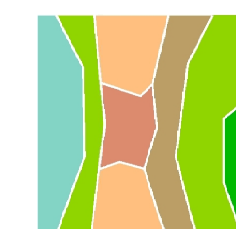




**Comune di Città di Castello**  
 Provincia di Perugia



PRG-PS 2013

# PIANO REGOLATORE GENERALE Parte Strutturale

## Variante generale

*Sindaco*  
 Luciano Bacchetta  
*Assessore all'Urbanistica*  
 Michele Bettarelli  
*Responsabile del Procedimento*  
 ing. Federico Calderini



Prof. Arch. Gianluigi  
 Arch. Francesco **NIGRO** STUDIO



*Coordinamento Scientifico*  
 Arch. Francesco Nigro

*Coordinamento Tecnico*  
 Arch. Paolo Ghirelli

*Spazi e Sistemi*

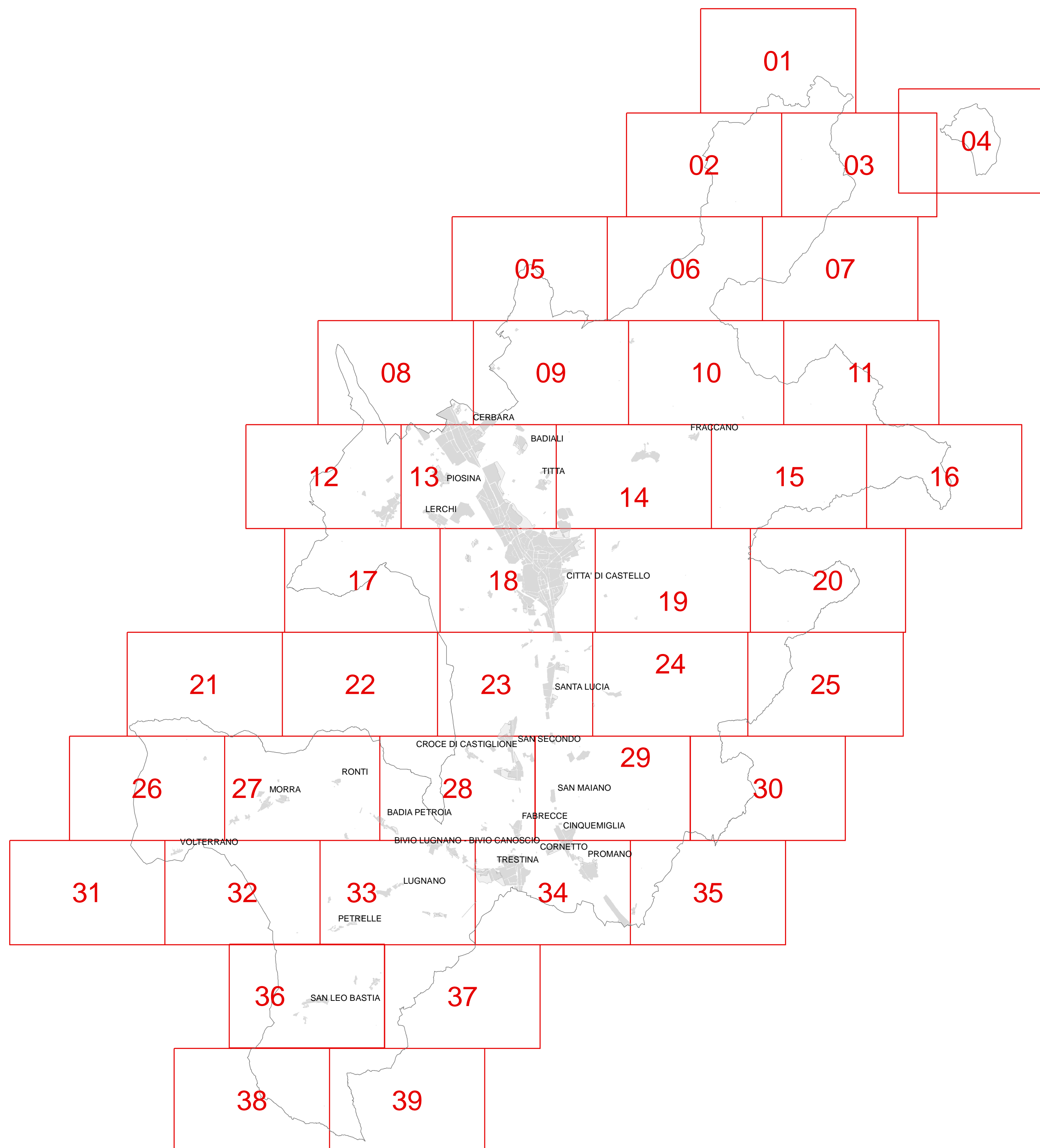
Carta della disciplina strutturale del territorio

Elaborato

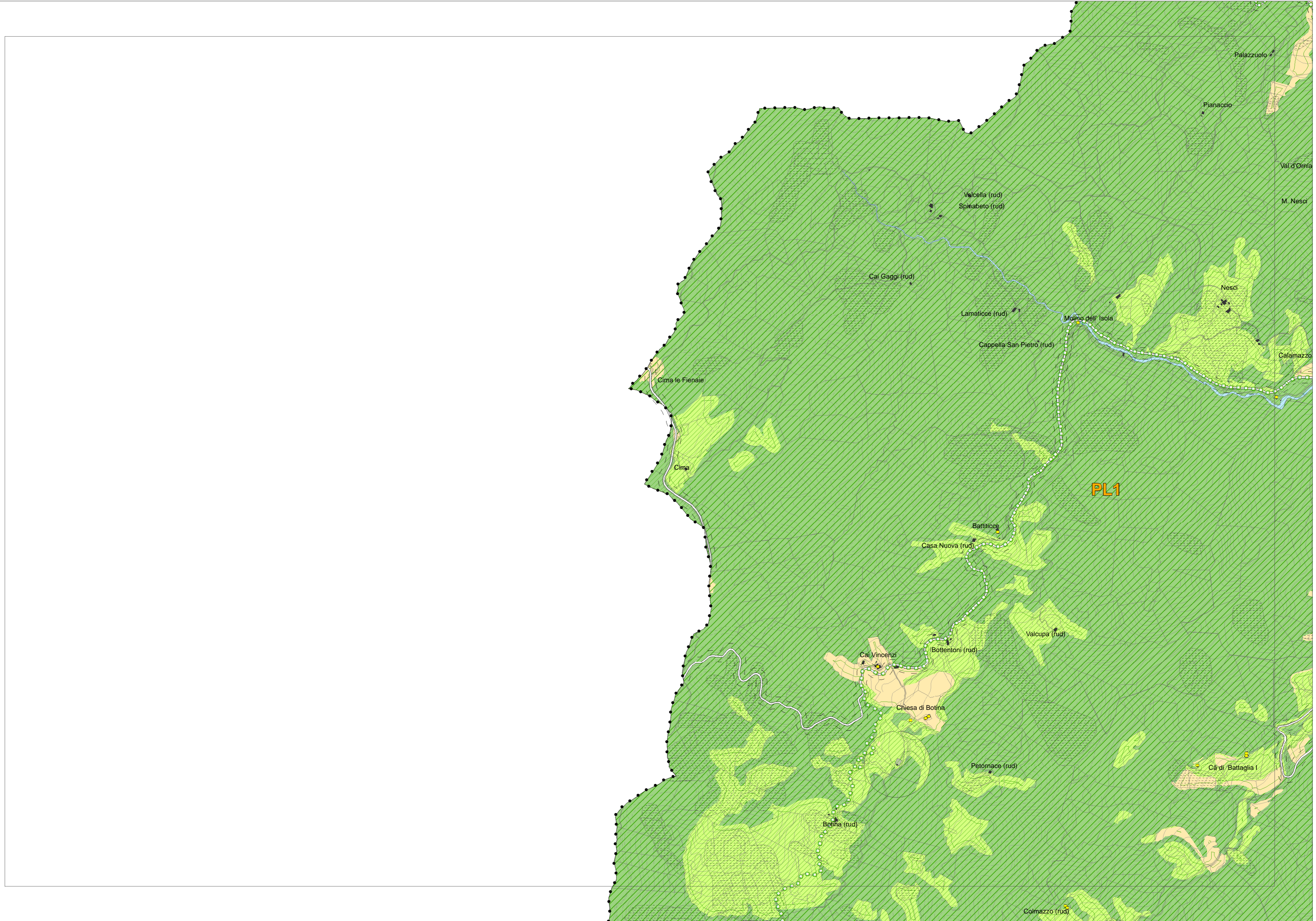
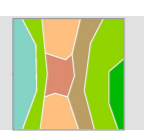
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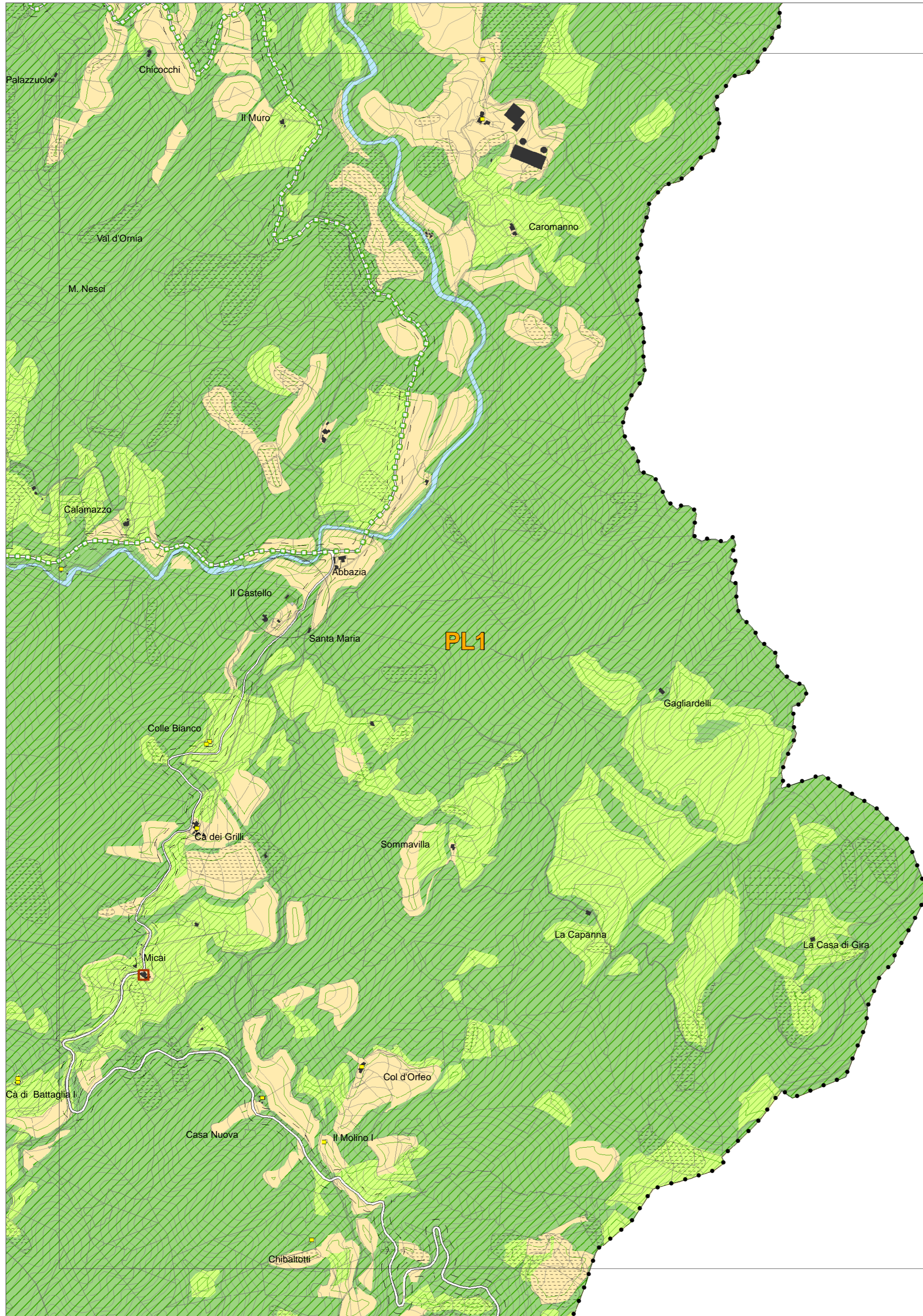
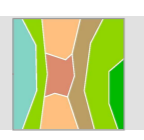
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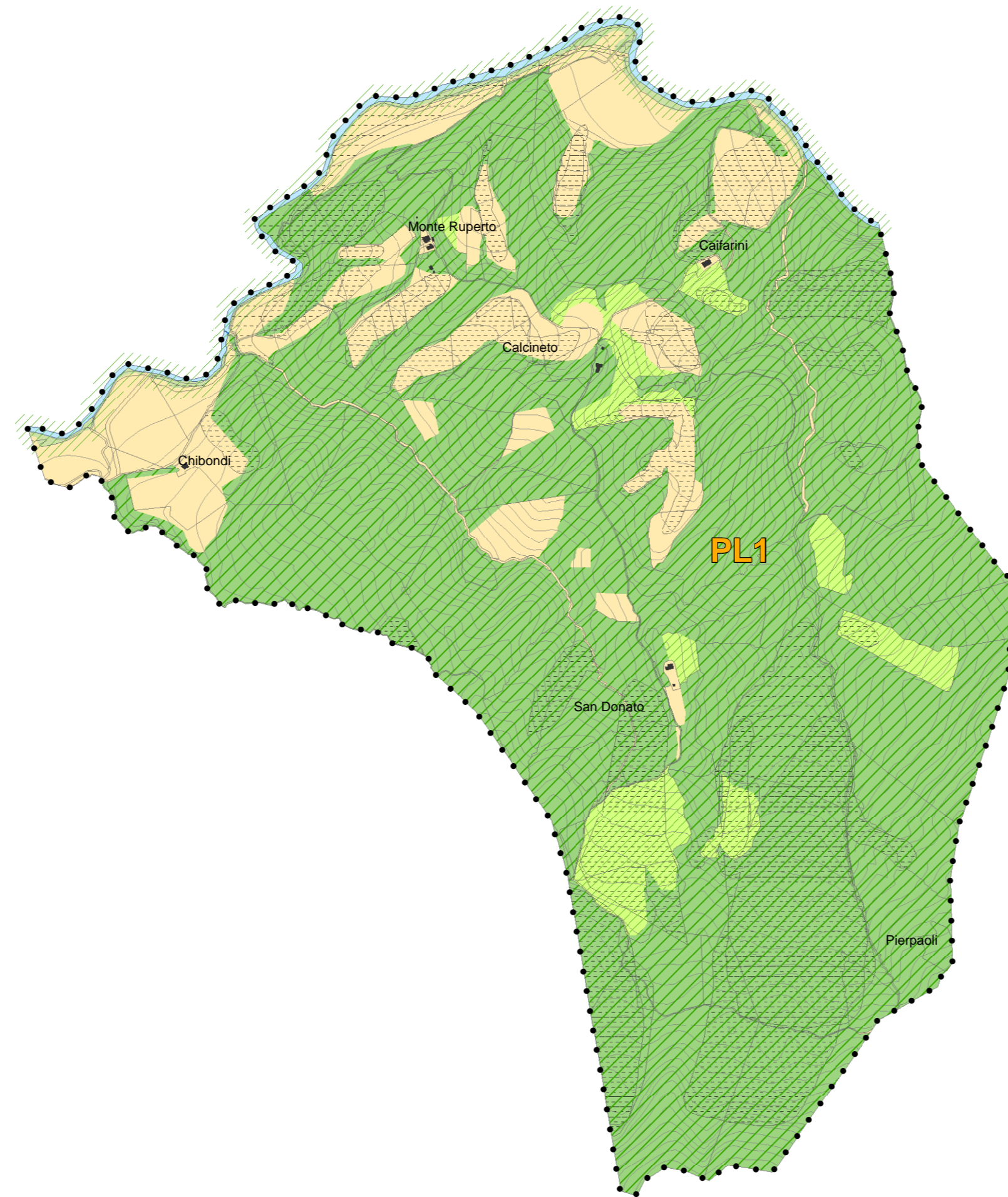
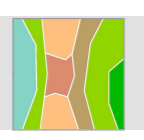
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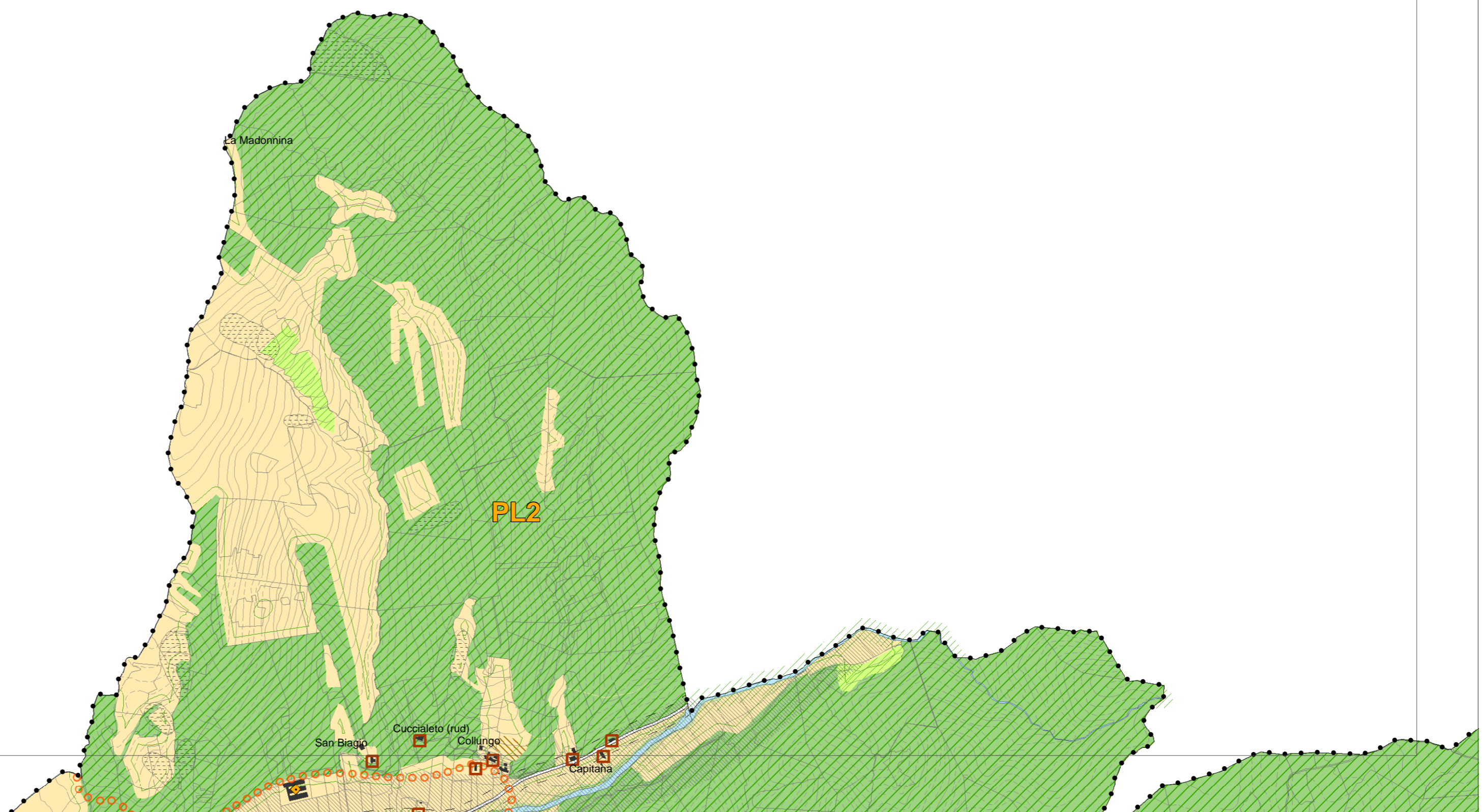
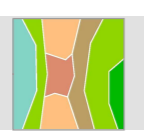


