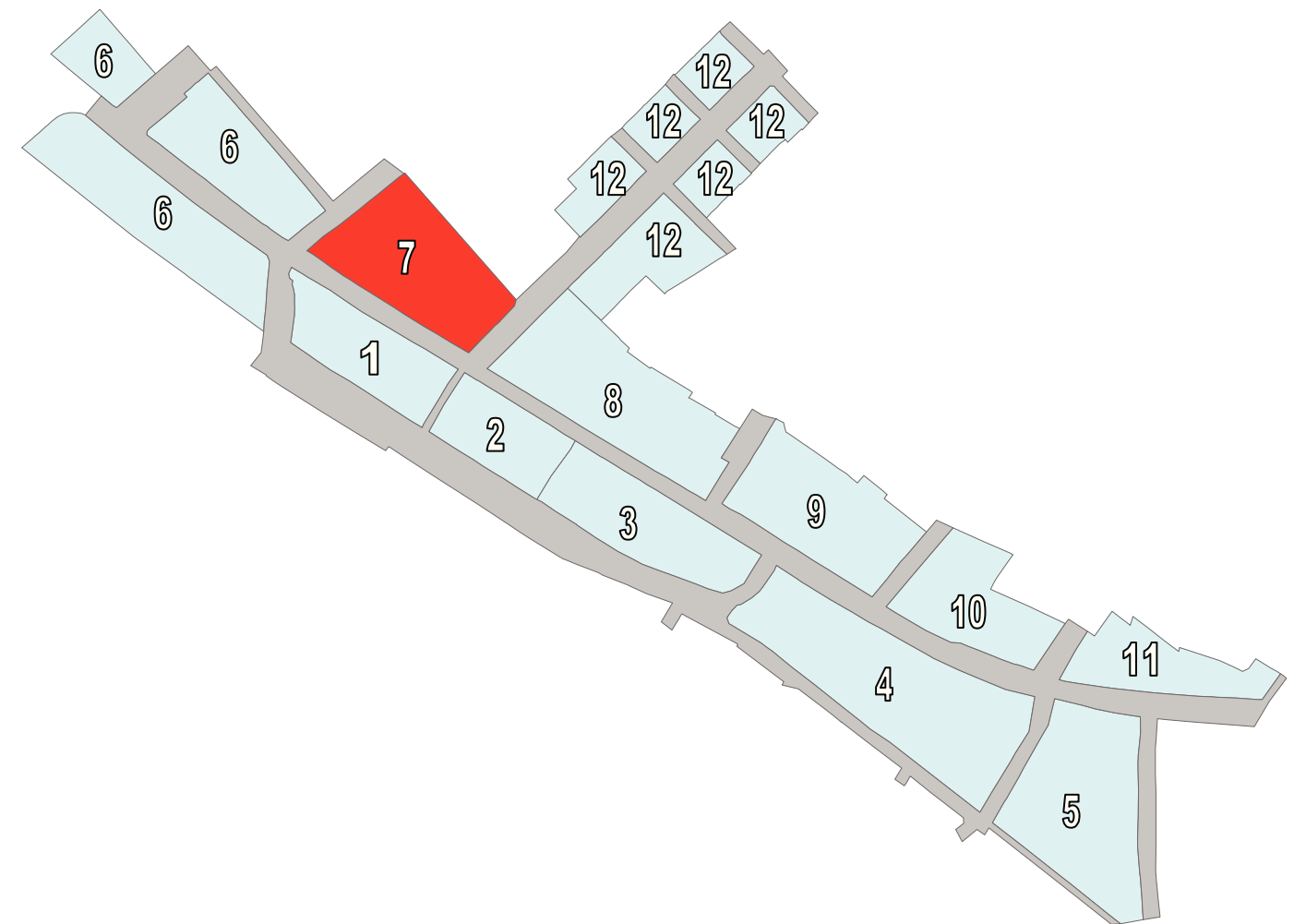


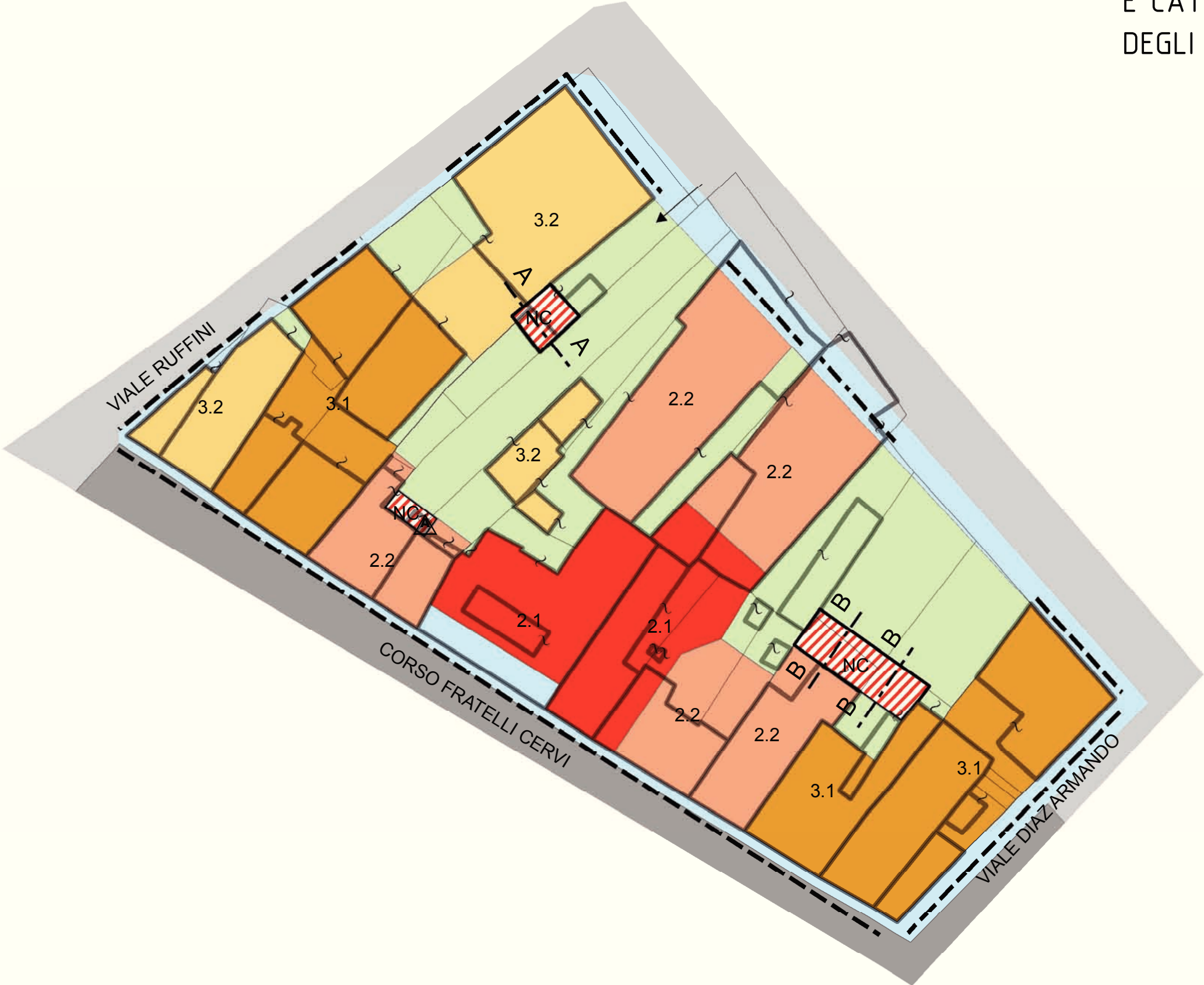


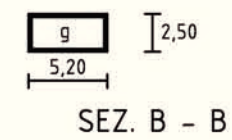
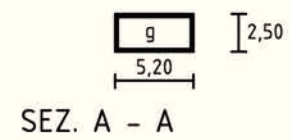


SCHEDE CENTRO STORICO

DISCIPLINA DEGLI INTERVENTI	
SCHEDA 7	7C - PLANIMETRIA DI PROGETTO E CATEGORIE DI TUTELA DEGLI EDIFICI
	7D - INDICAZIONI DETTAGLIATE NUOVI EDIFICI





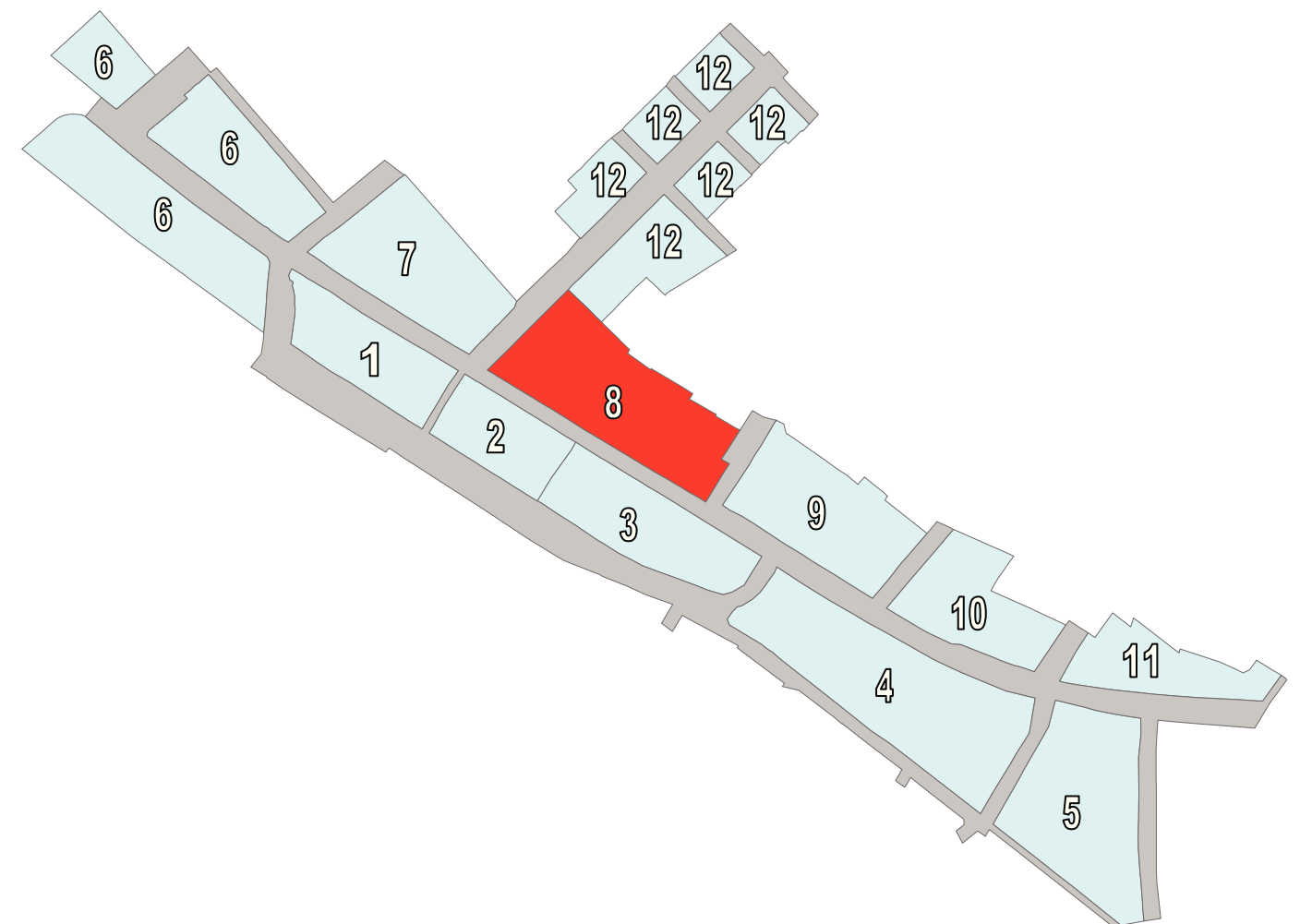


PIANTA **A**

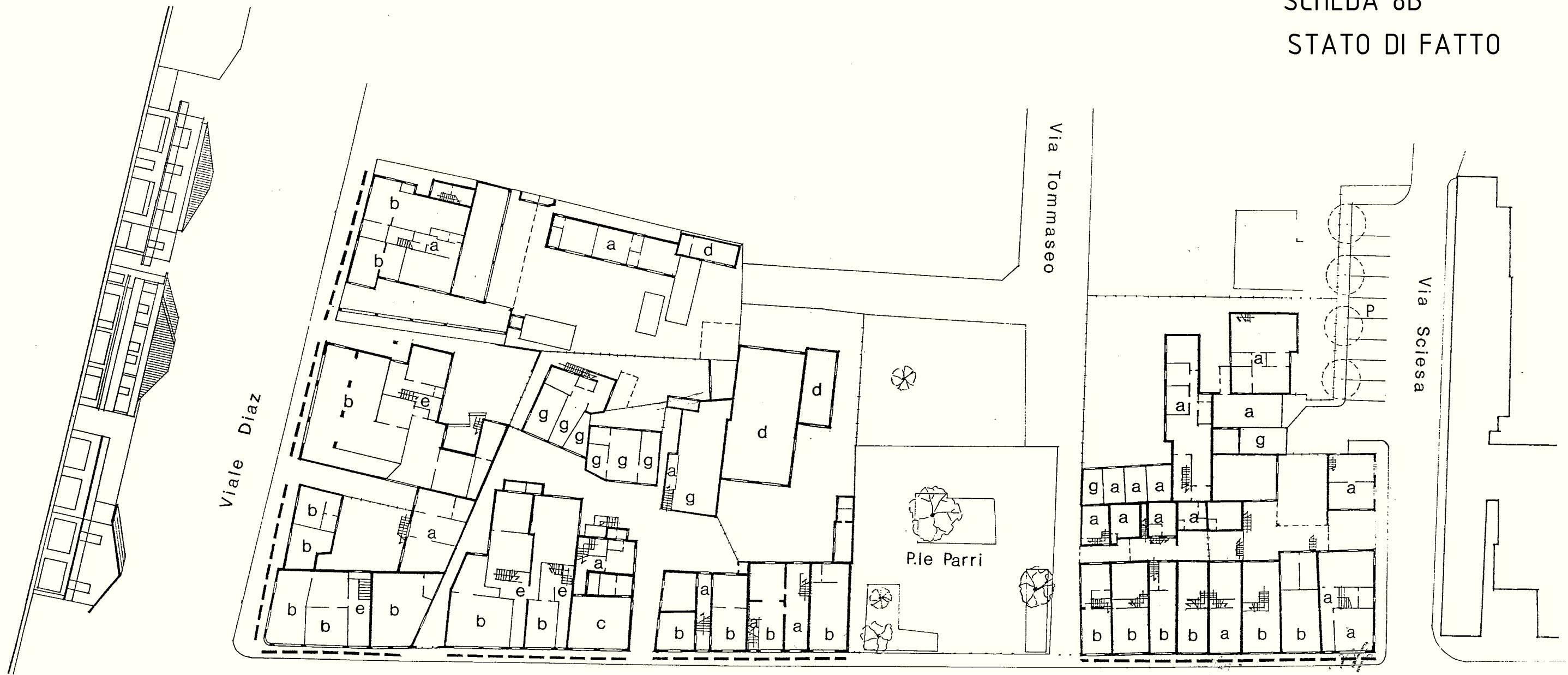


SCHEDE CENTRO STORICO

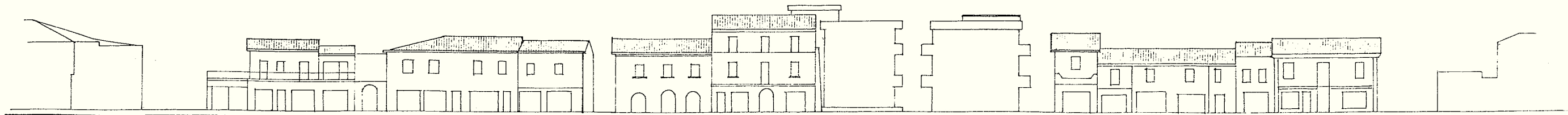
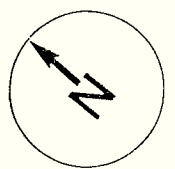
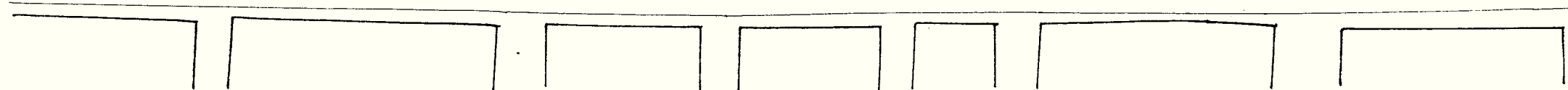
STATO DI FATTO	
SCHEDA 8	8A - PLANIMETRIA CATASTALE
	8B - PLANIMETRIA STATO DI FATTO