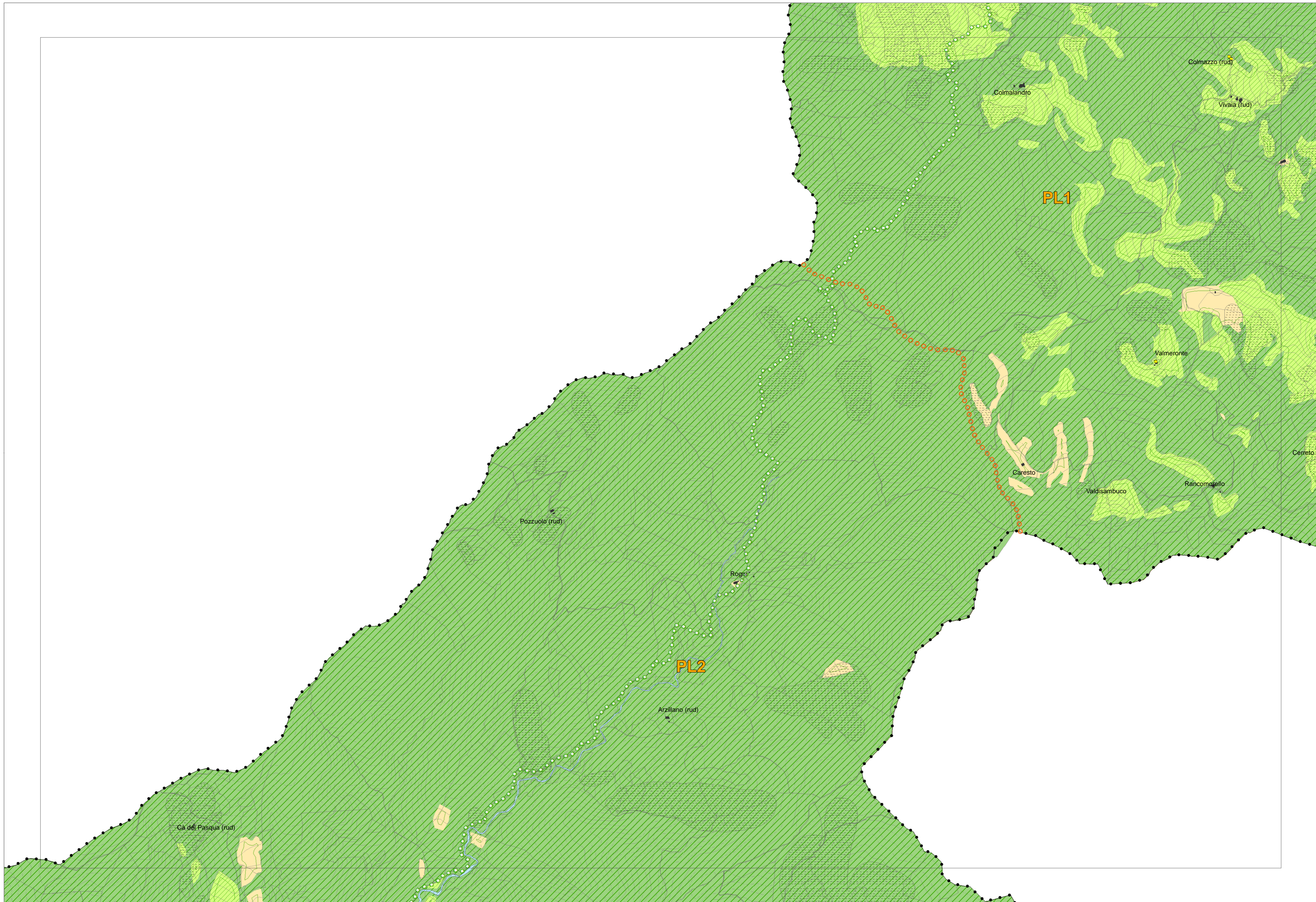
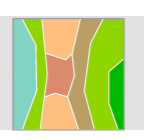




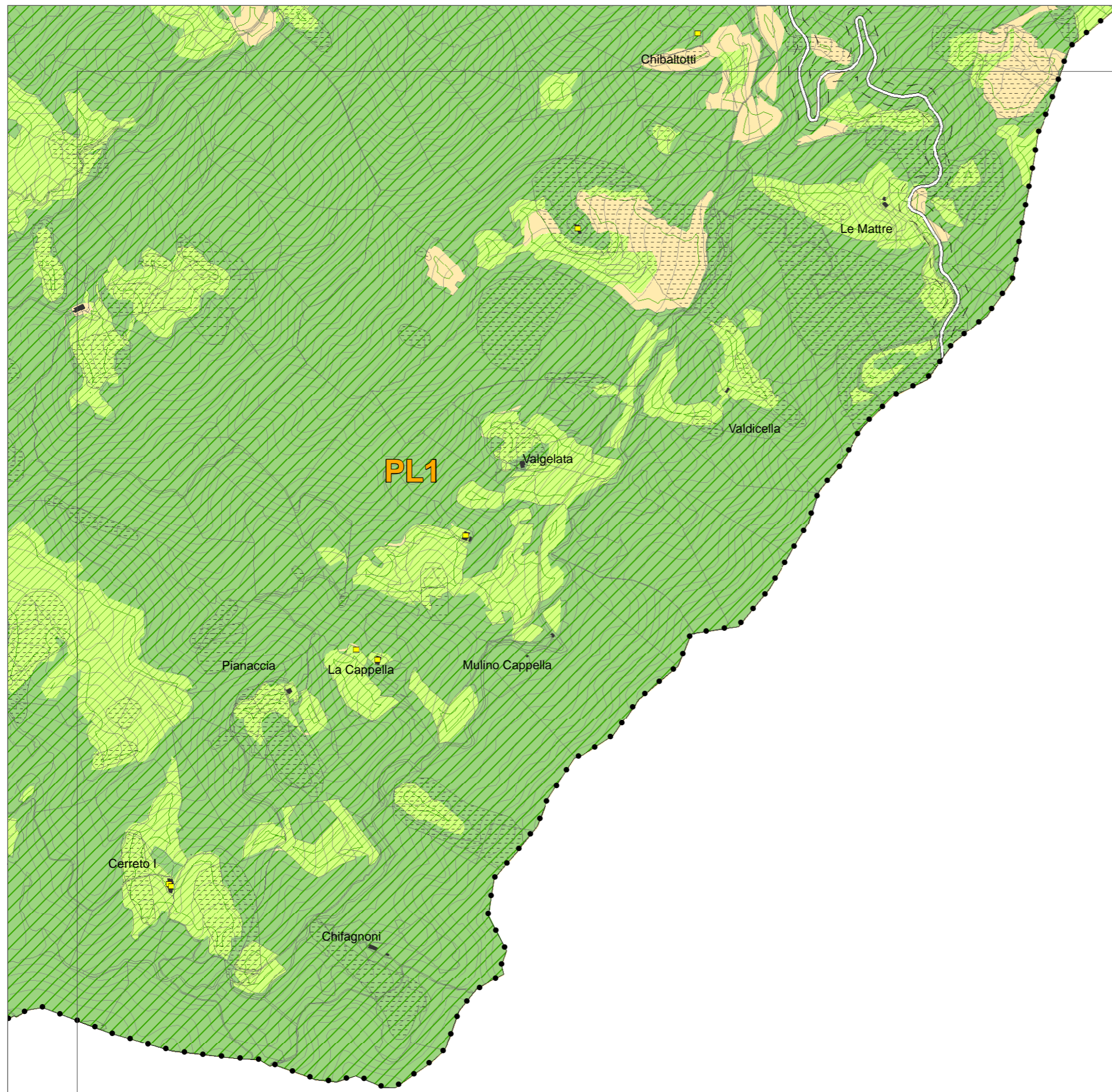
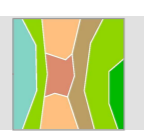


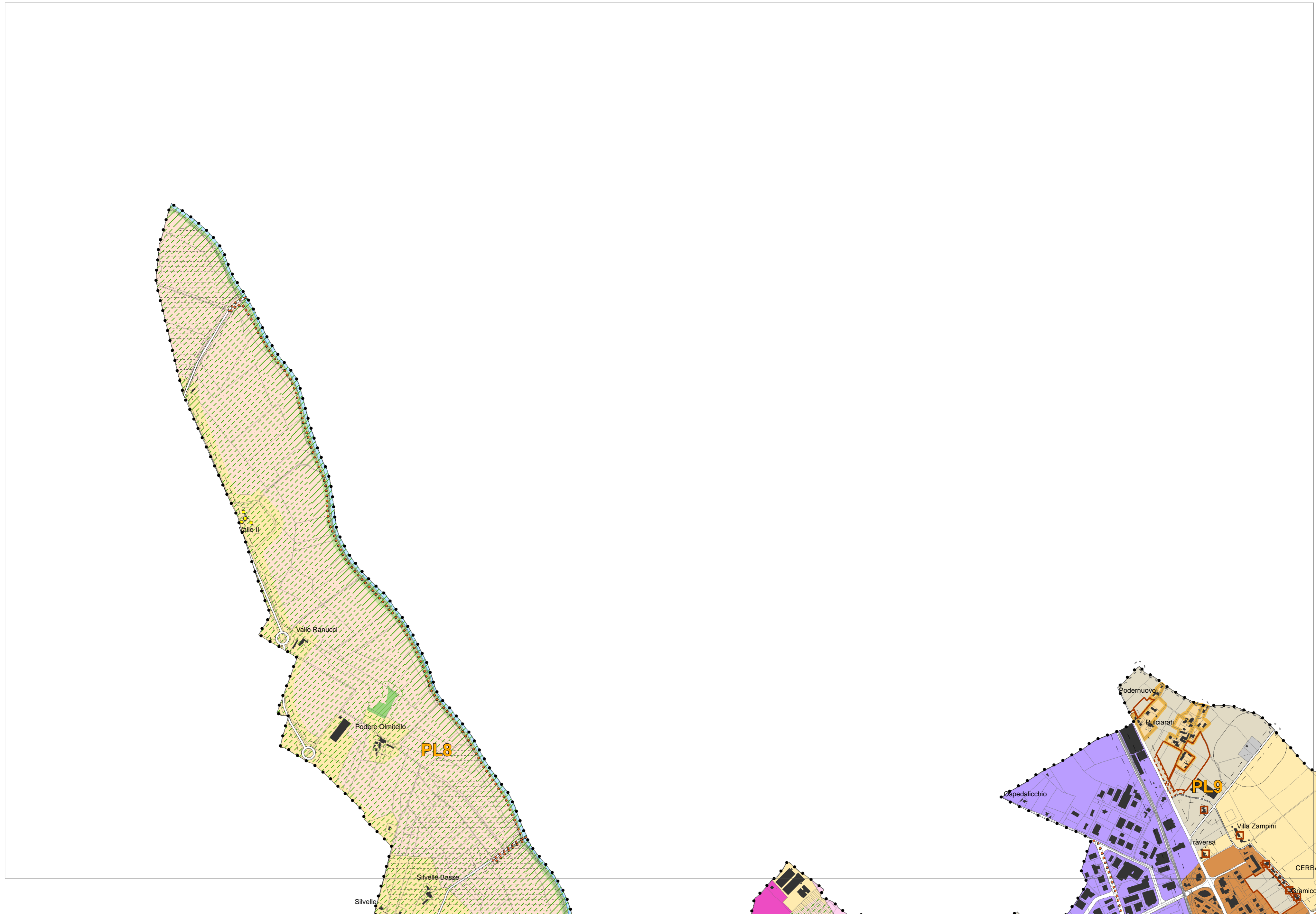
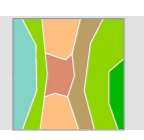