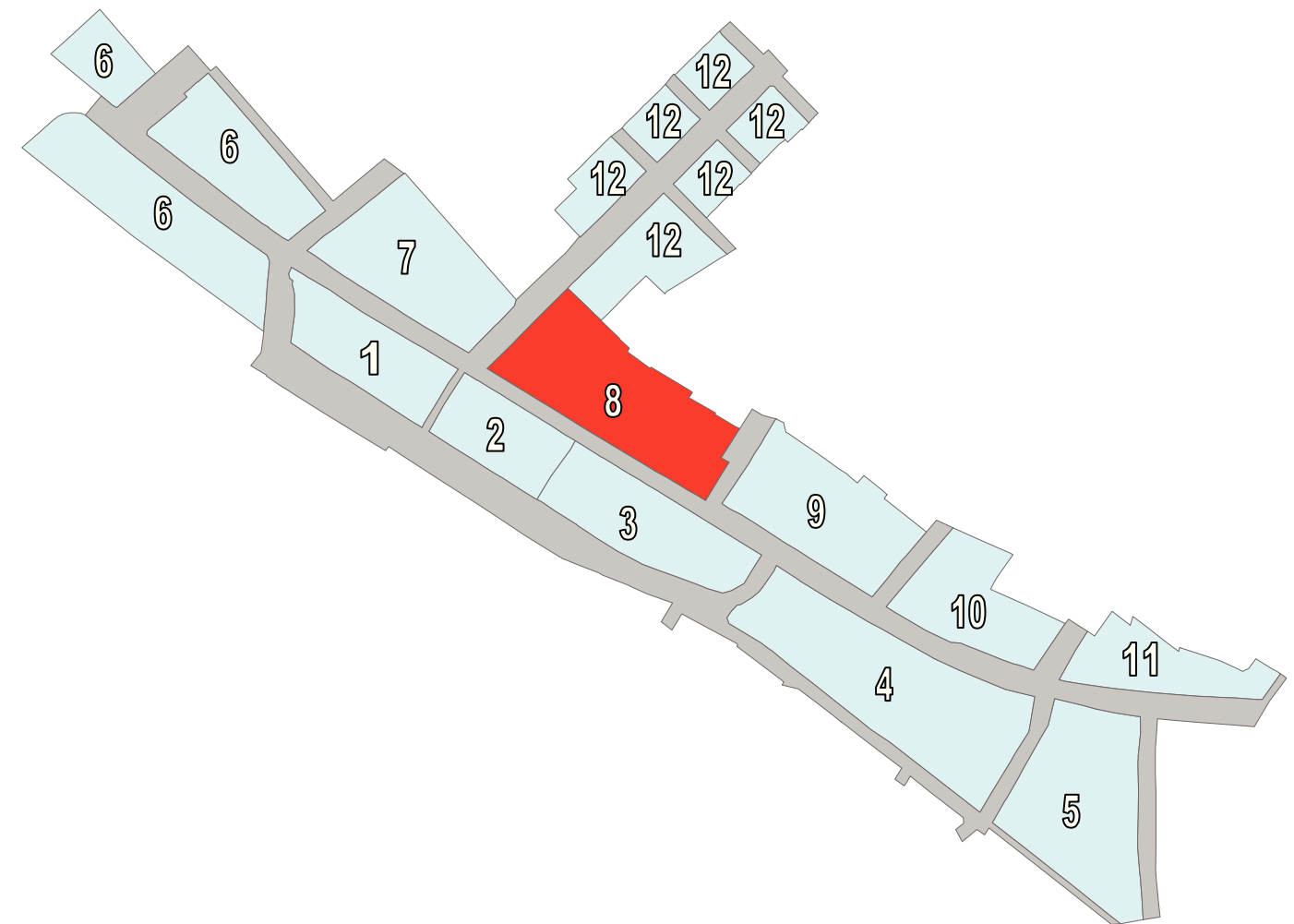
Corso F.lli Cervi

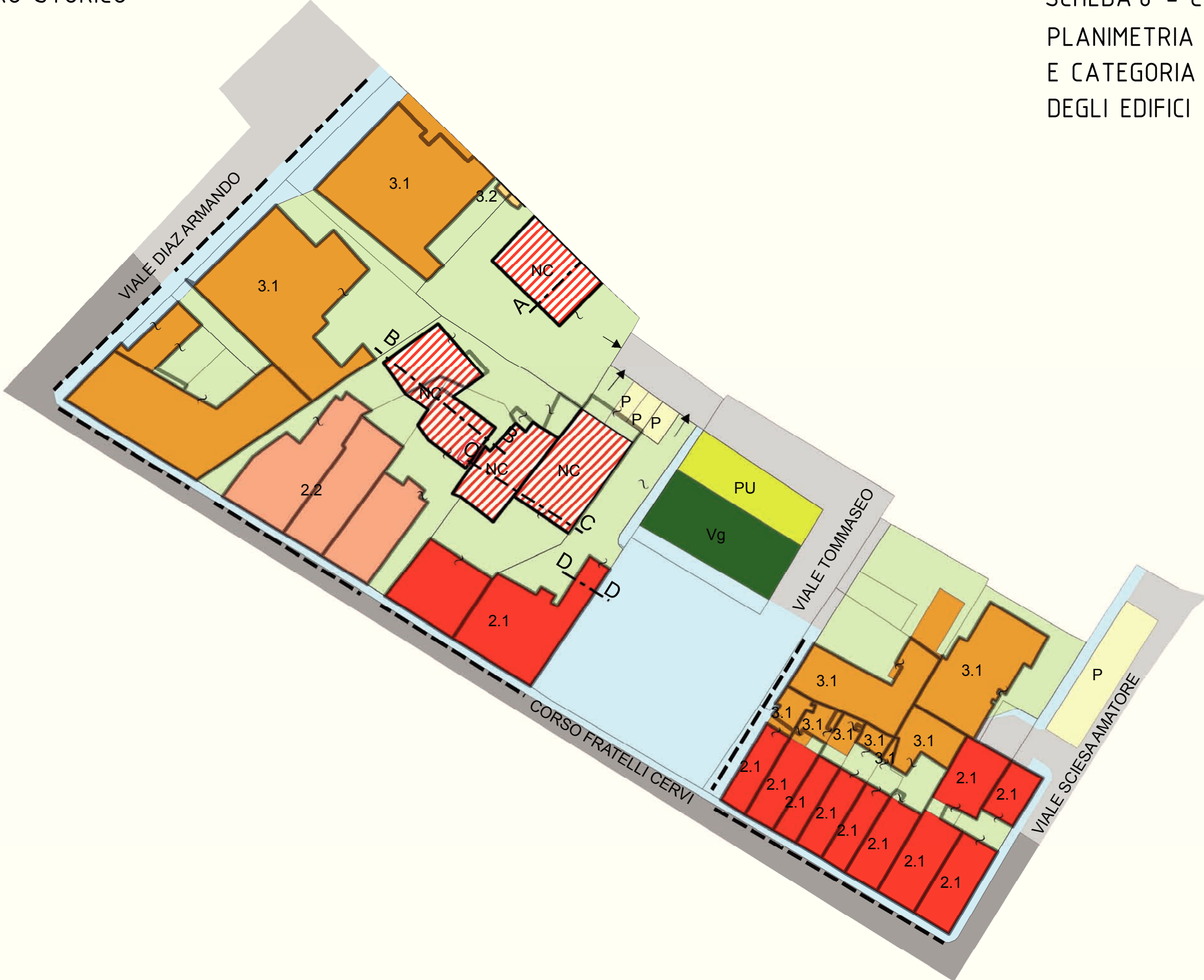


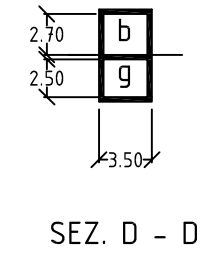
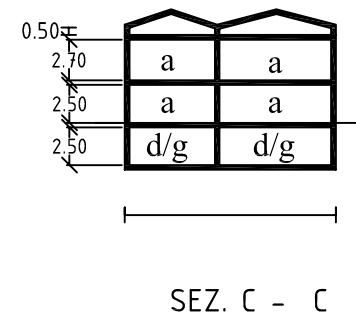
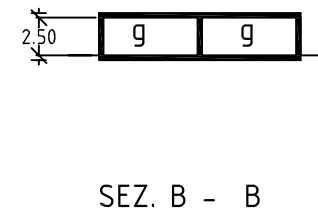
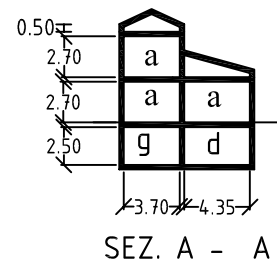
Corso F.lli Cervi

SCHEDE CENTRO STORICO

DISCIPLINA DEGLI INTERVENTI	
SCHEDA 8	8C - PLANIMETRIA DI PROGETTO E CATEGORIE DI TUTELA DEGLI EDIFICI
	8D - INDICAZIONI DETTAGLIATE NUOVI EDIFICI

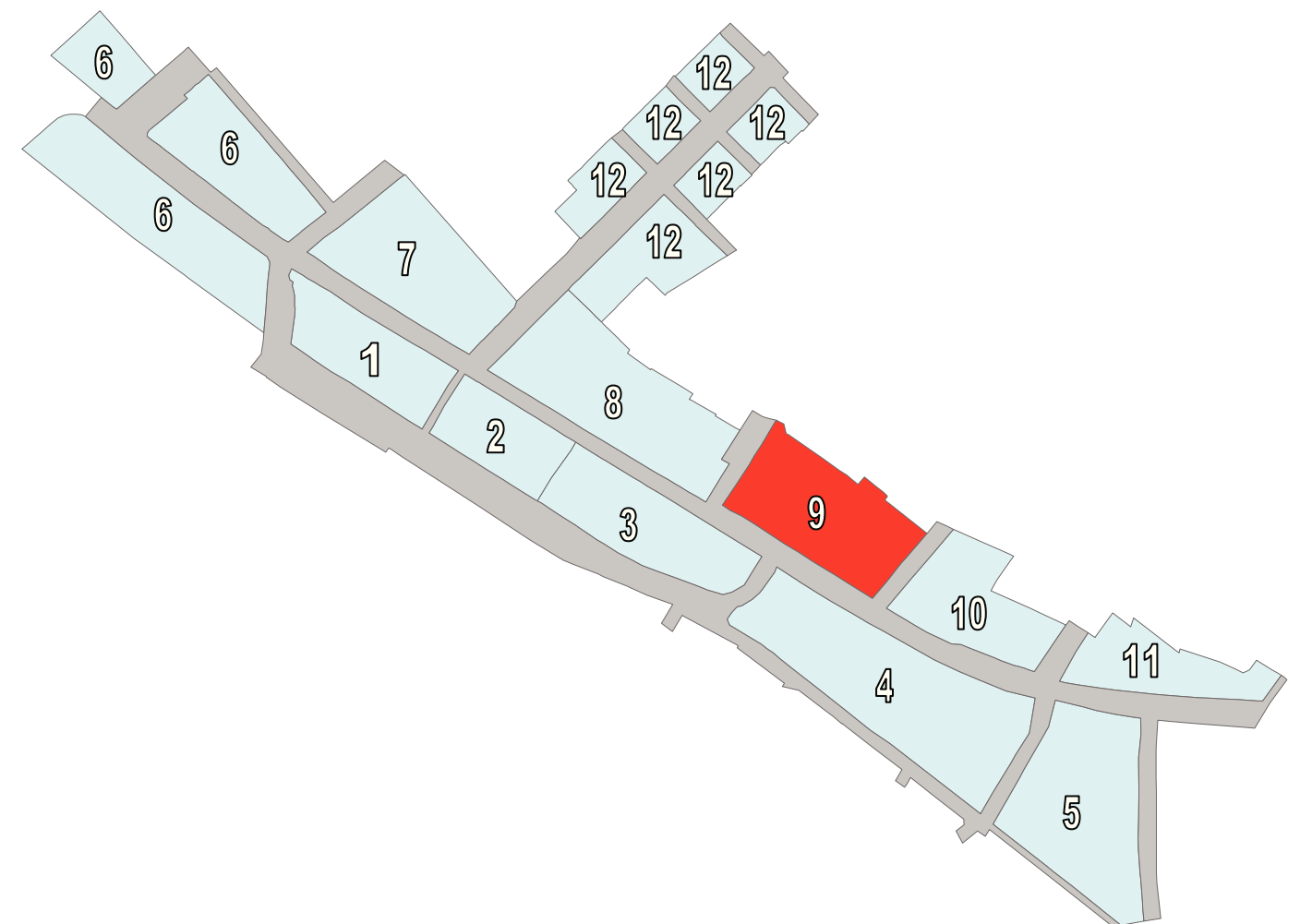


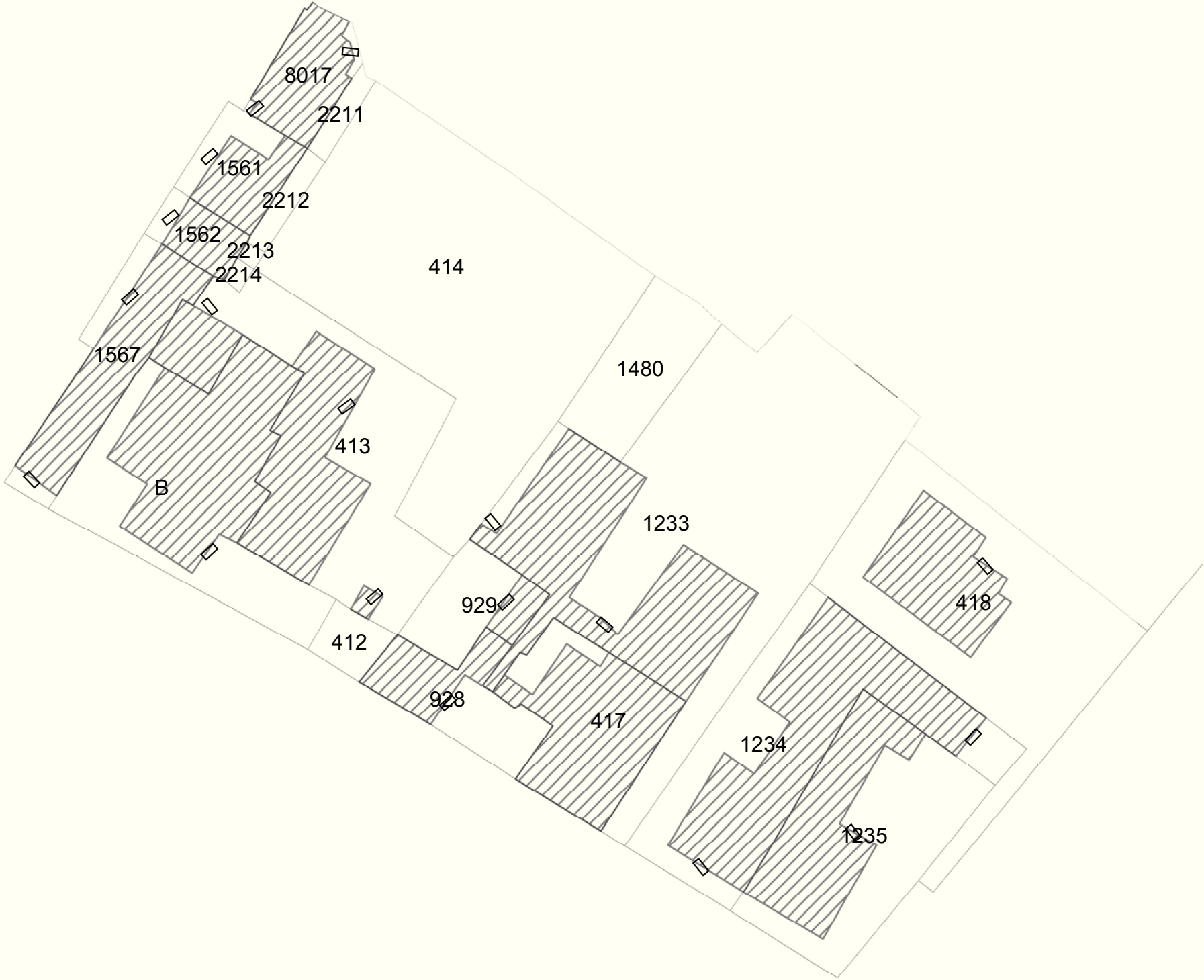


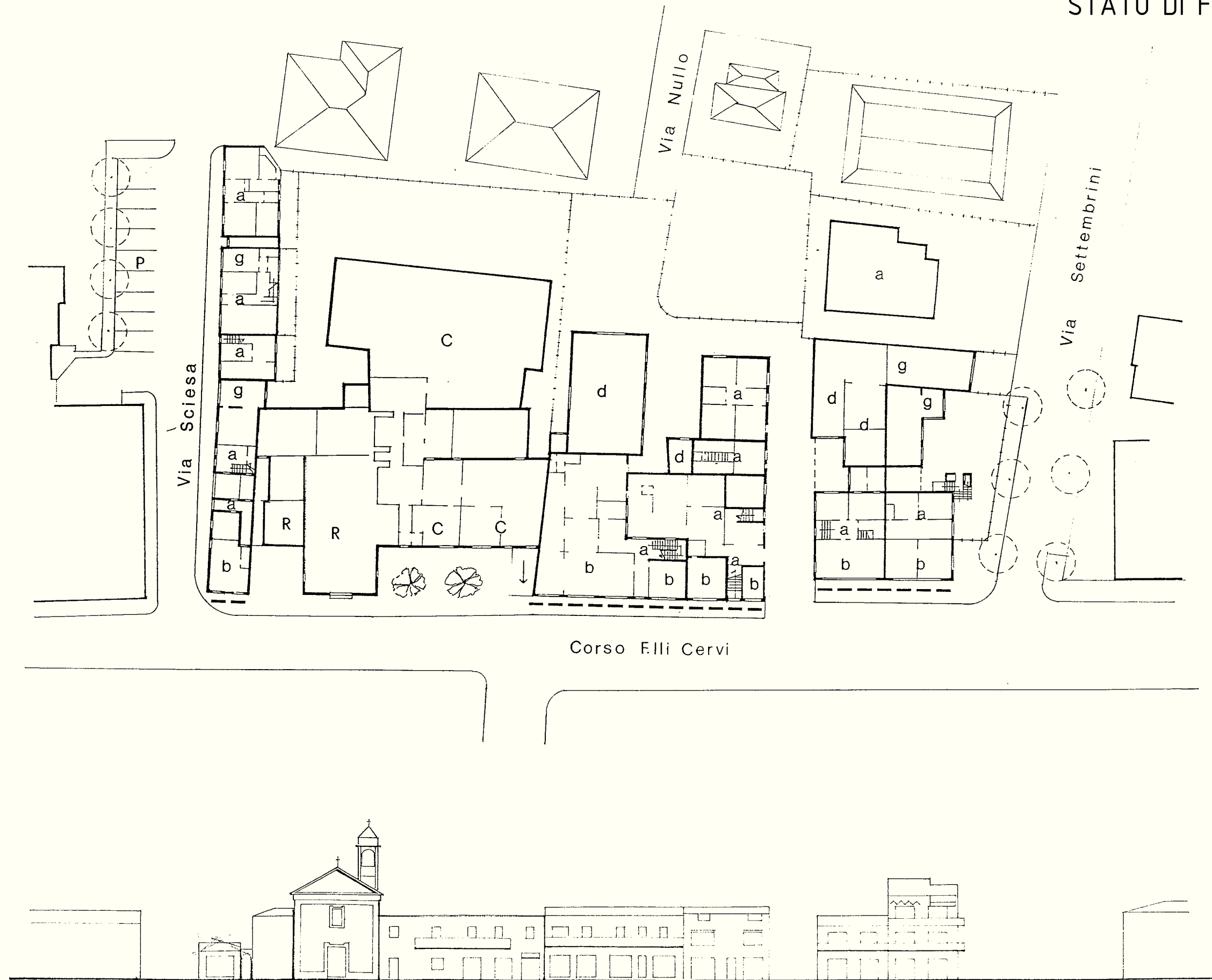


SCHEDE CENTRO STORICO

STATO DI FATTO	
SCHEDA 9	9A - PLANIMETRIA CATASTALE
	9B - PLANIMETRIA STATO DI FATTO



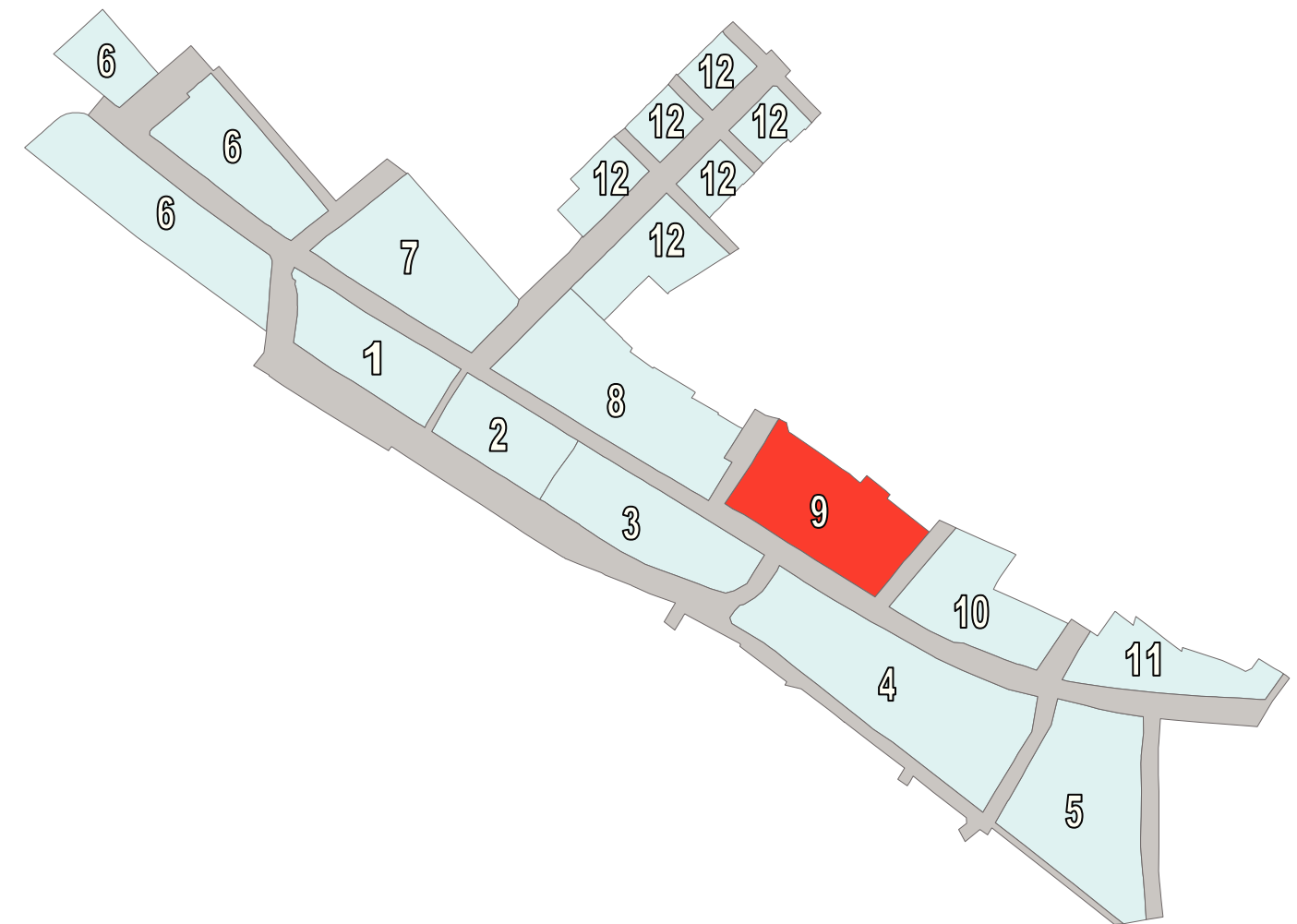




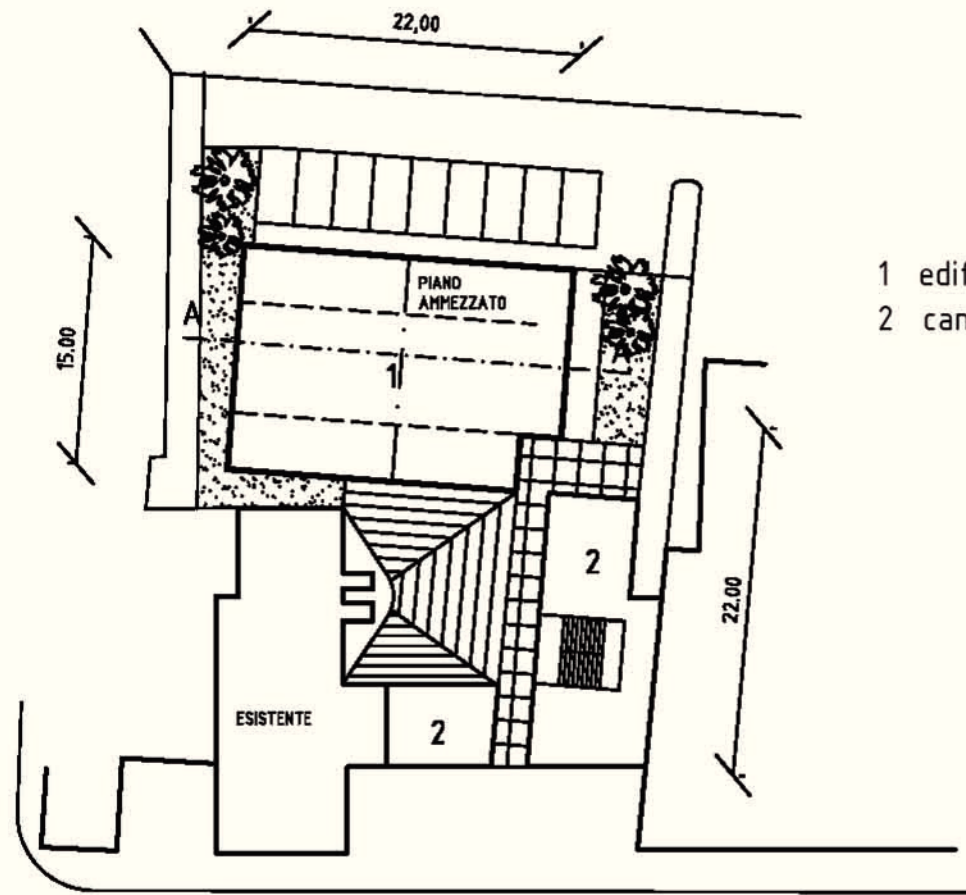
Corso Flli Cervi LATO MARE

SCHEDE CENTRO STORICO

DISCIPLINA DEGLI INTERVENTI	
SCHEDA 9	9C - PLANIMETRIA DI PROGETTO E CATEGORIE DI TUTELA DEGLI EDIFICI
	9D - INDICAZIONI DETTAGLIATE NUOVI EDIFICI