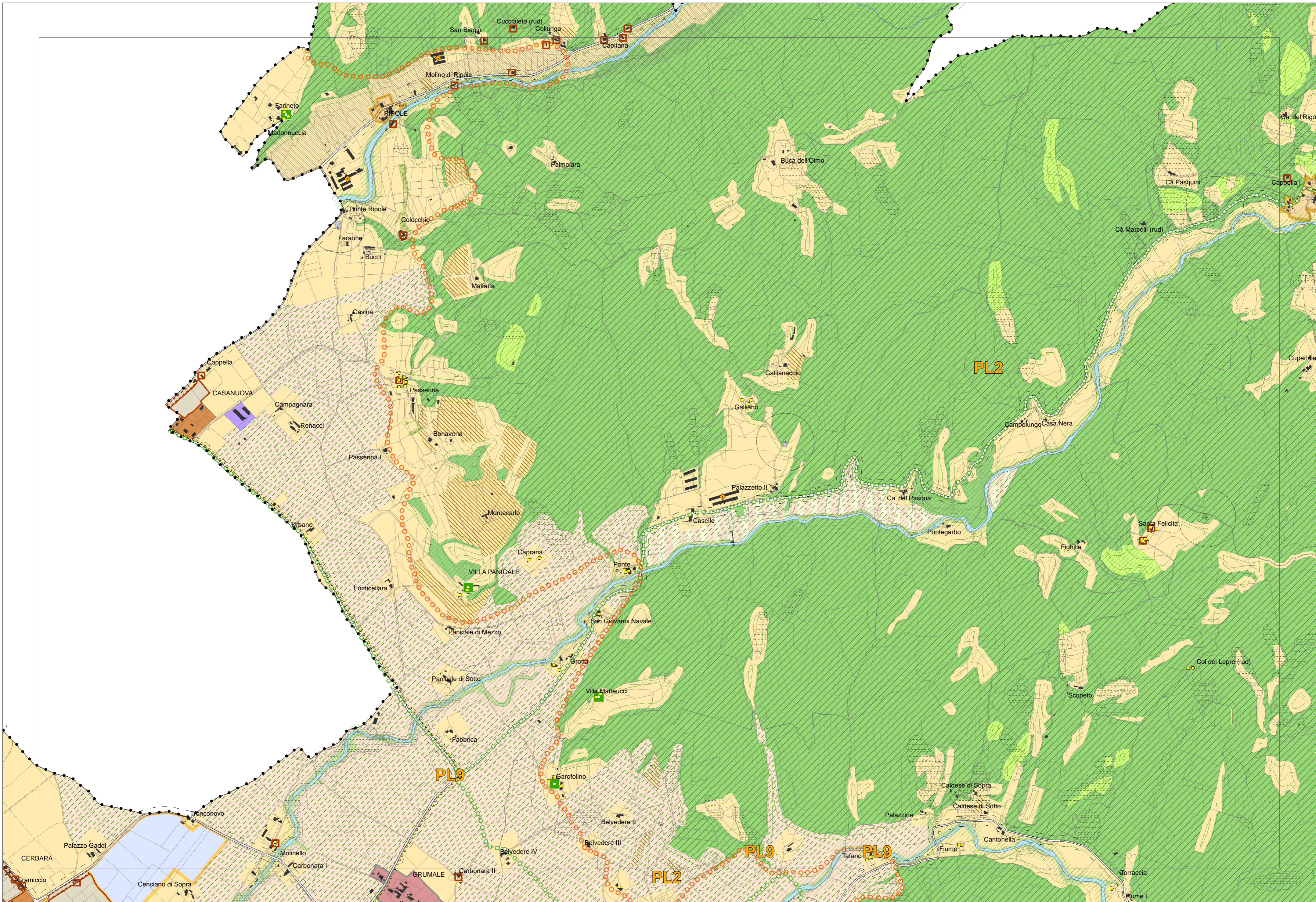
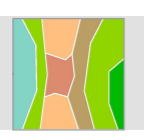


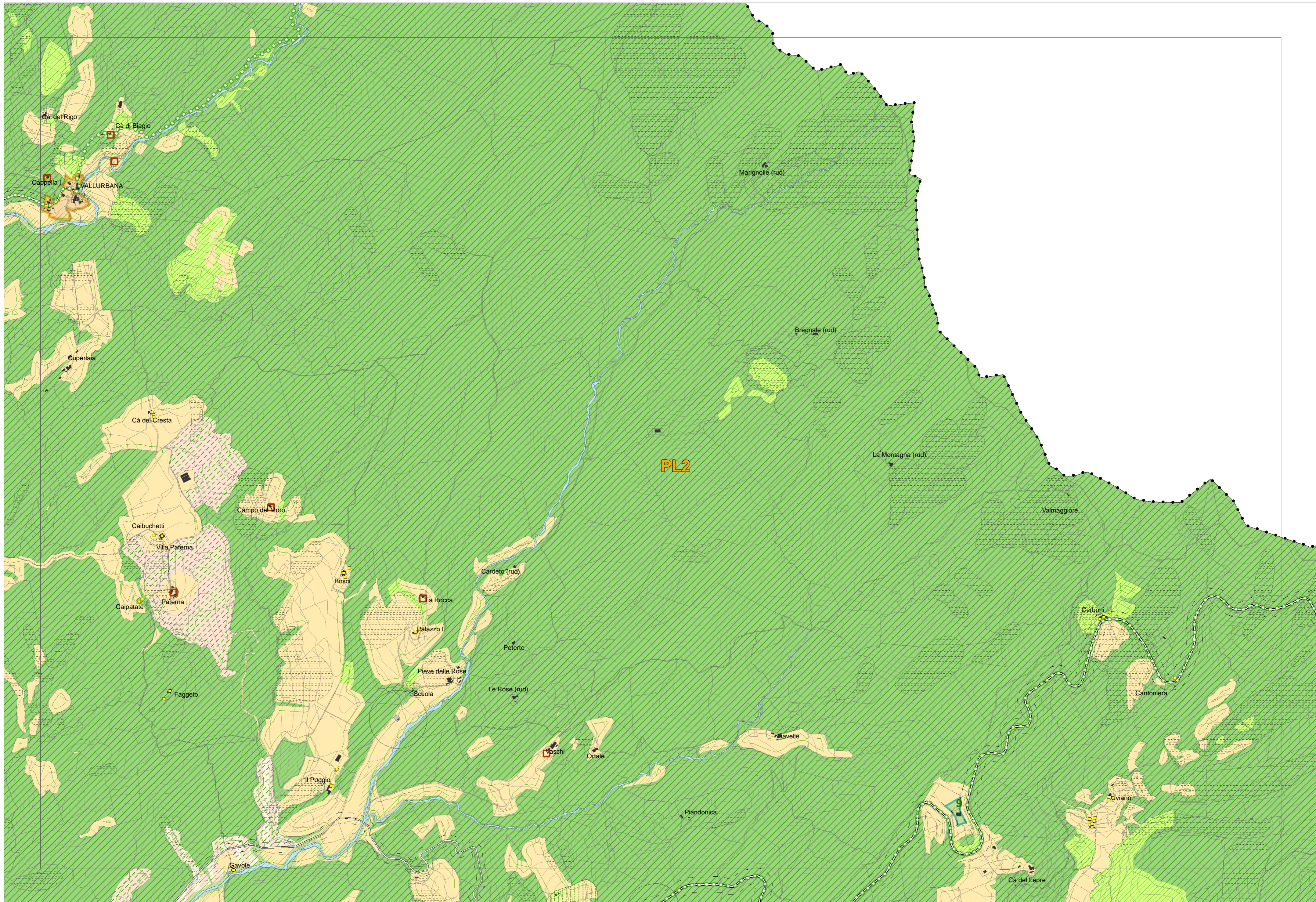
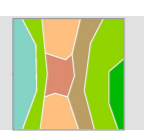


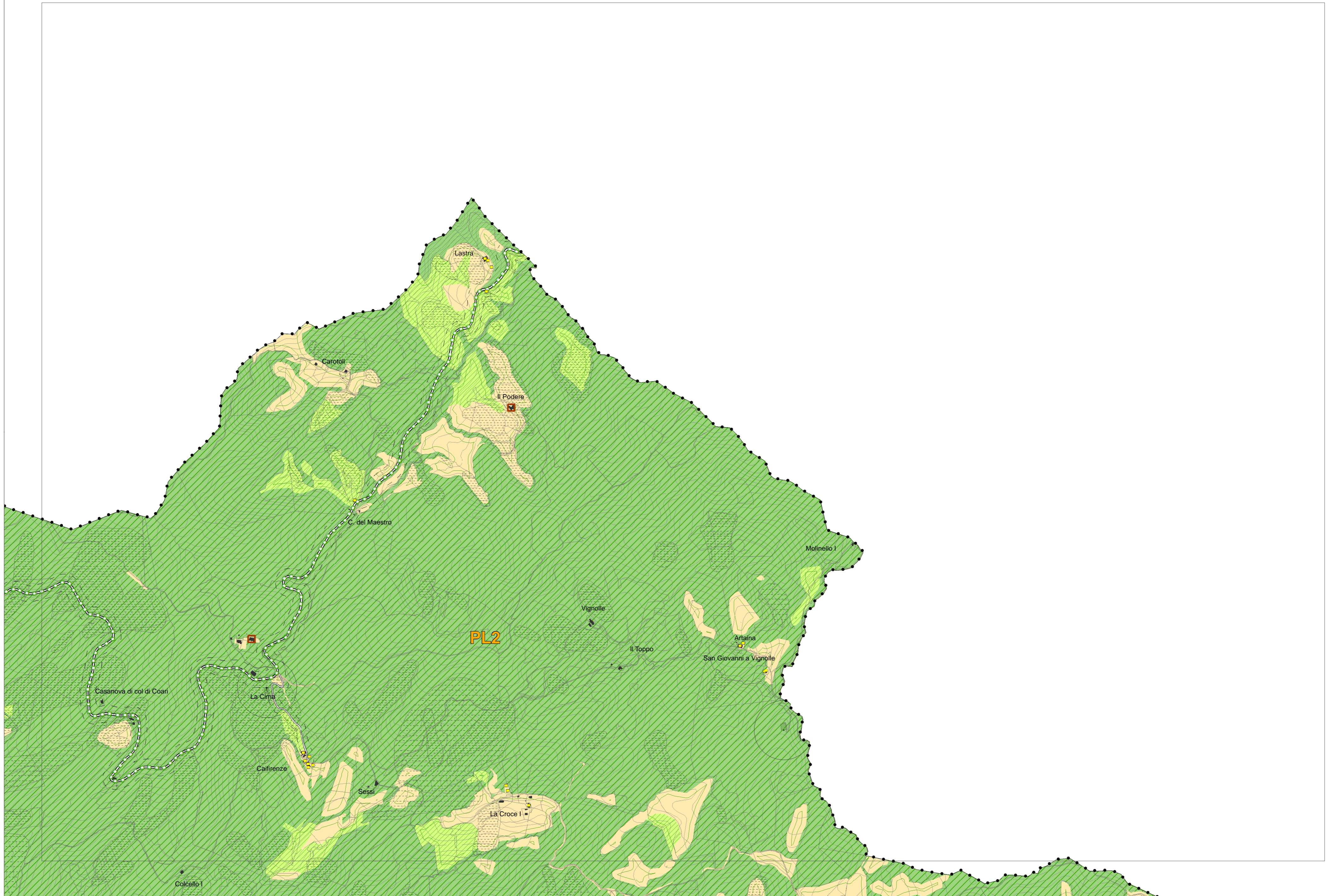
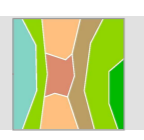


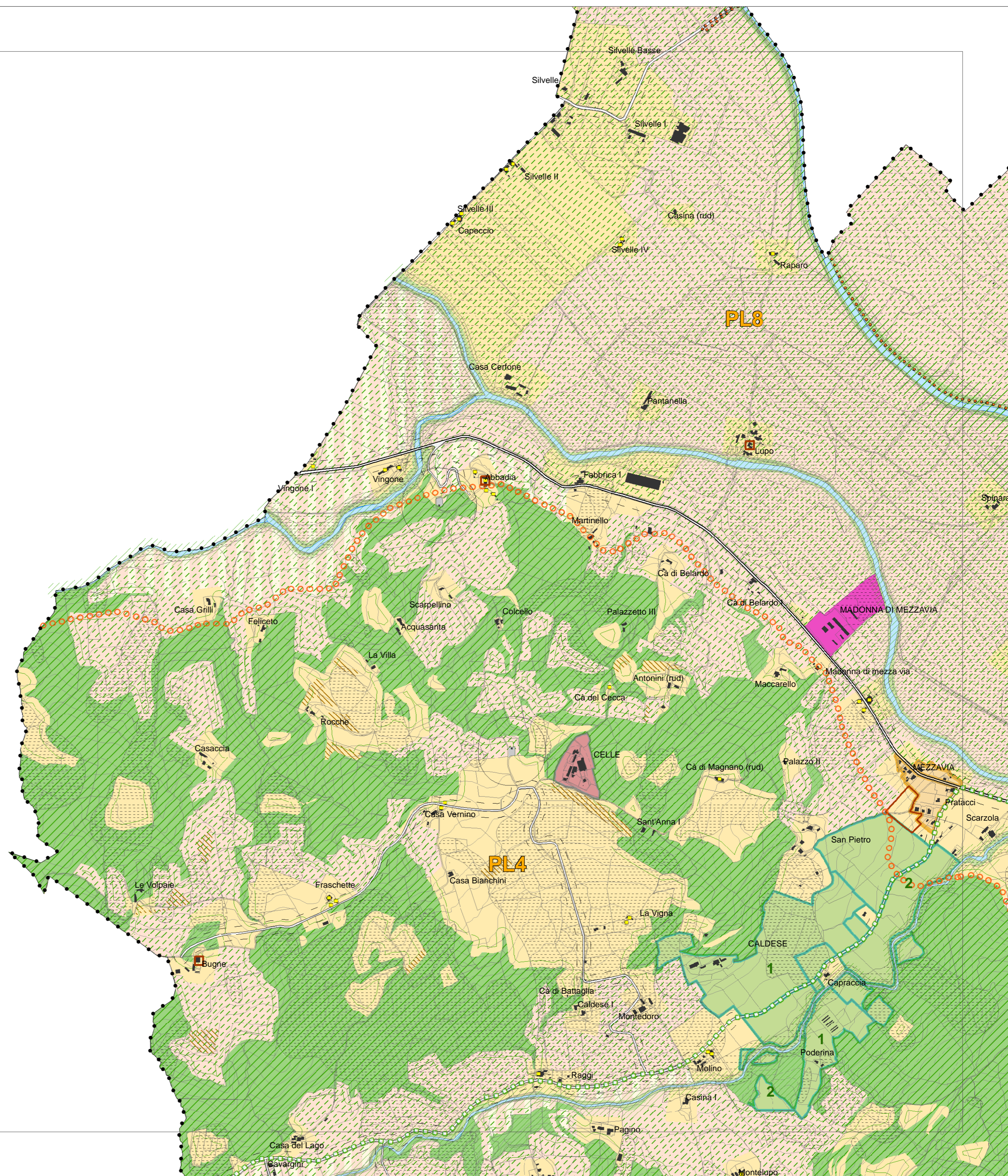
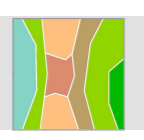


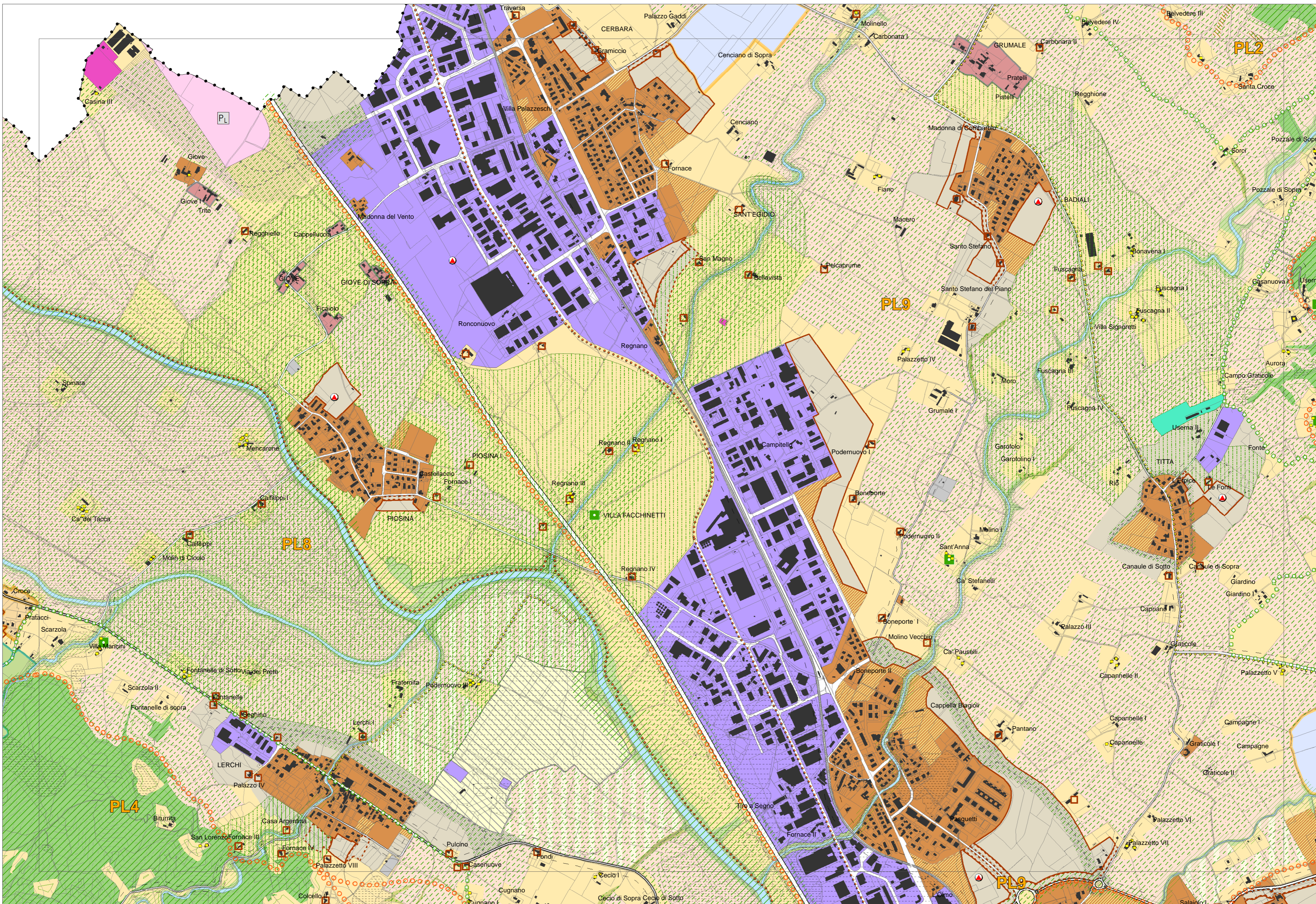


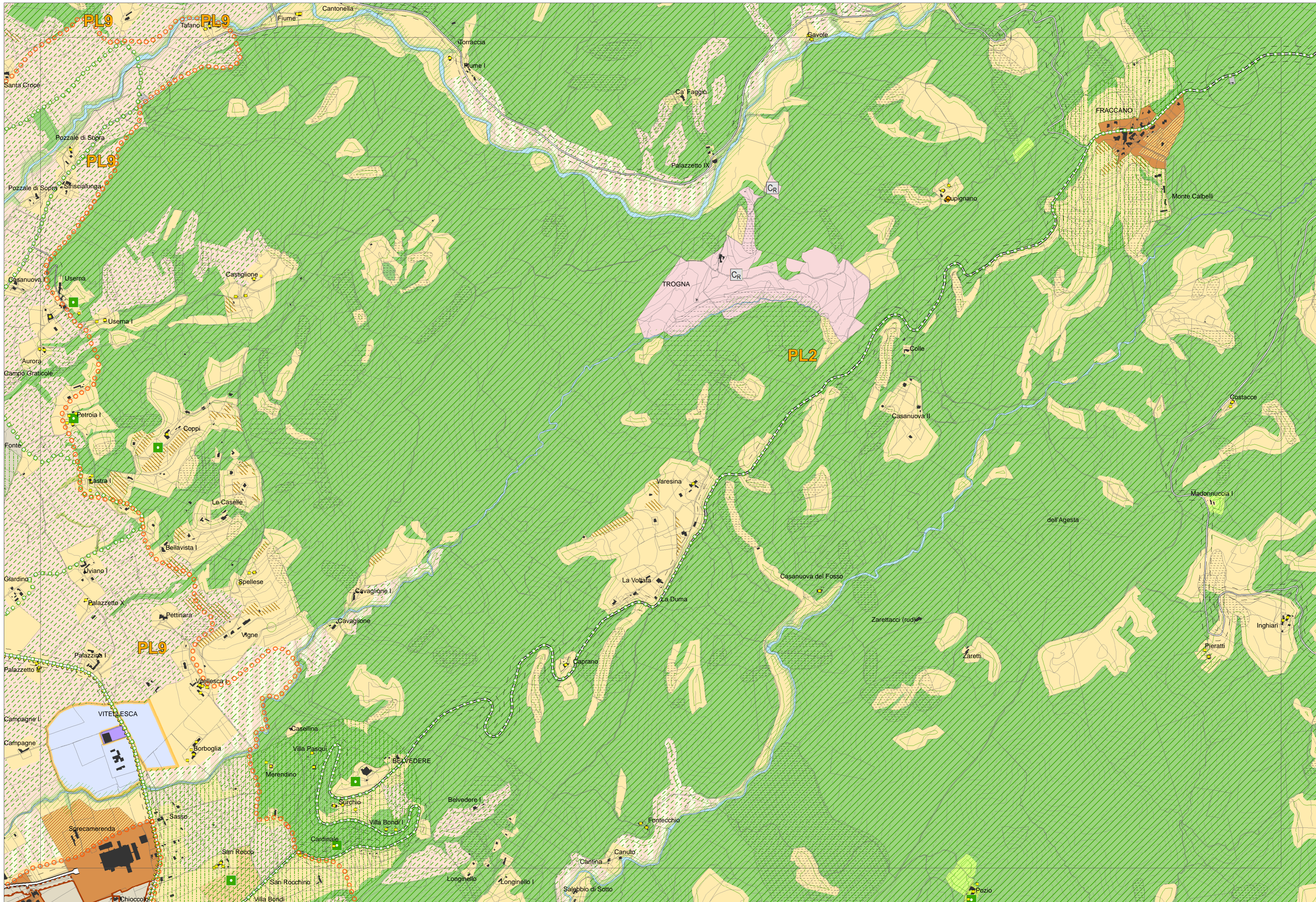
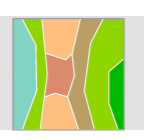




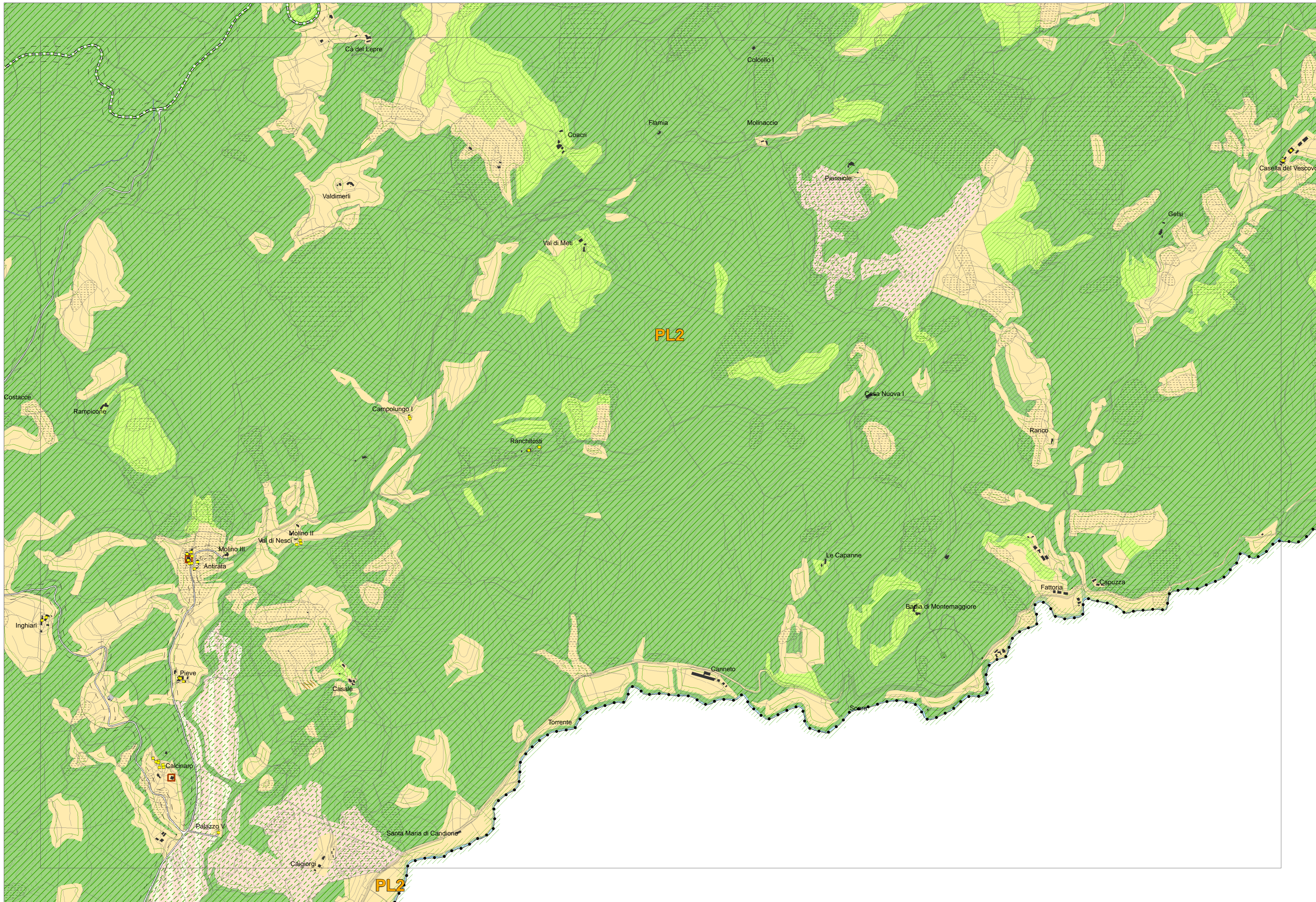
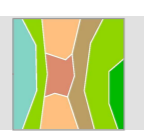


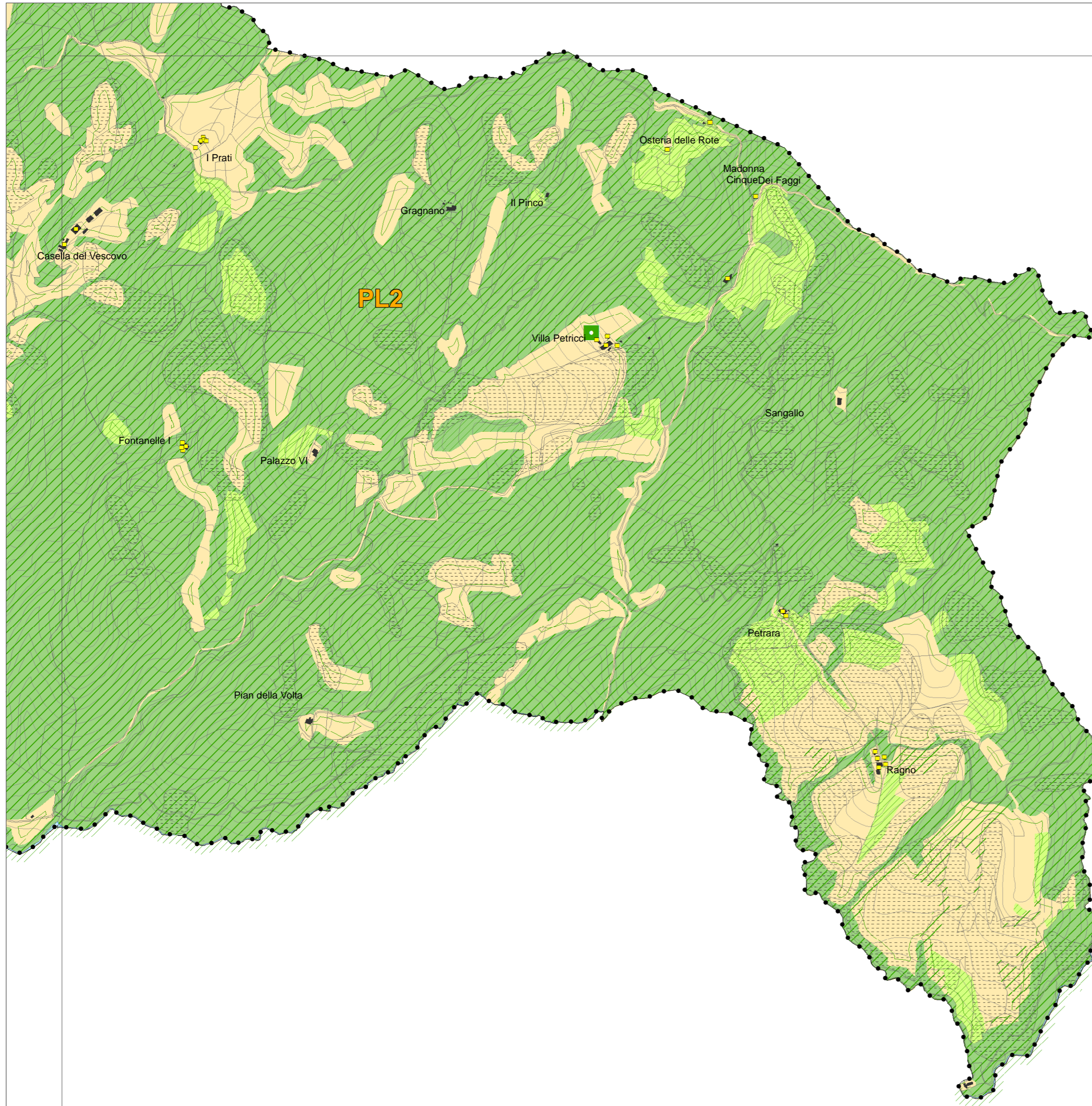
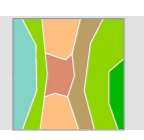


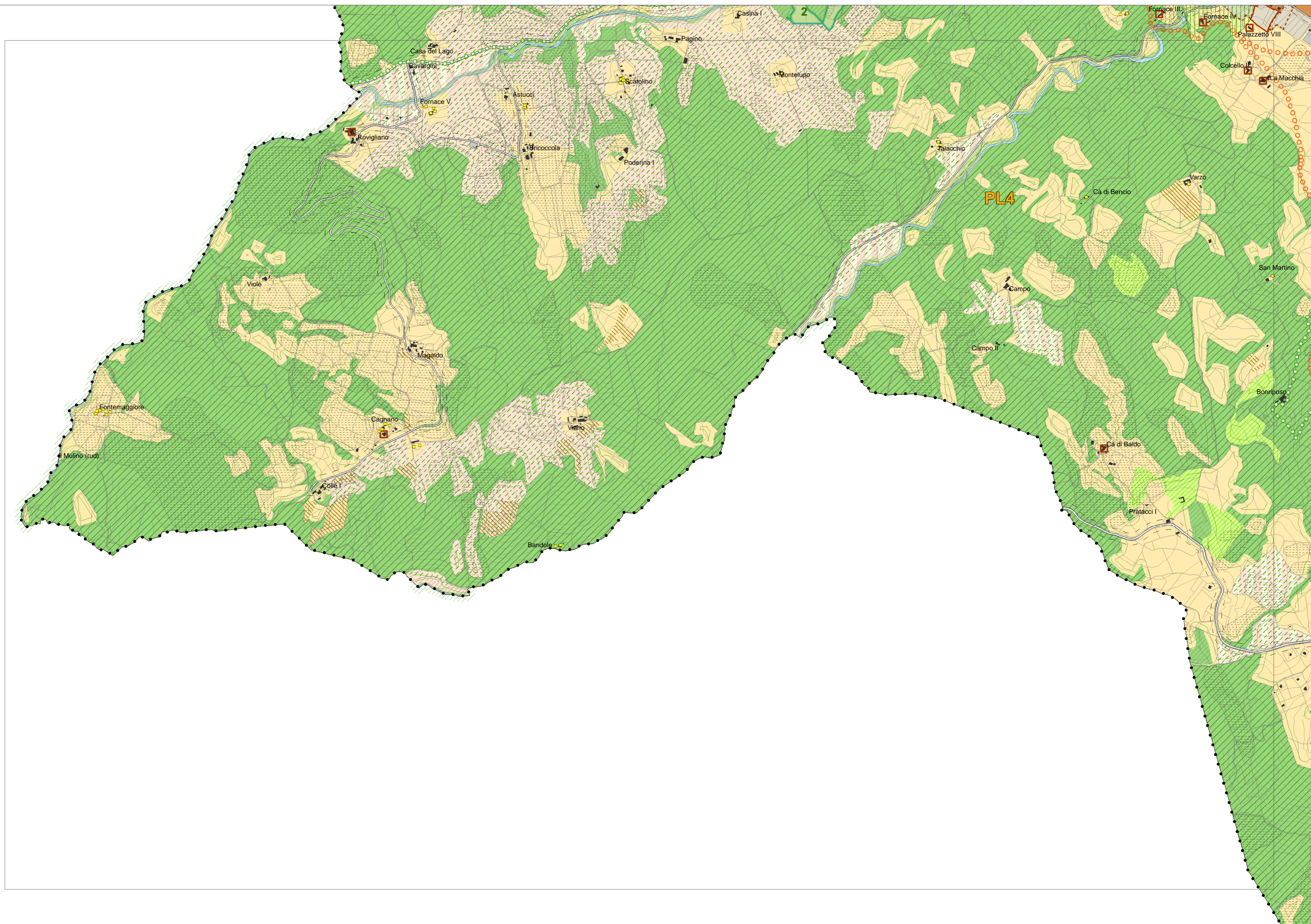
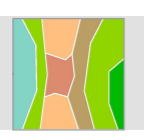