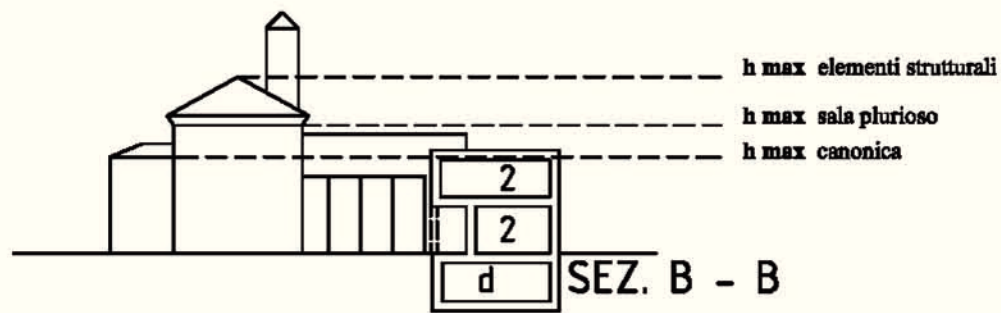
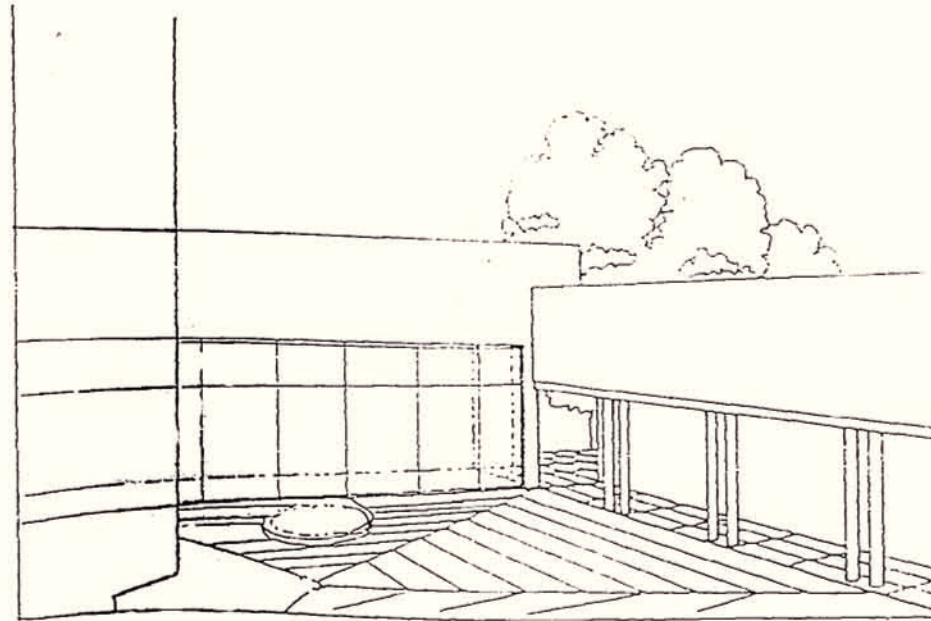
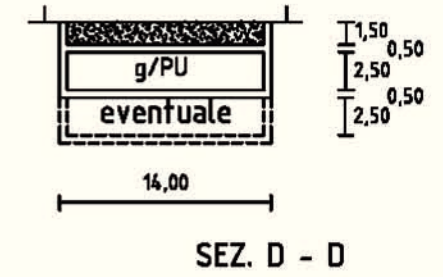
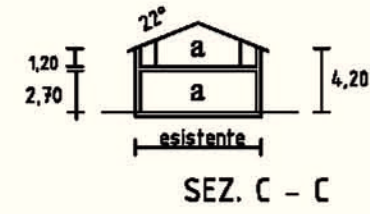




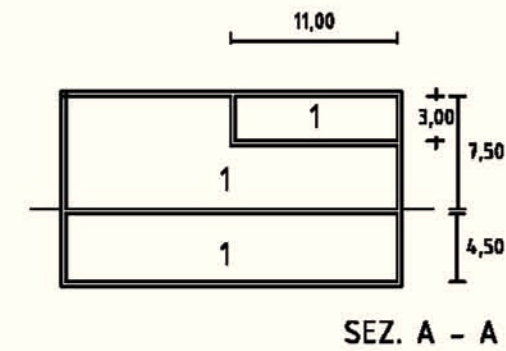


P.T. scala 1:200

- 1 edificio destinato ai tipi d'uso: a, b, c, e, g.
- 2 canonica



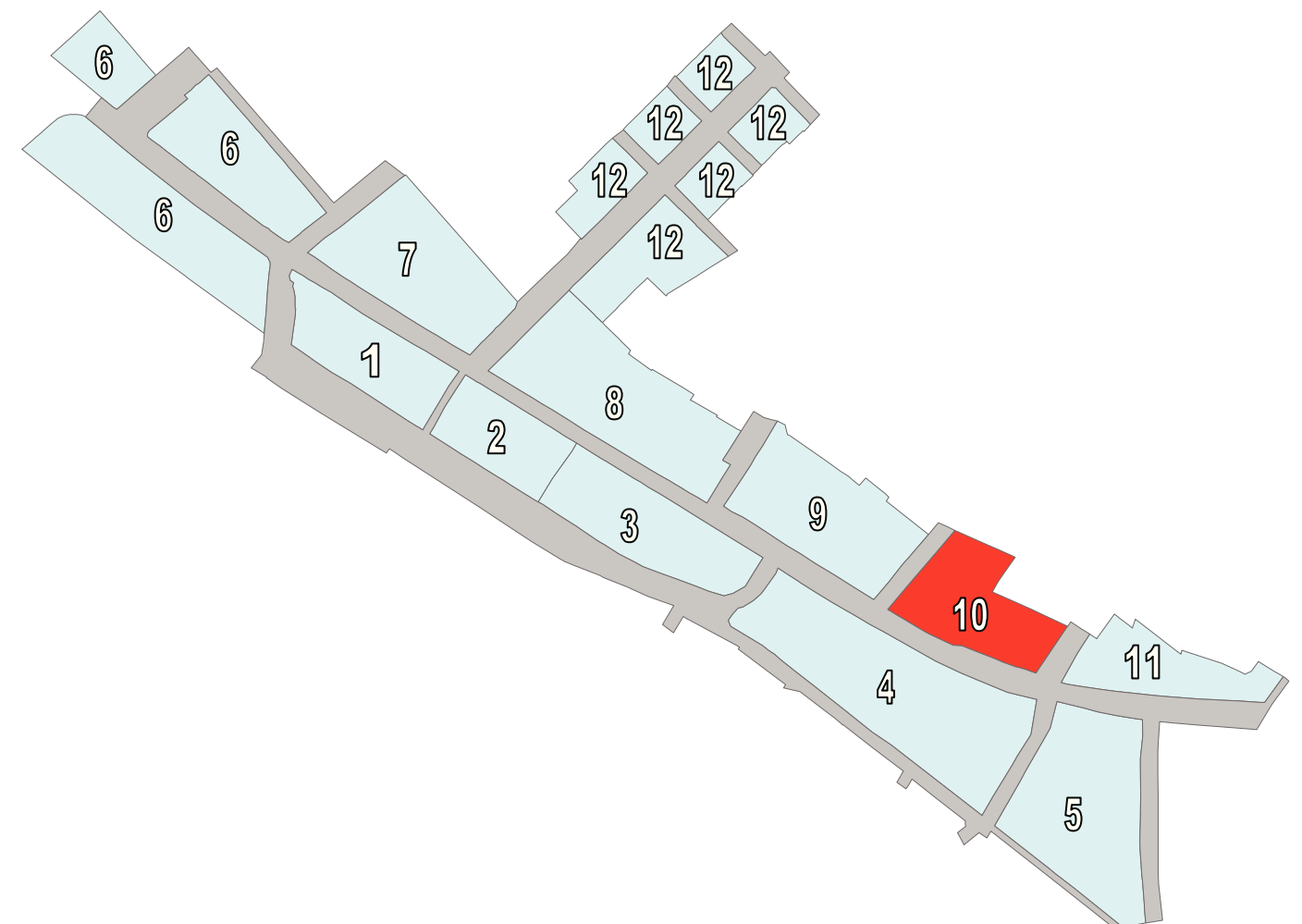
Profilo volumi tecnici

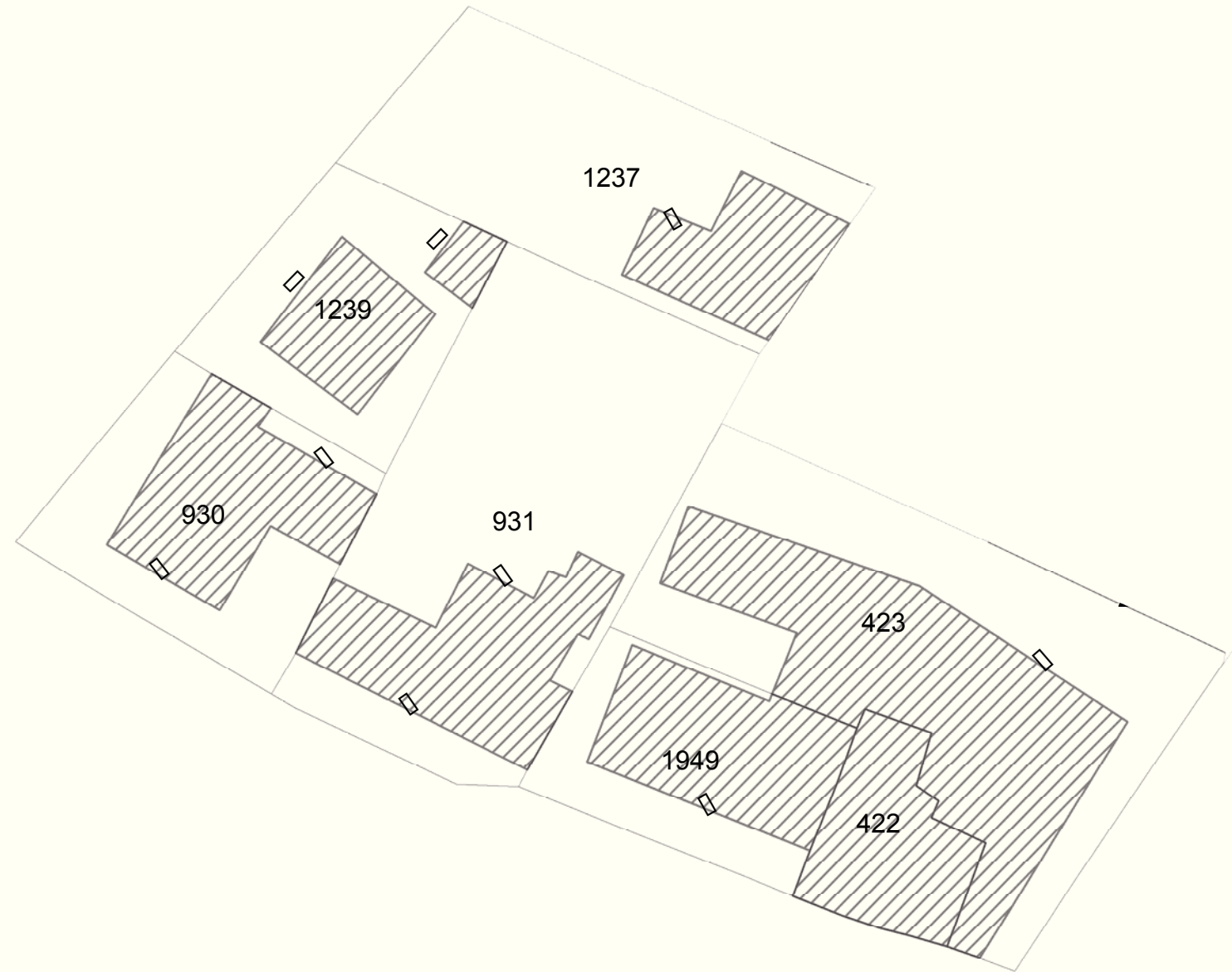


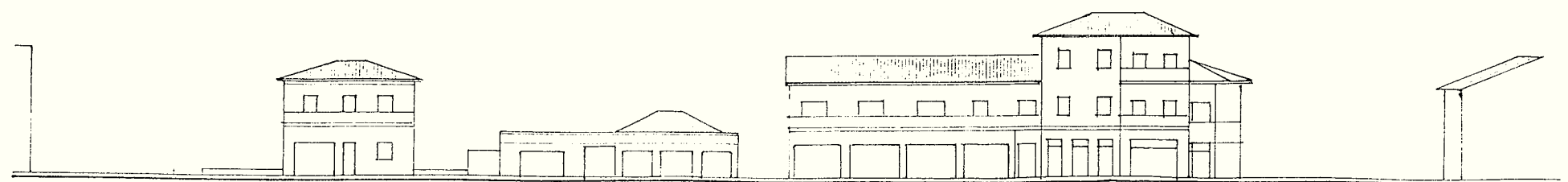
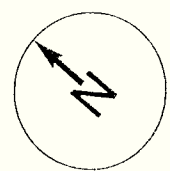
- 1 tipi d'uso insediabili: a, b, c, e, g.