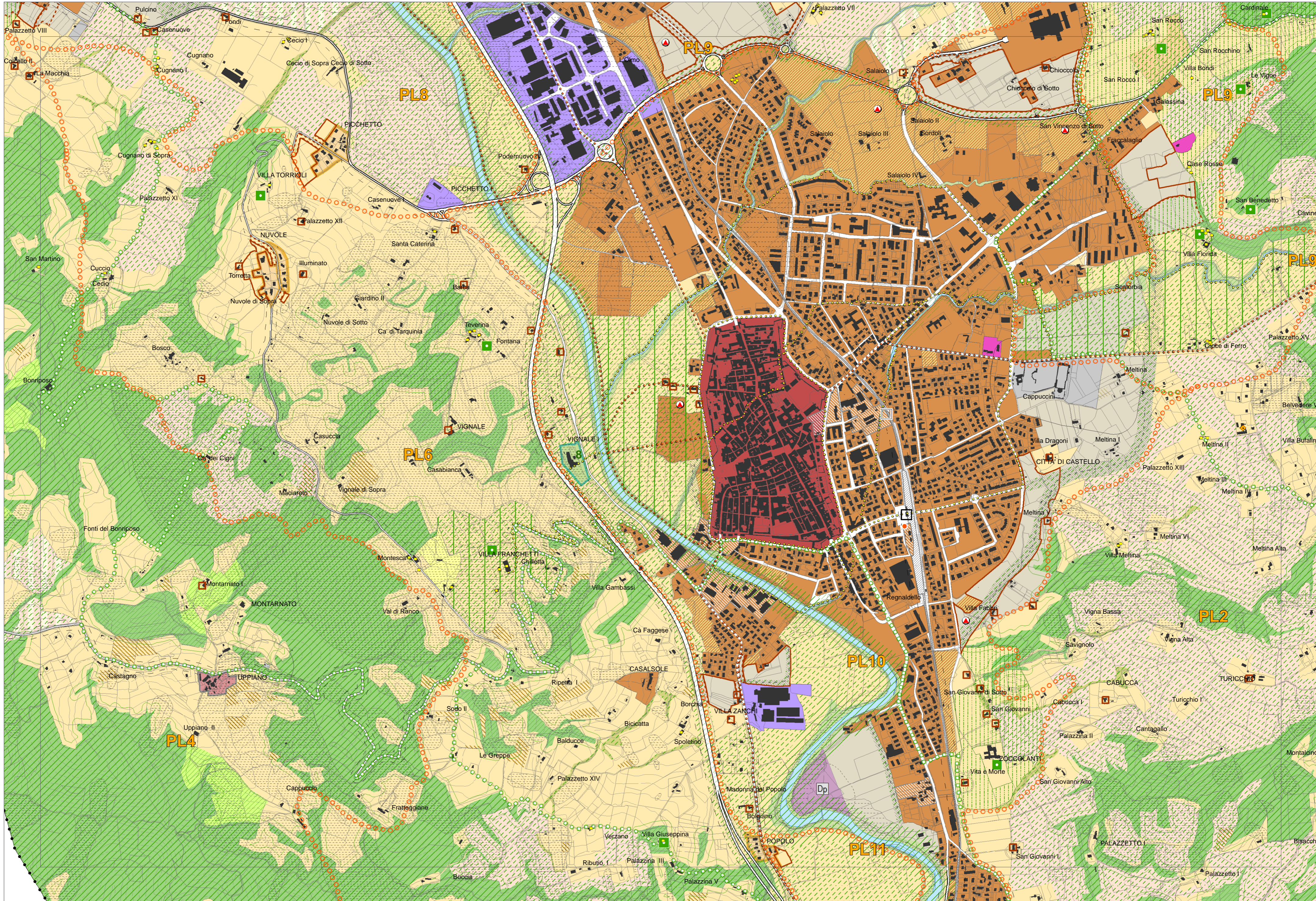


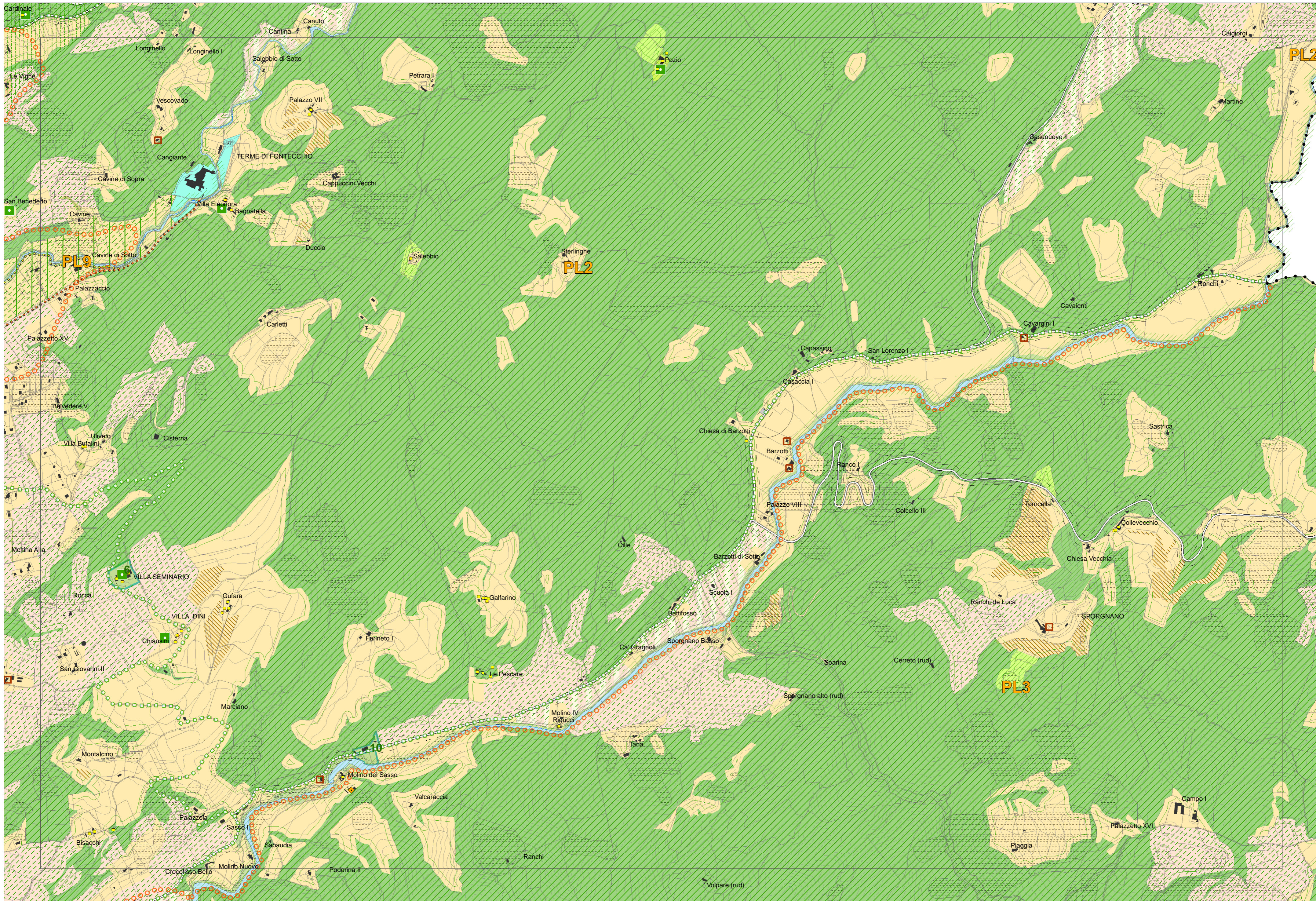


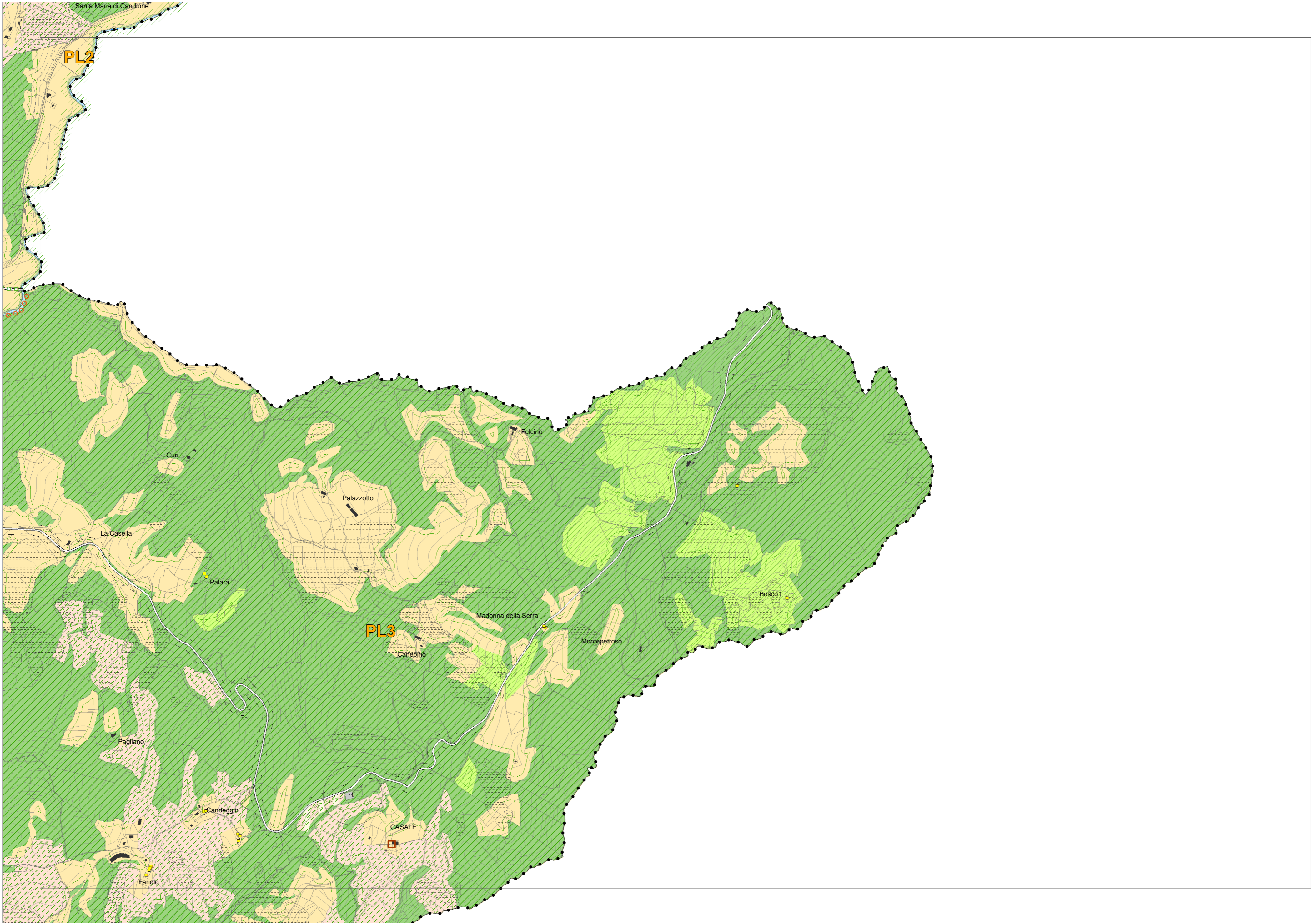
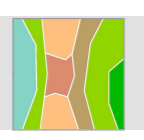


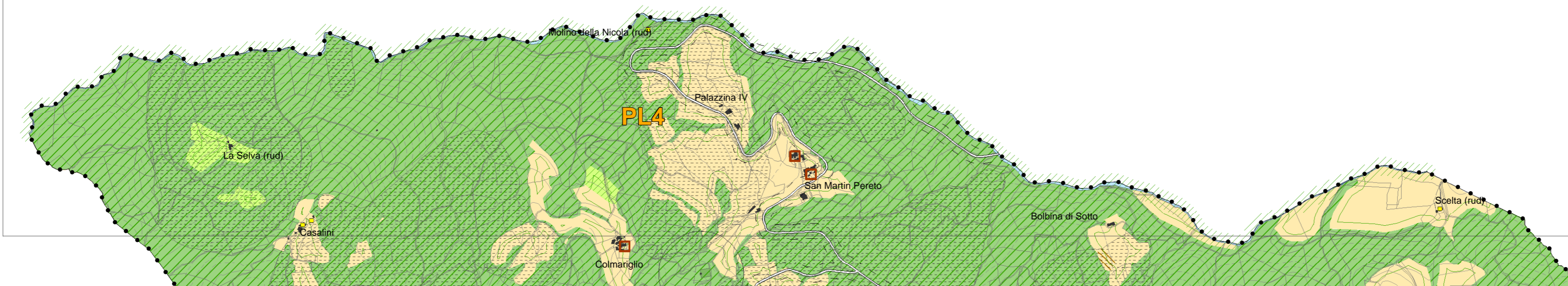
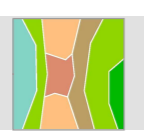


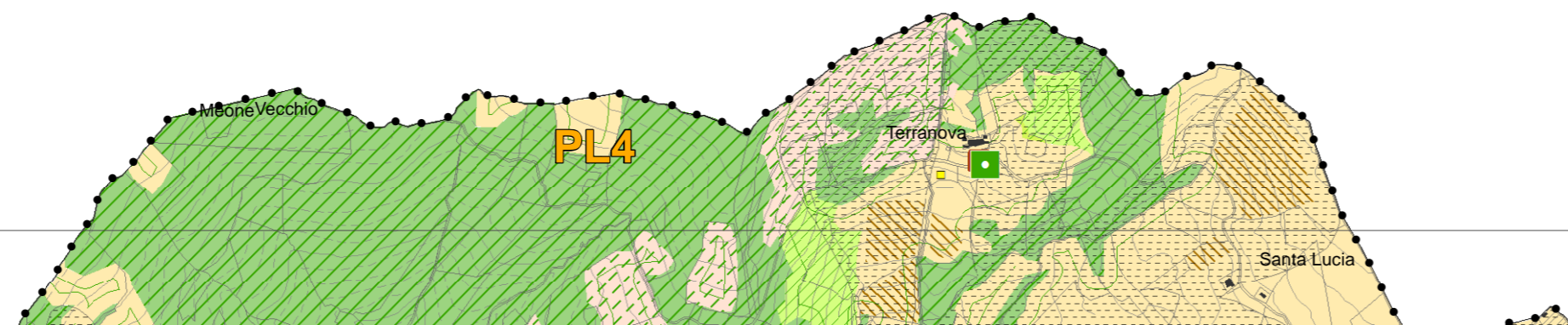
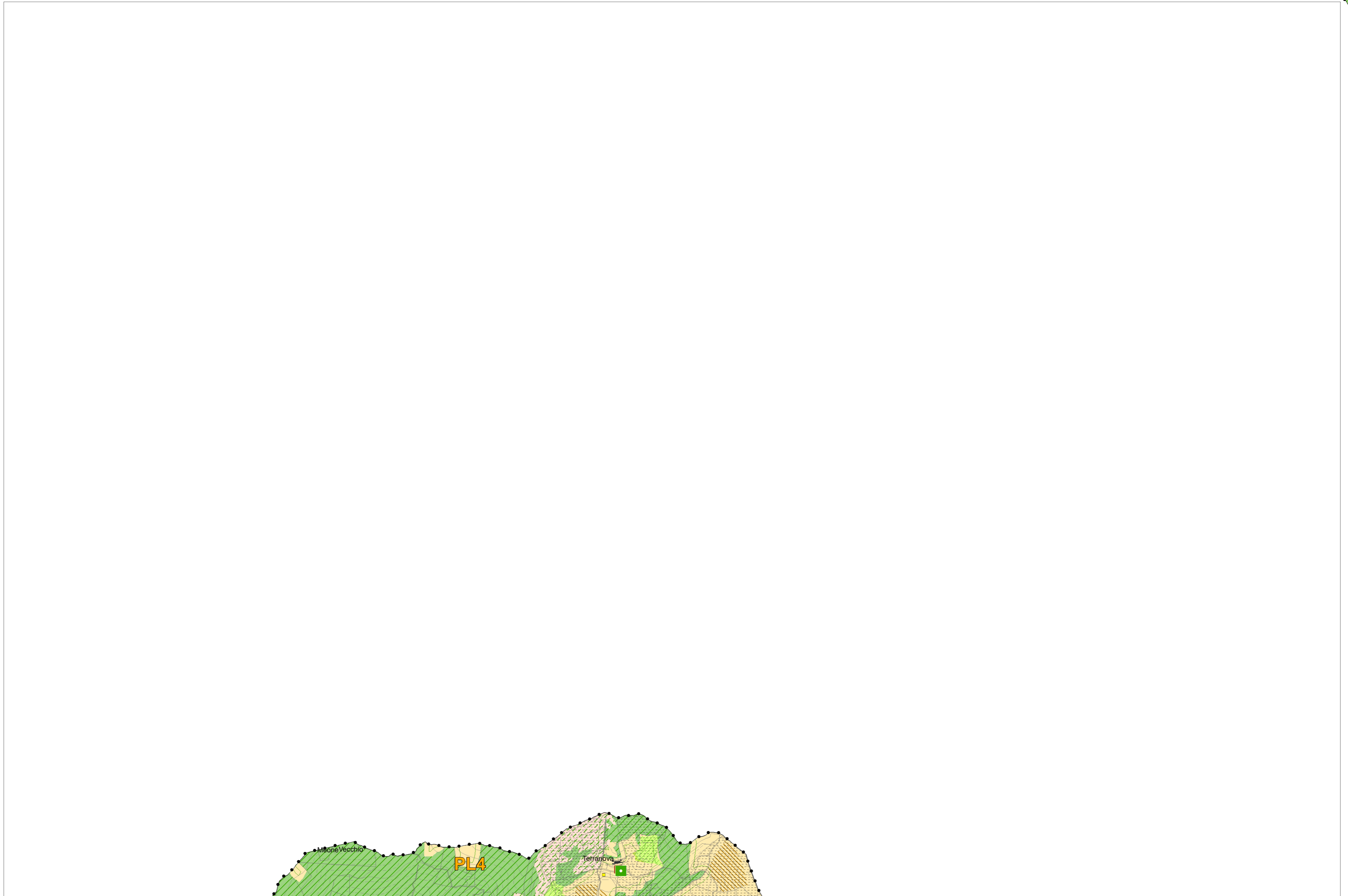
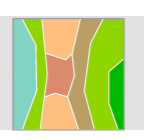




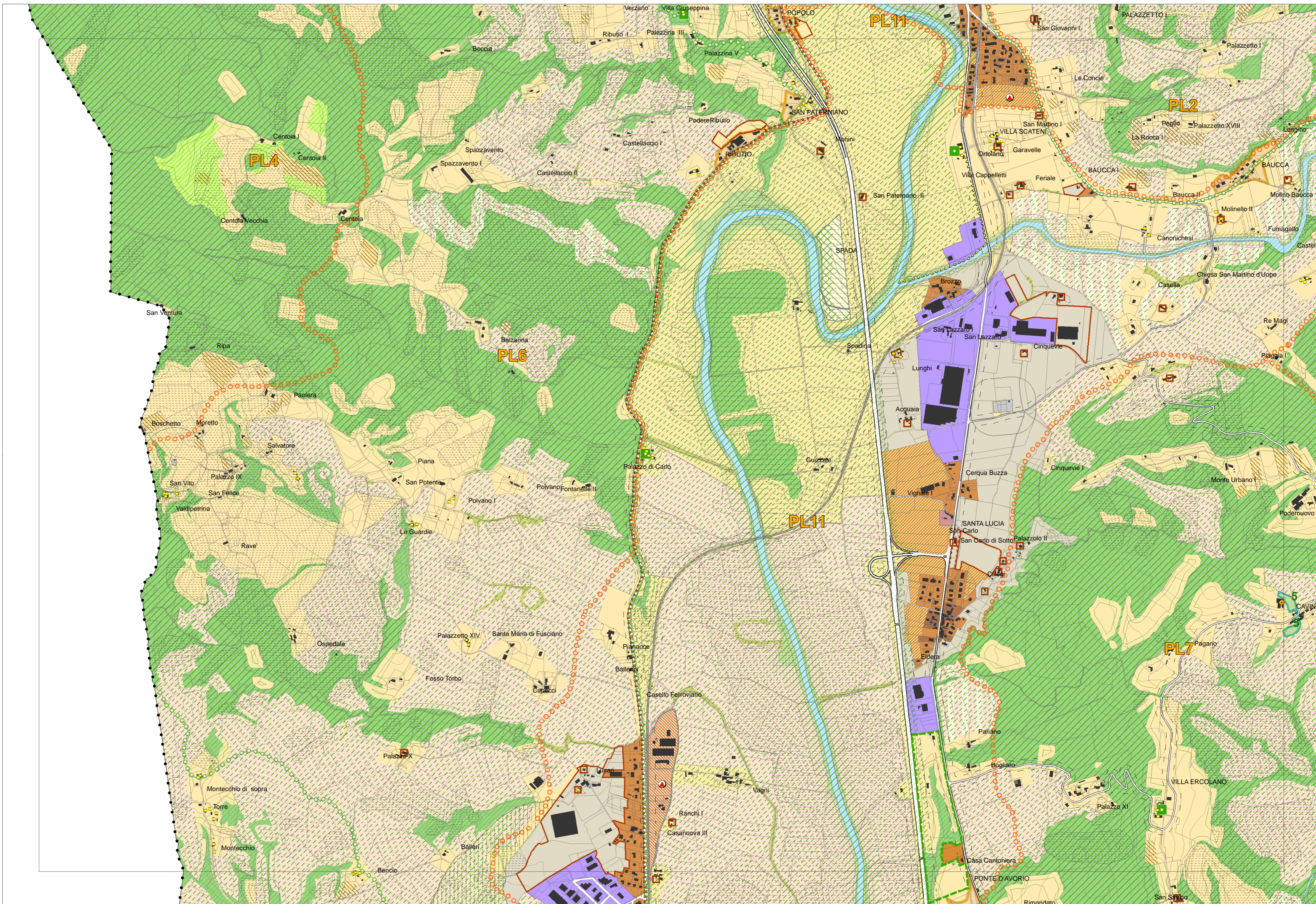
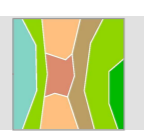


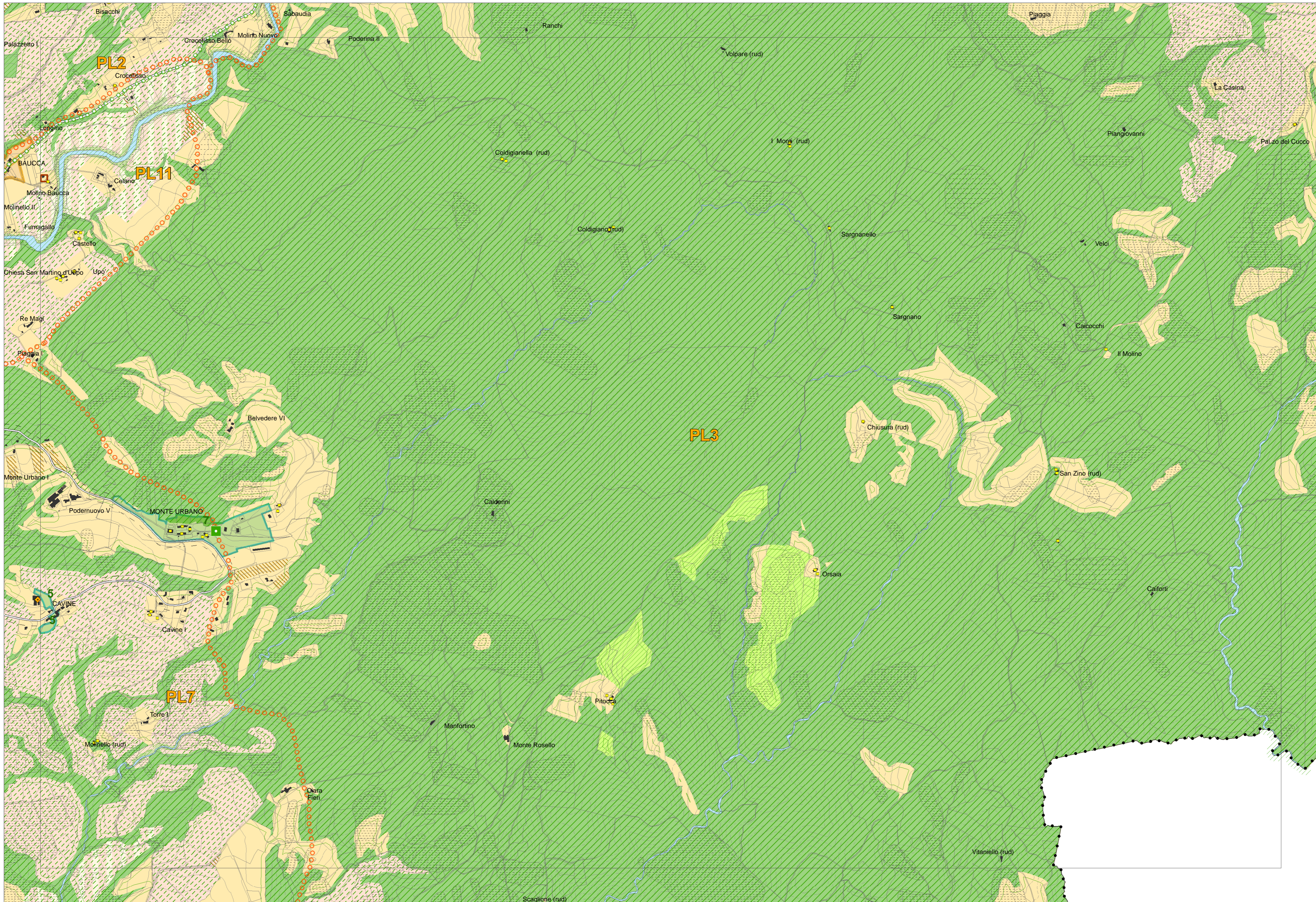
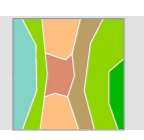


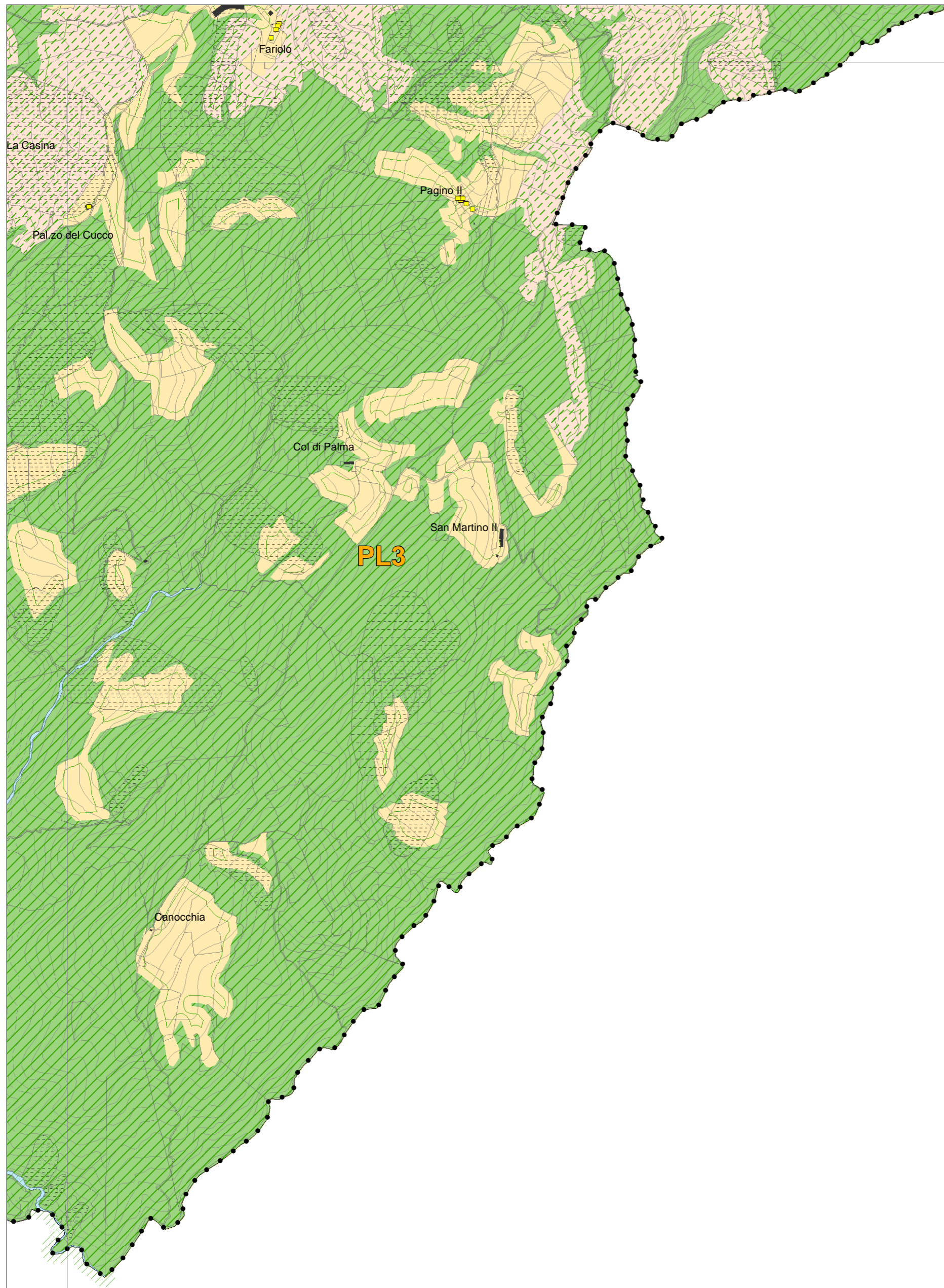
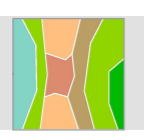