SCHEDE CENTRO STORICO

STATO DI FATTO	
SCHEDA 10	10A - PLANIMETRIA CATASTALE
	10B - PLANIMETRIA STATO DI FATTO



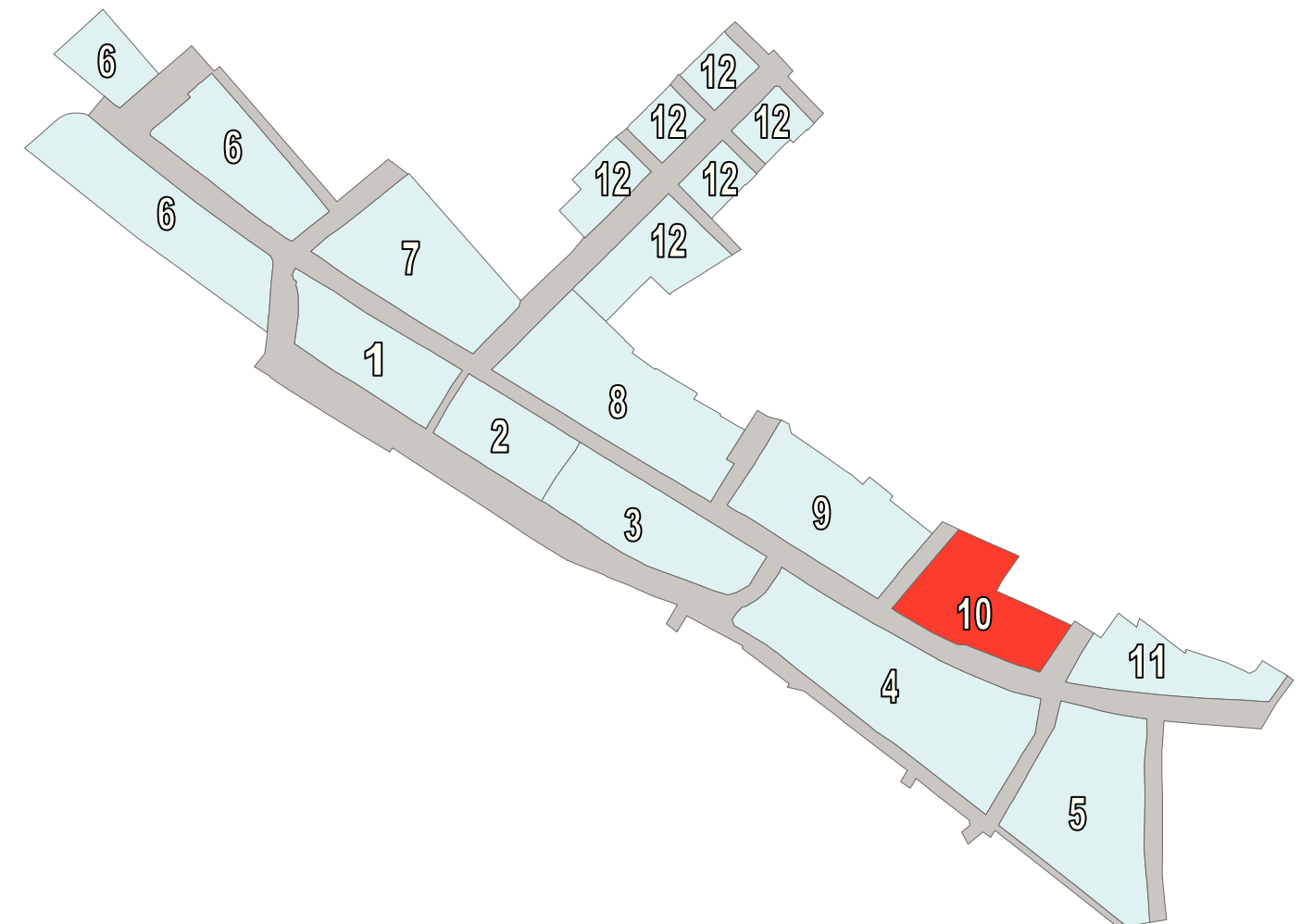




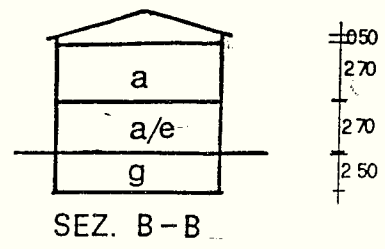
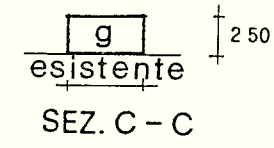
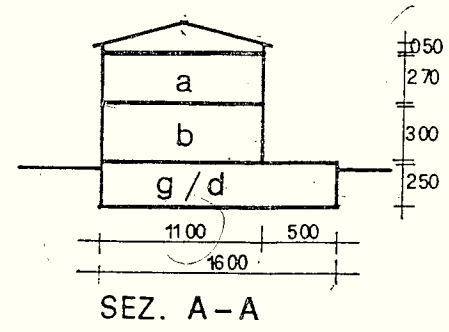
Corso F.lli Cervi LATO MARE

SCHEDE CENTRO STORICO

DISCIPLINA DEGLI INTERVENTI	
SCHEDA 10	10C -PLANIMETRIA DI PROGETTO E CATEGORIE DI TUTELA DEGLI EDIFICI
	10D -INDICAZIONI DETTAGLIATE NUOVI EDIFICI