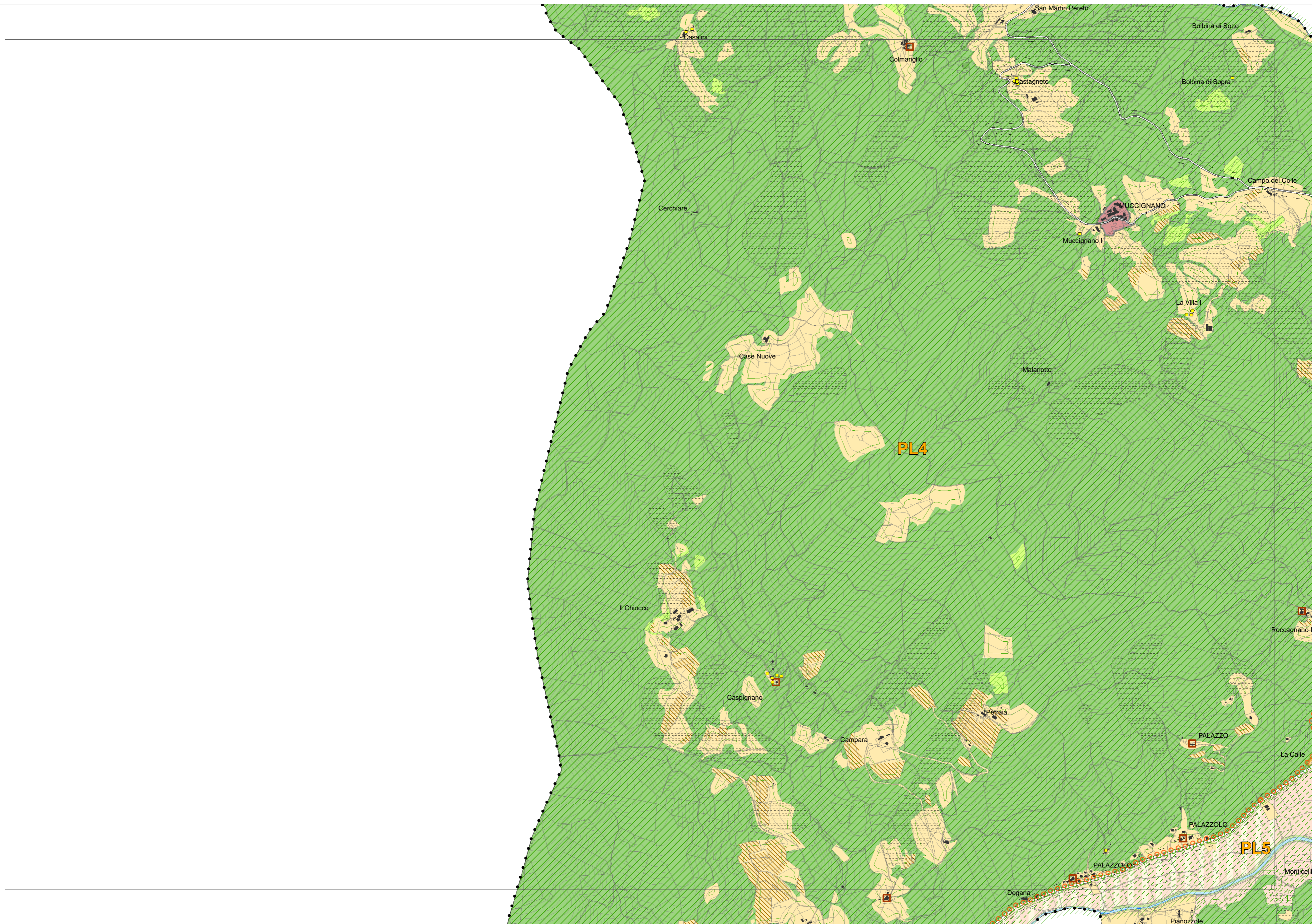


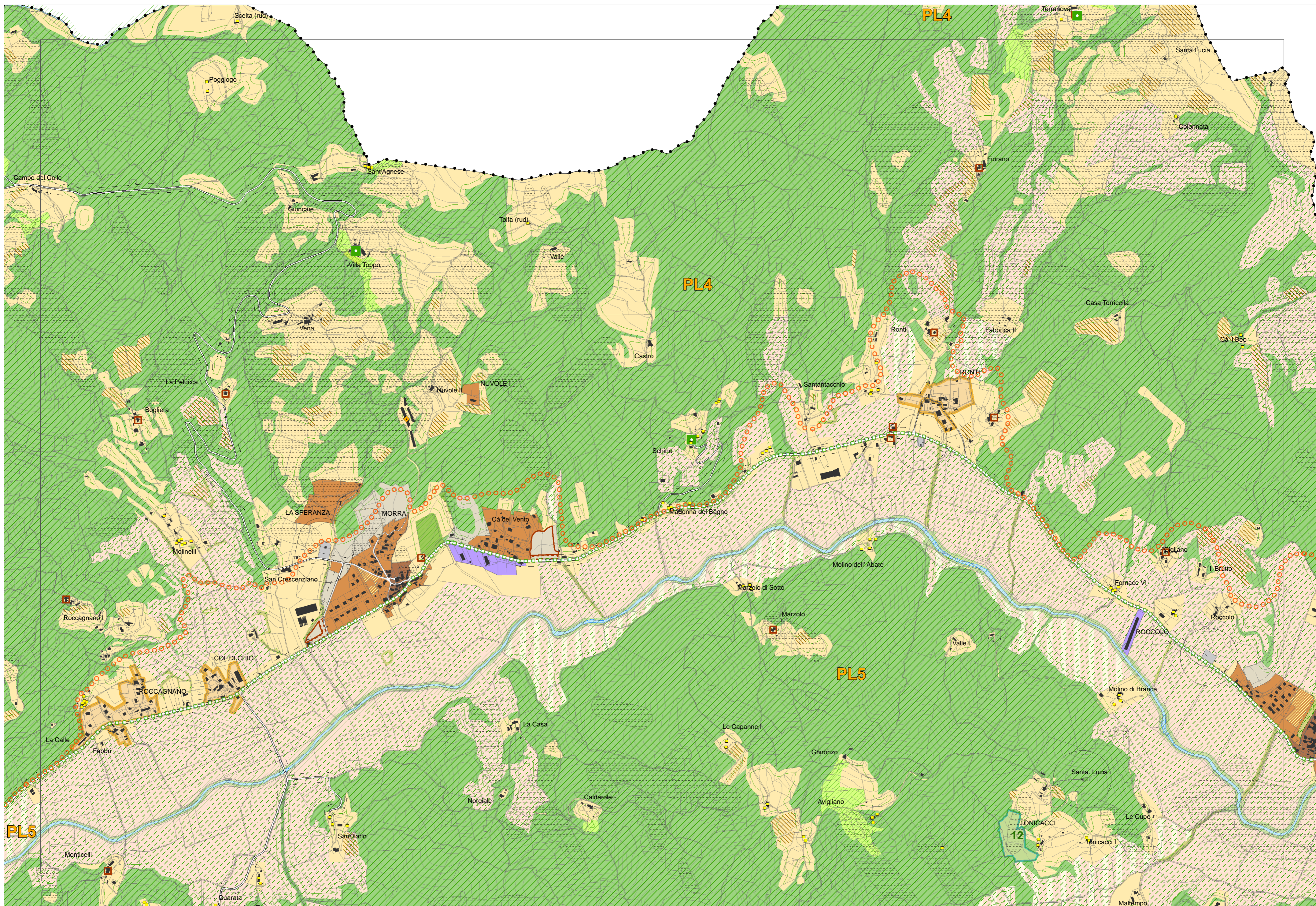
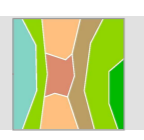


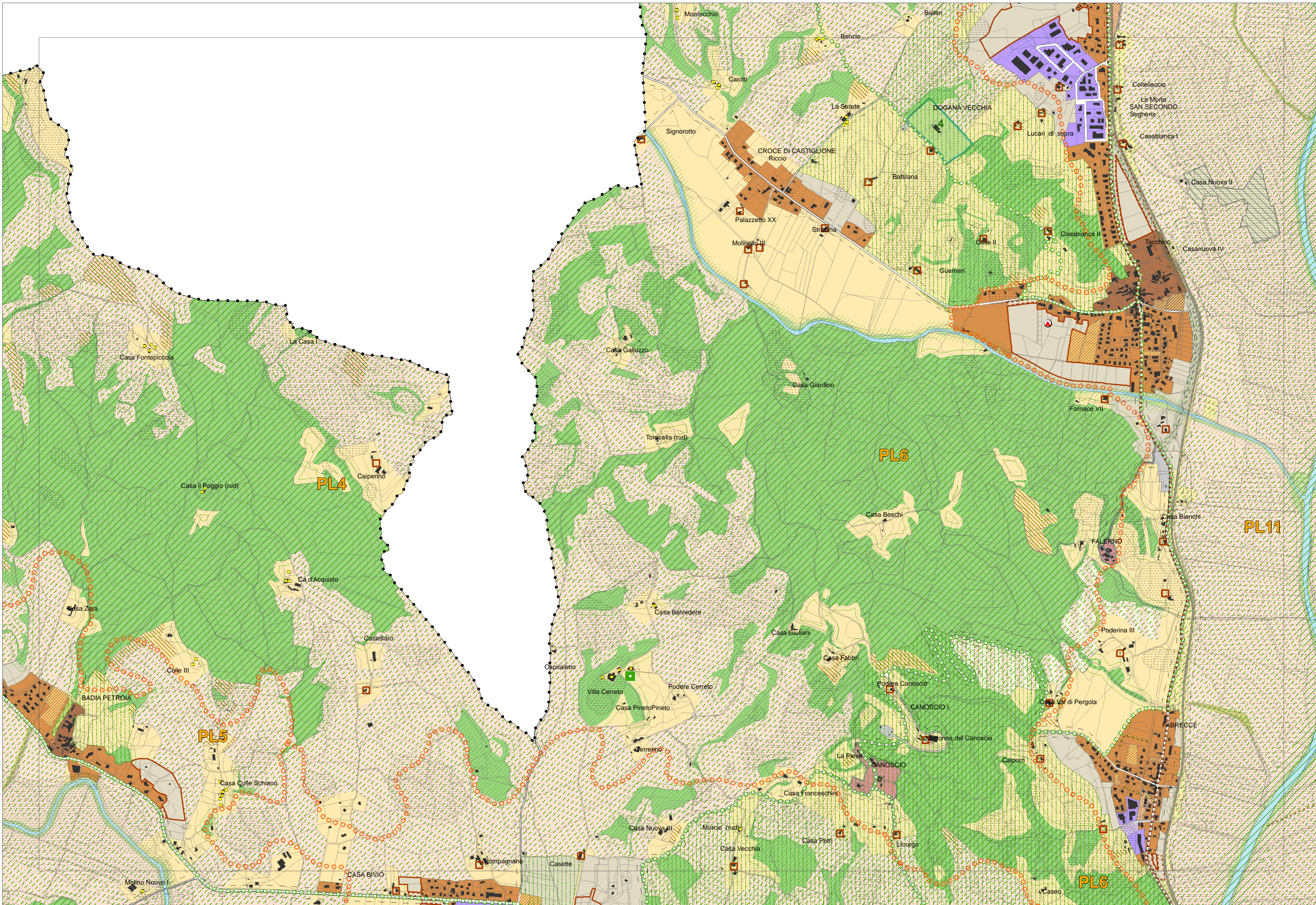


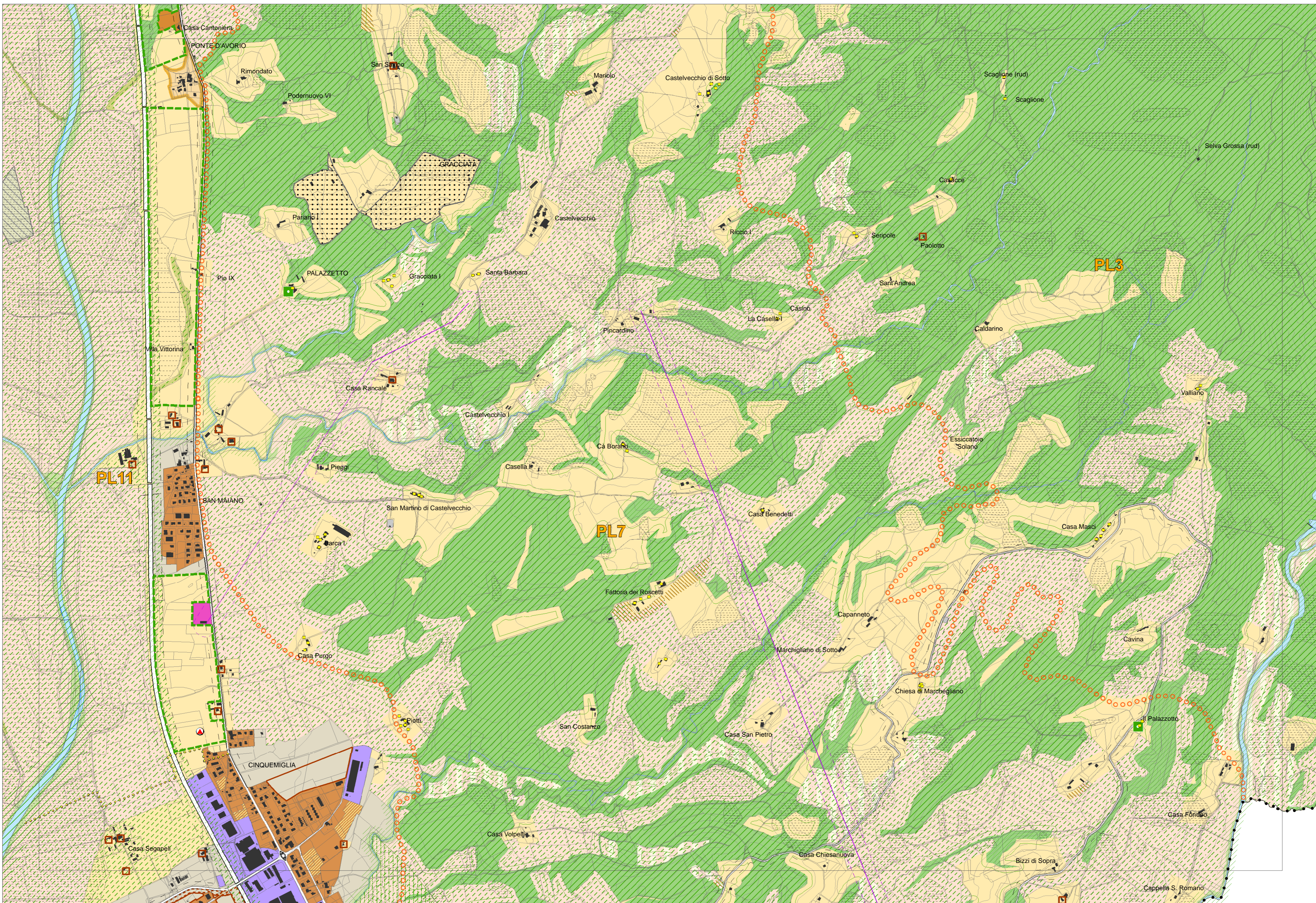
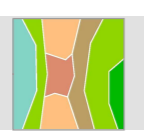