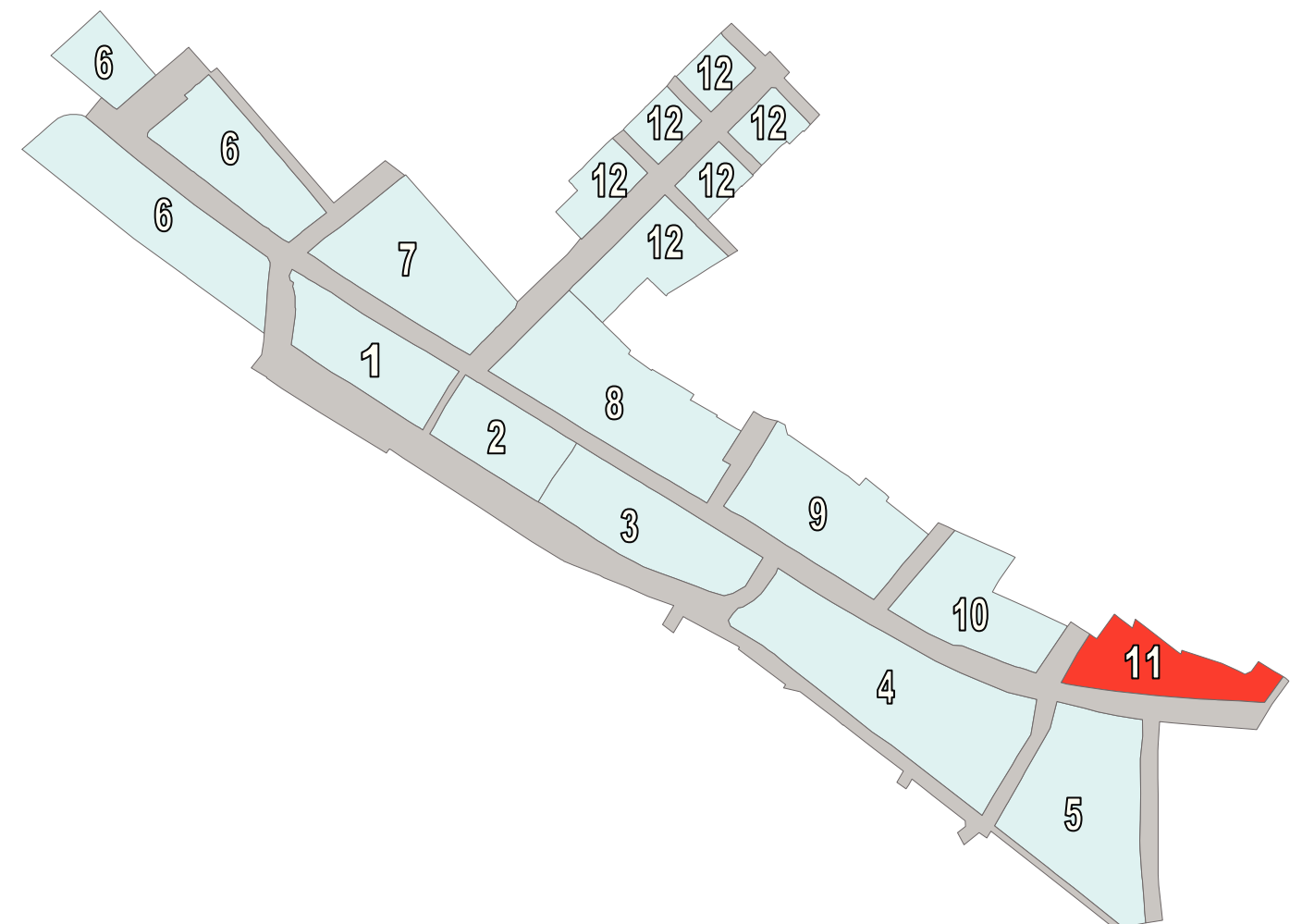


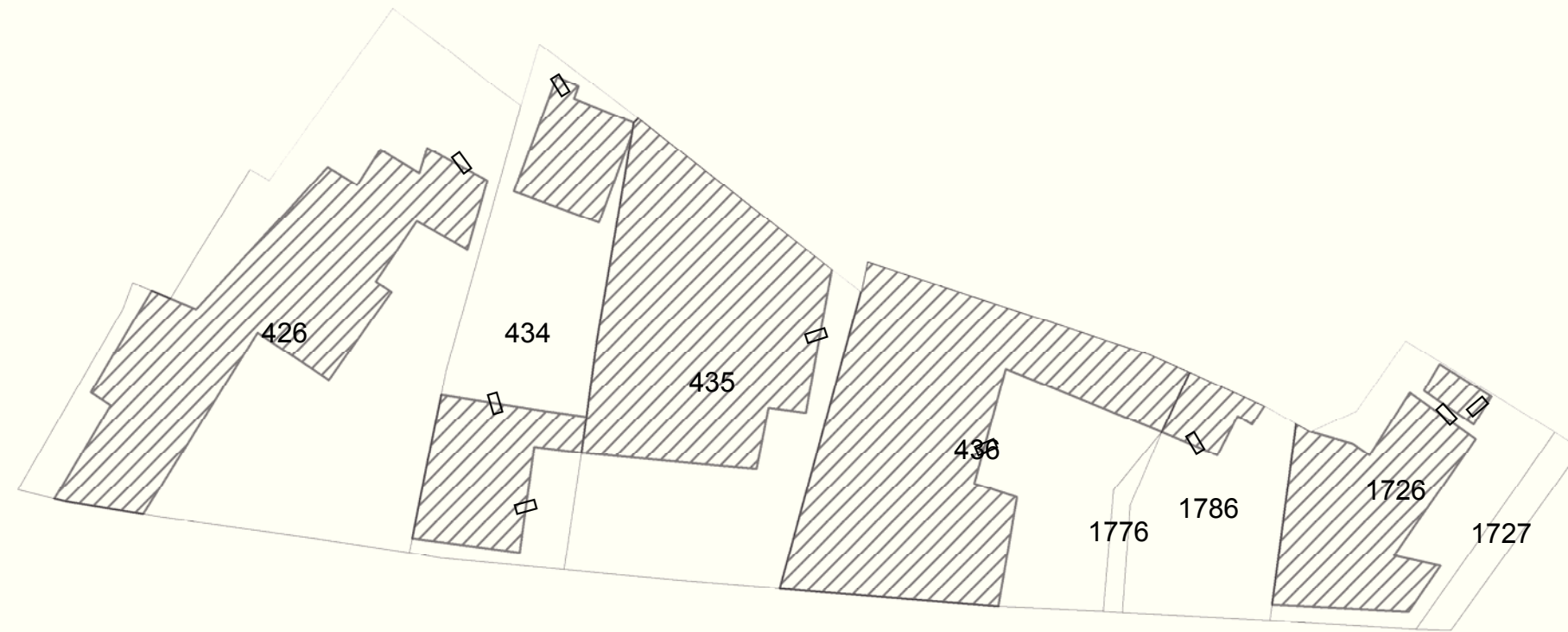




SCHEDE CENTRO STORICO

STATO DI FATTO	
SCHEDA 11	11A - PLANIMETRIA CATASTALE
	11B - PLANIMETRIA STATO DI FATTO

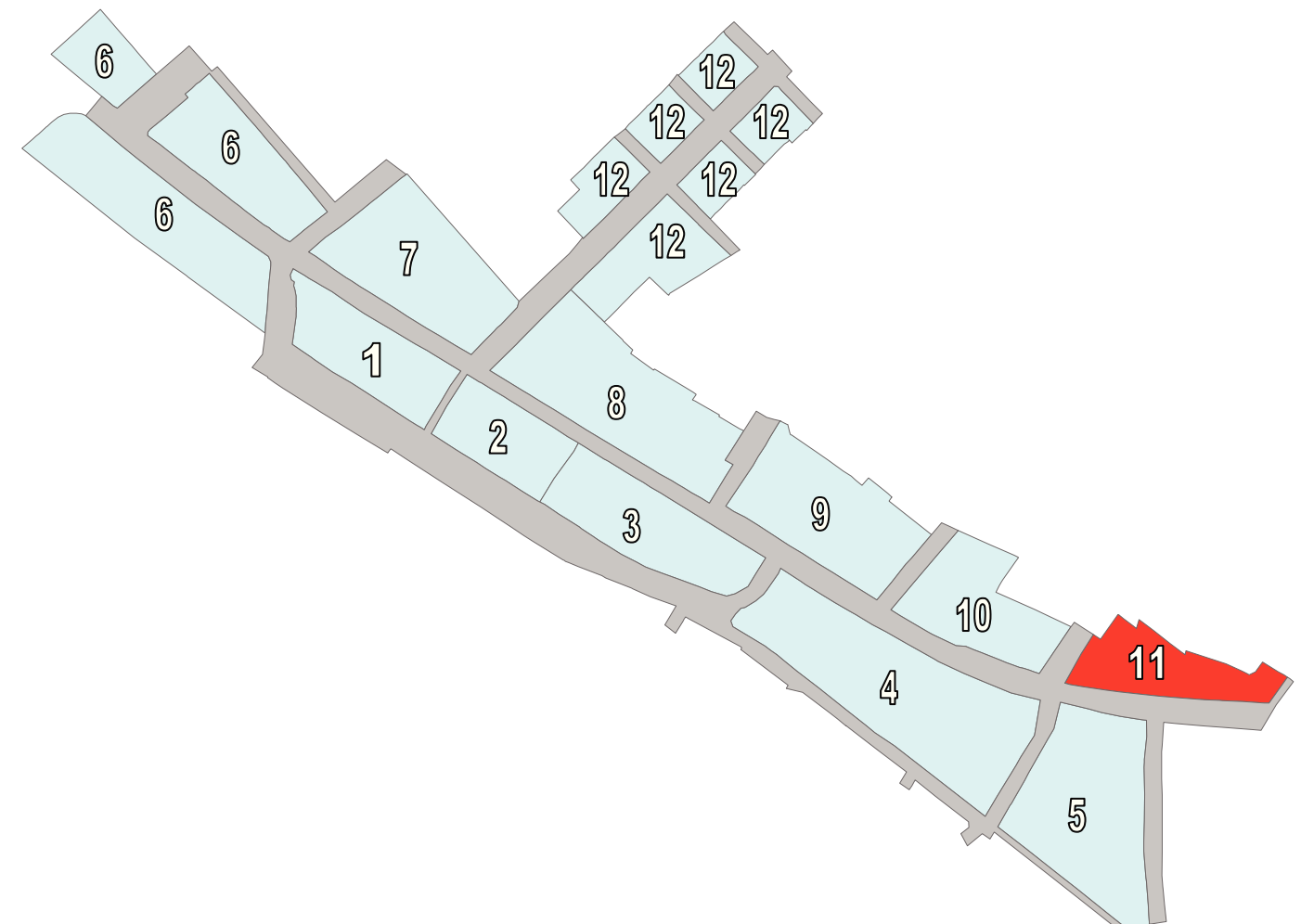


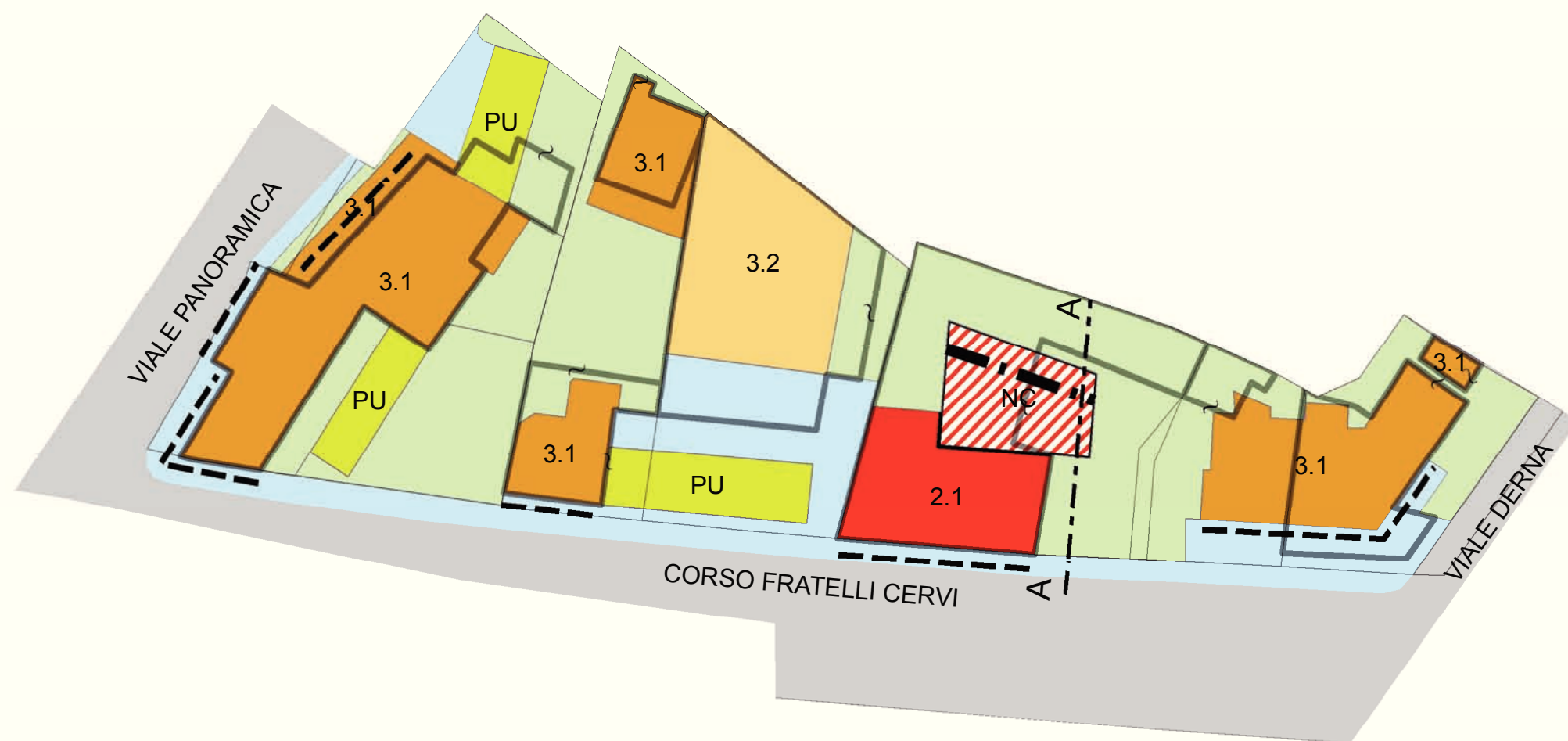


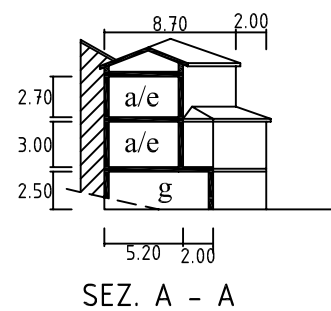


SCHEDE CENTRO STORICO

DISCIPLINA DEGLI INTERVENTI	
SCHEDA 11	11C - PLANIMETRIA DI PROGETTO E CATEGORIE DI TUTELA DEGLI EDIFICI
	11D - INDICAZIONI DETTAGLIATE NUOVI EDIFICI

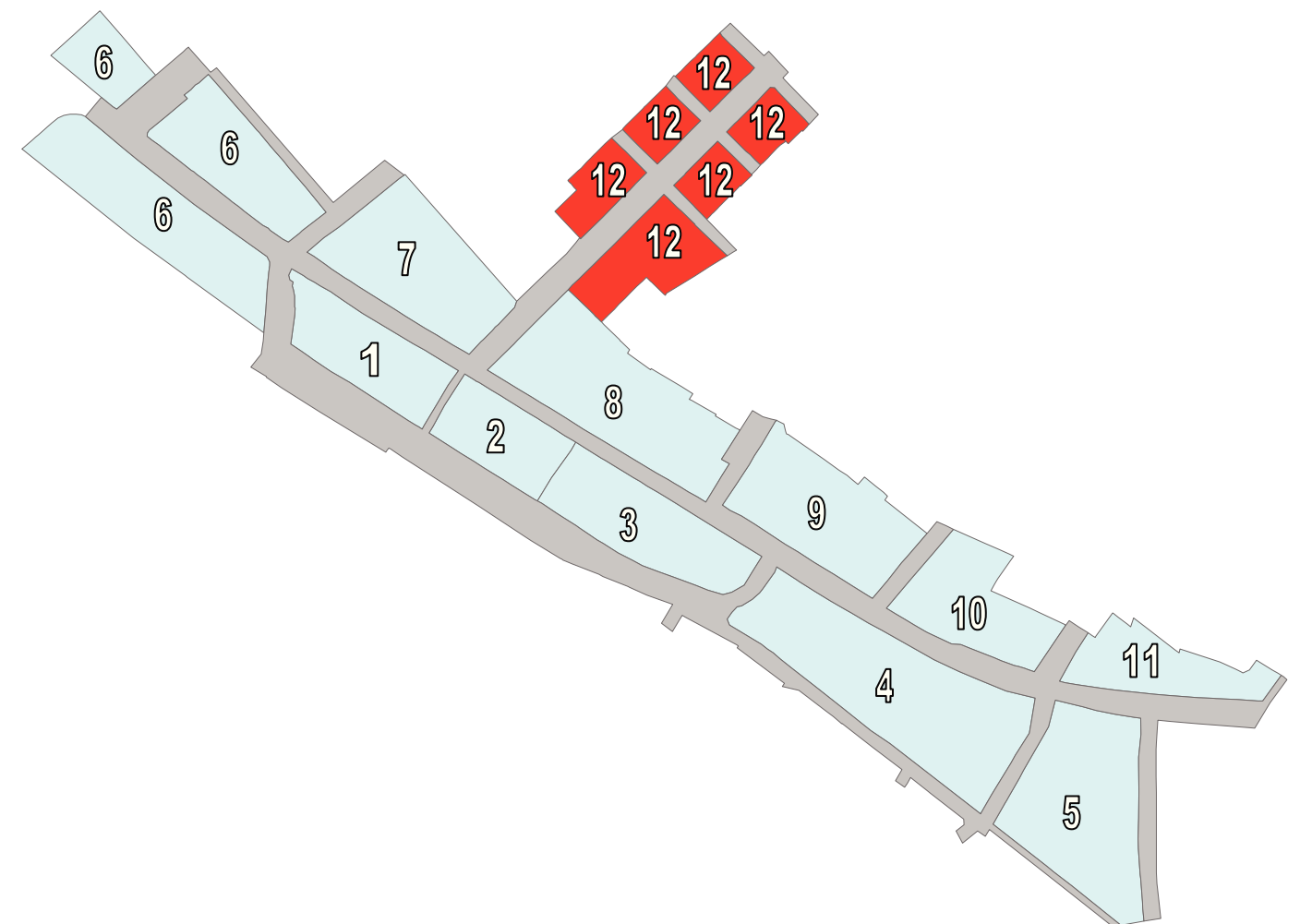


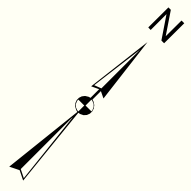
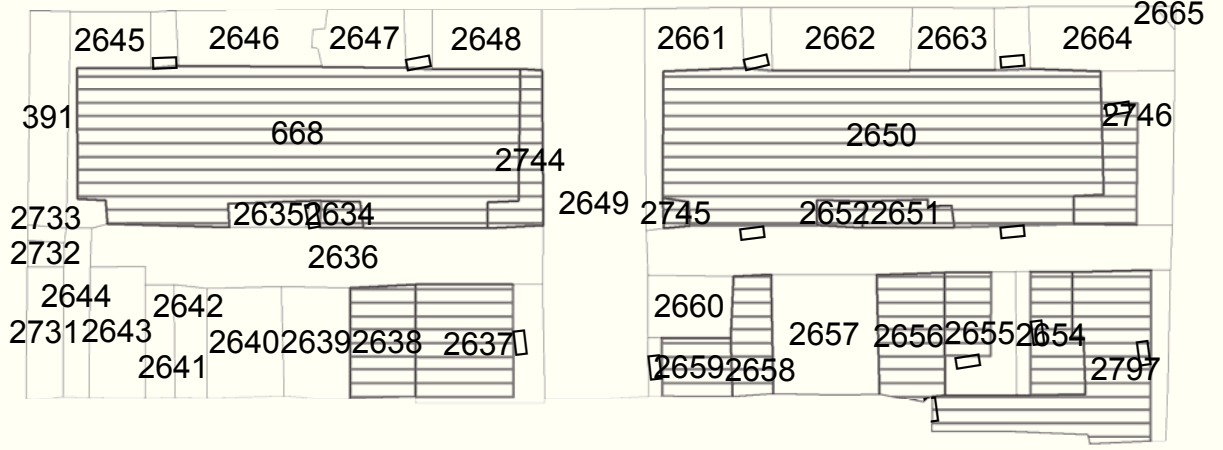
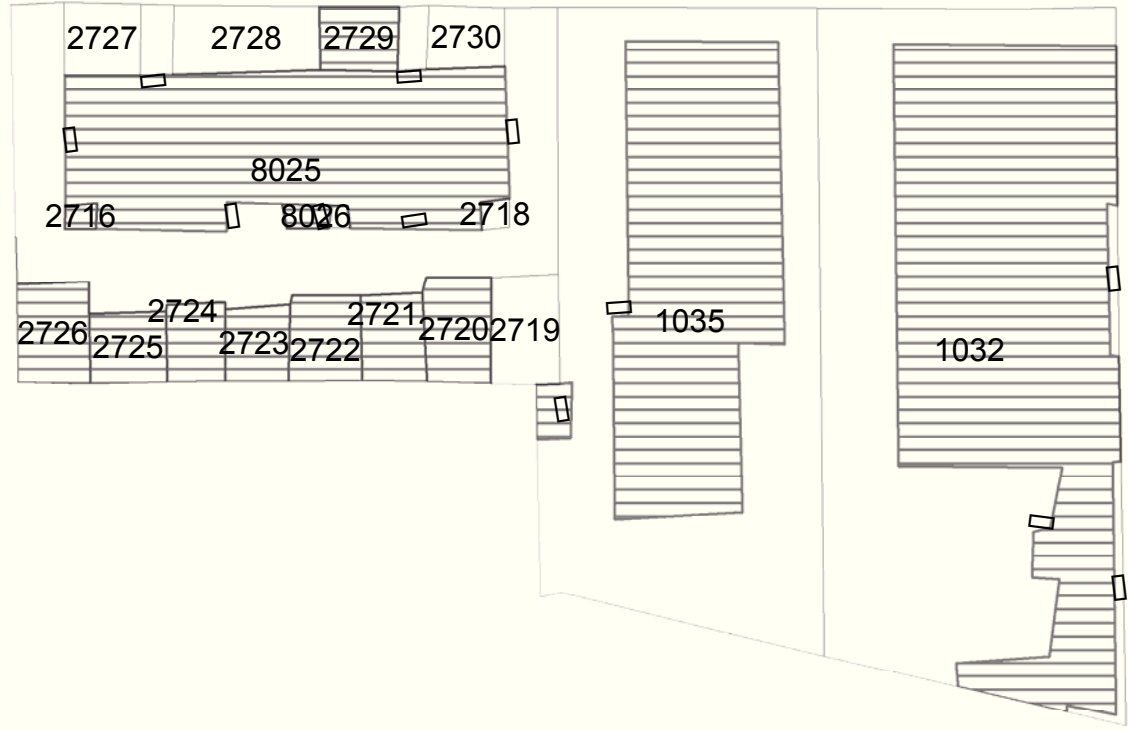
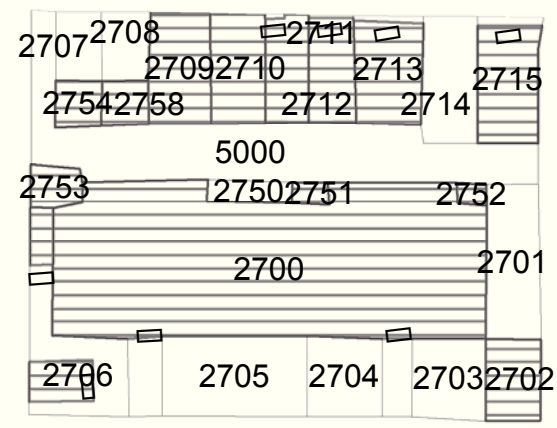
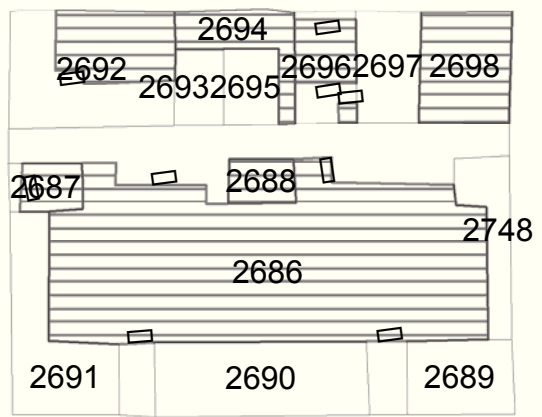
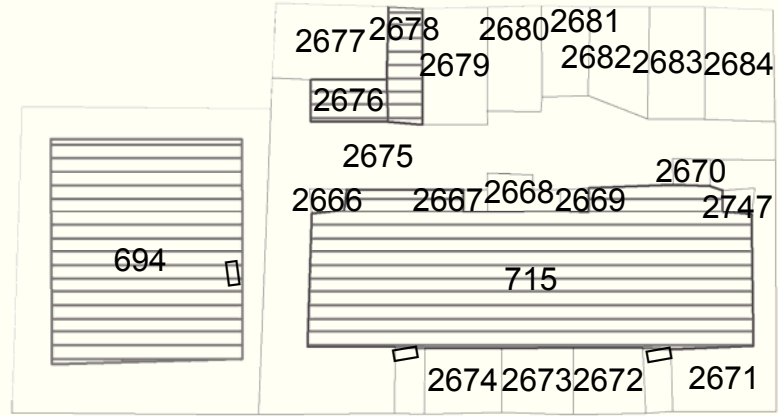




SCHEDE CENTRO STORICO

STATO DI FATTO	
SCHEDA 12	12A - PLANIMETRIA CATASTALE
	12B - PLANIMETRIA STATO DI FATTO







SCHEDE CENTRO STORICO

DISCIPLINA DEGLI INTERVENTI	
SCHEDA 12	12C - PLANIMETRIA DI PROGETTO E CATEGORIE DI TUTELA DEGLI EDIFICI
	12D -INDICAZIONI DETTAGLIATE NUOVI EDIFICI