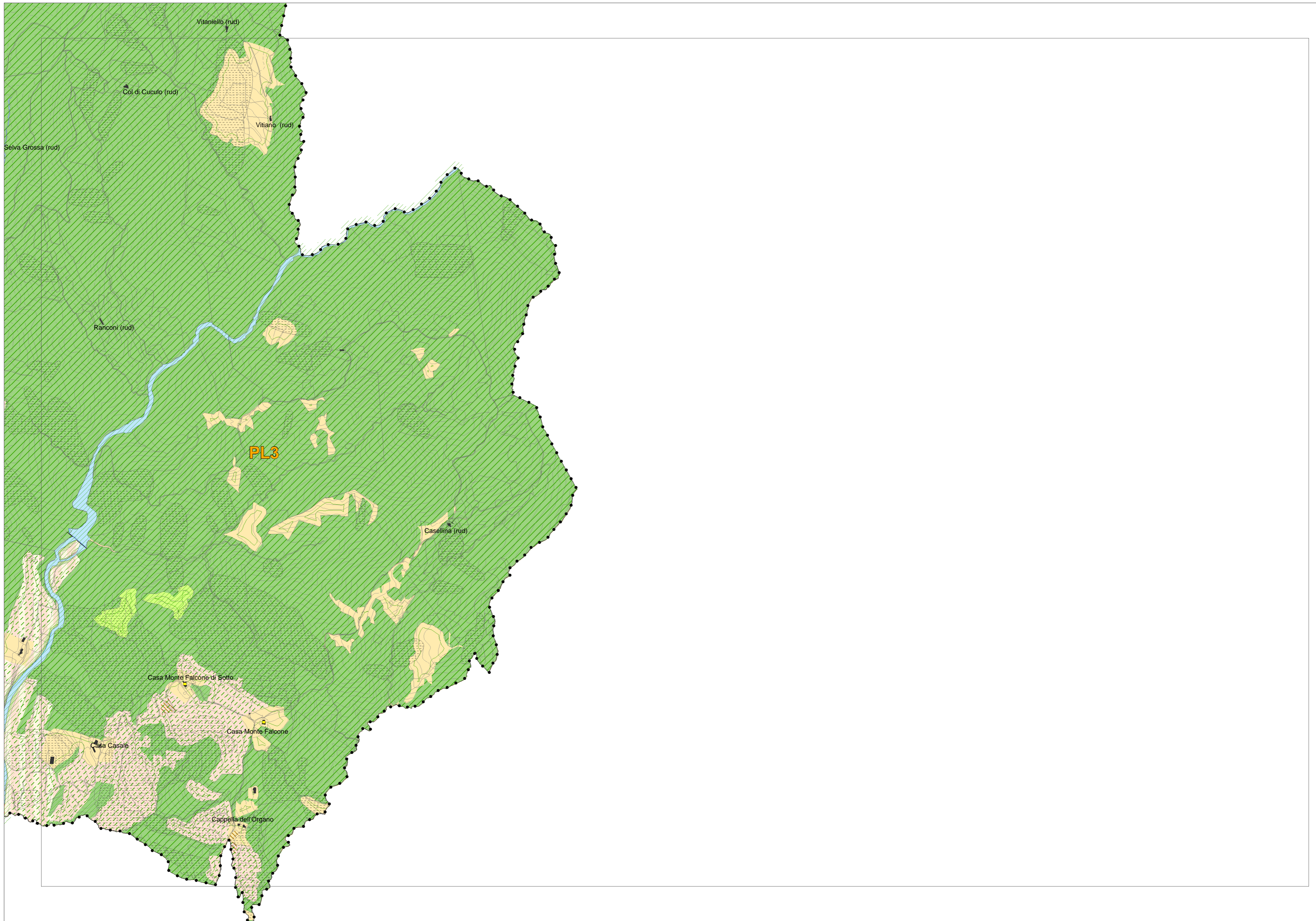
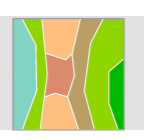




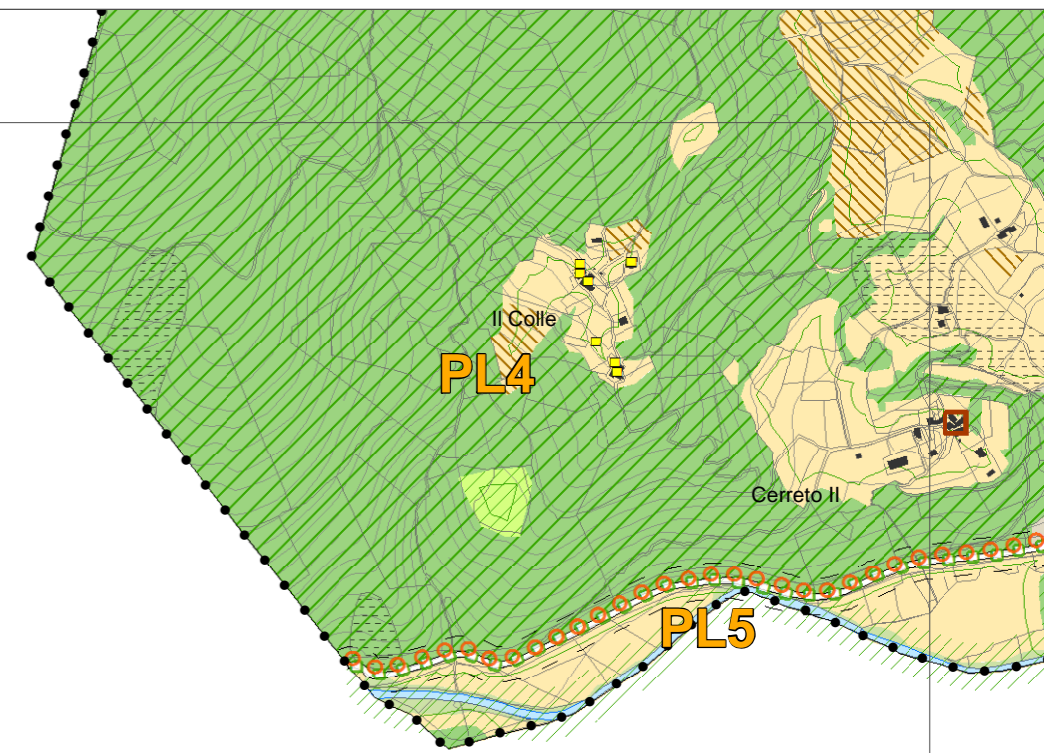


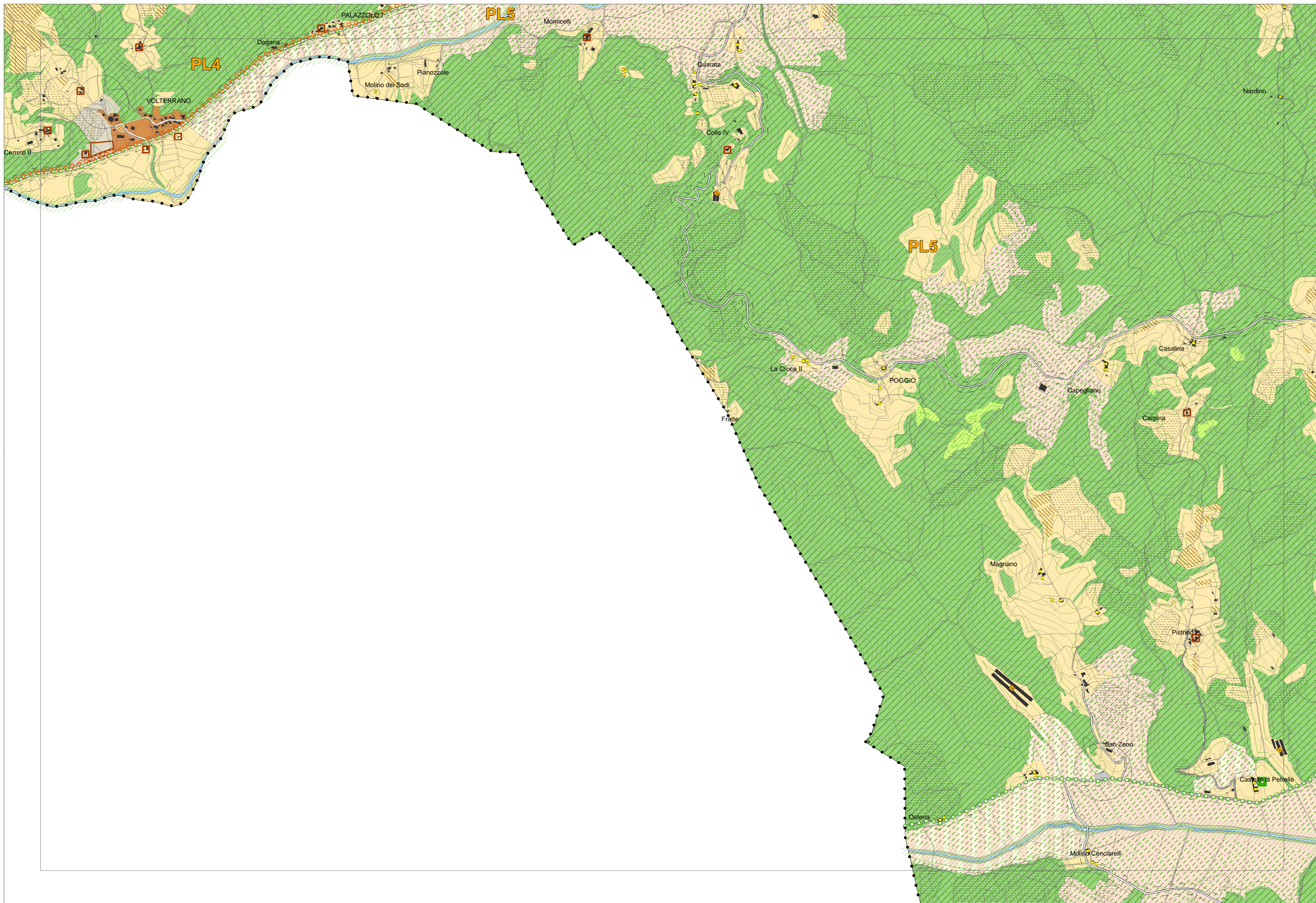
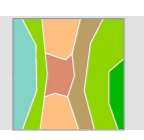


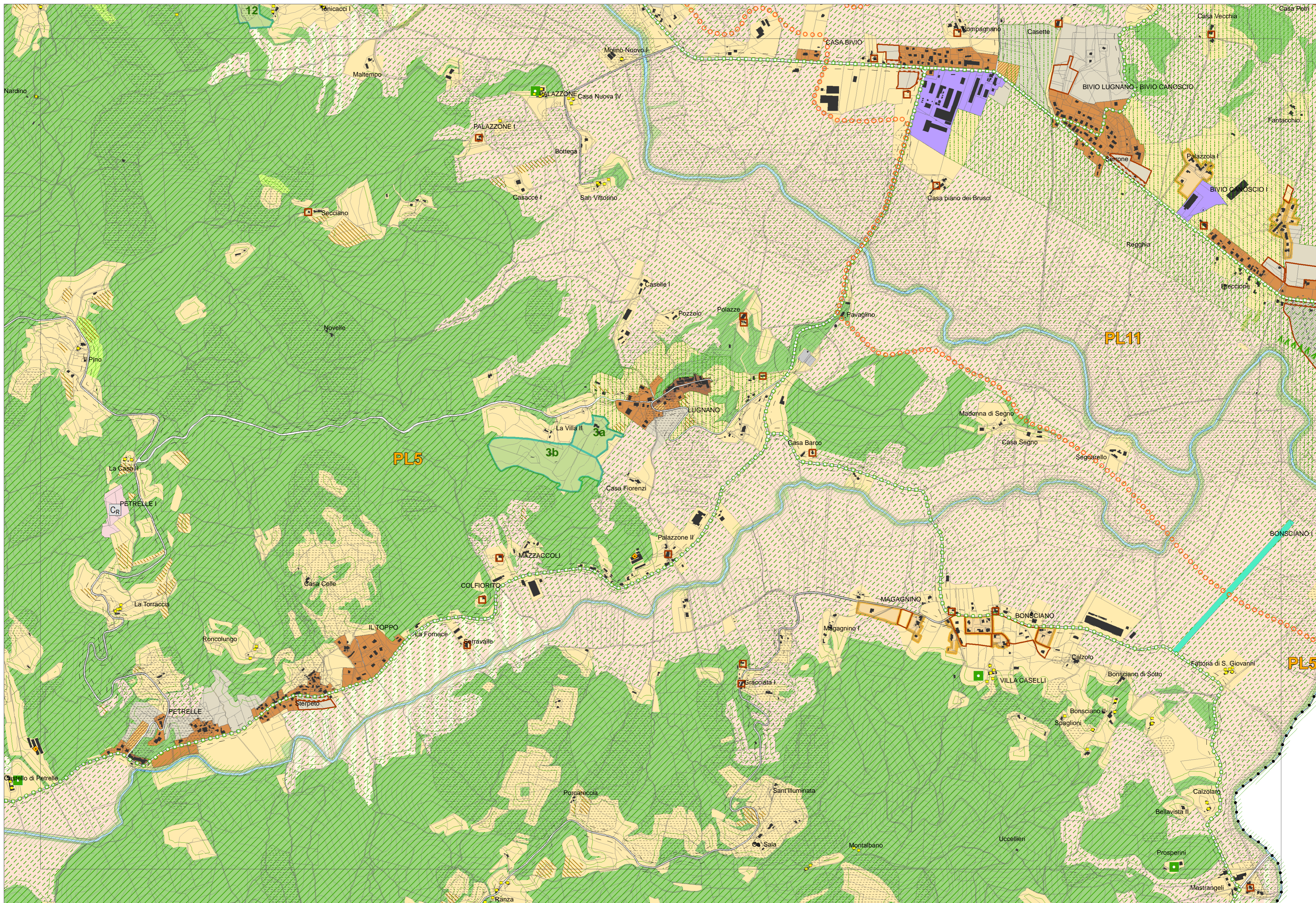
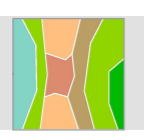


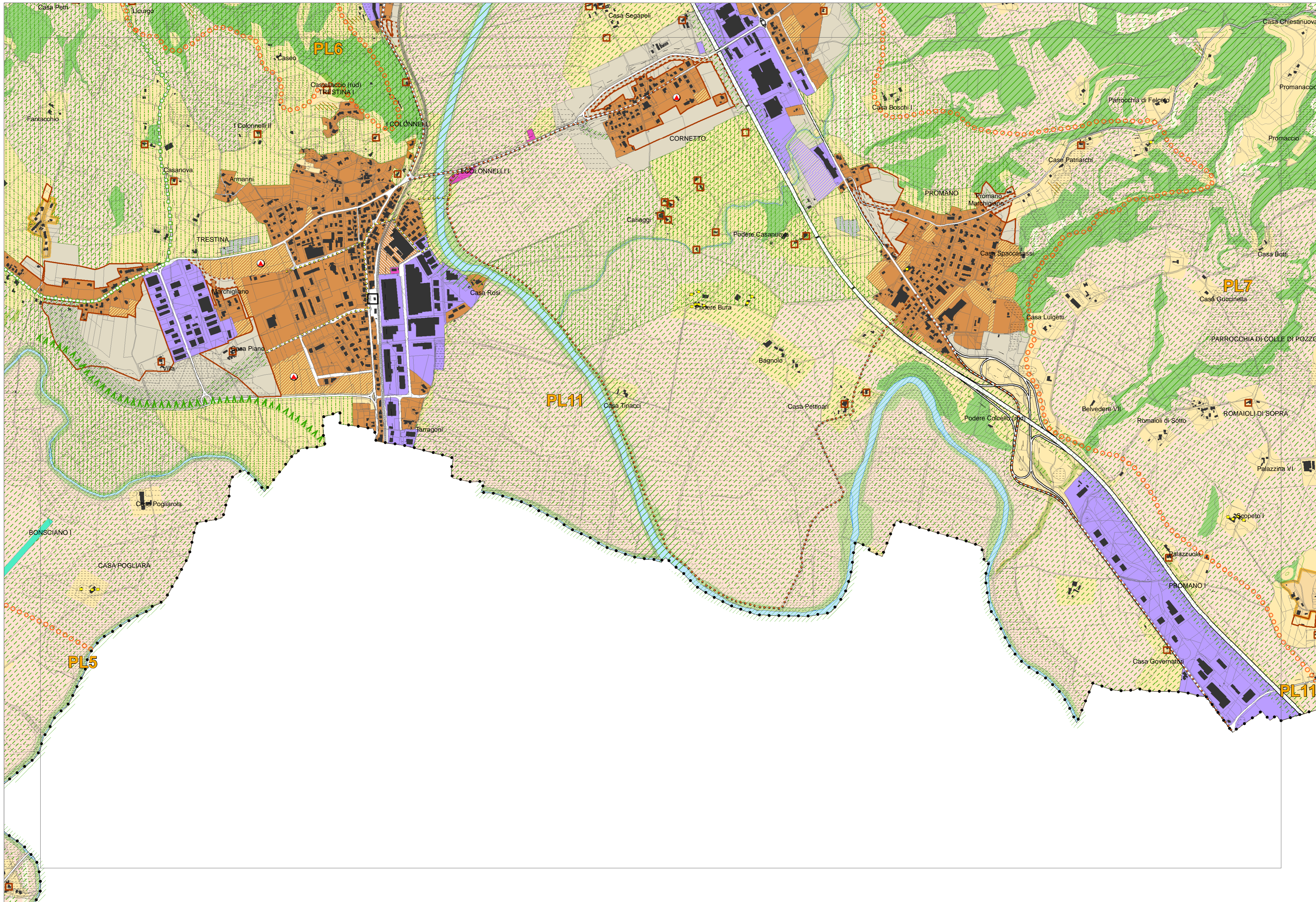
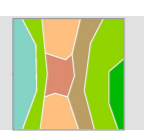


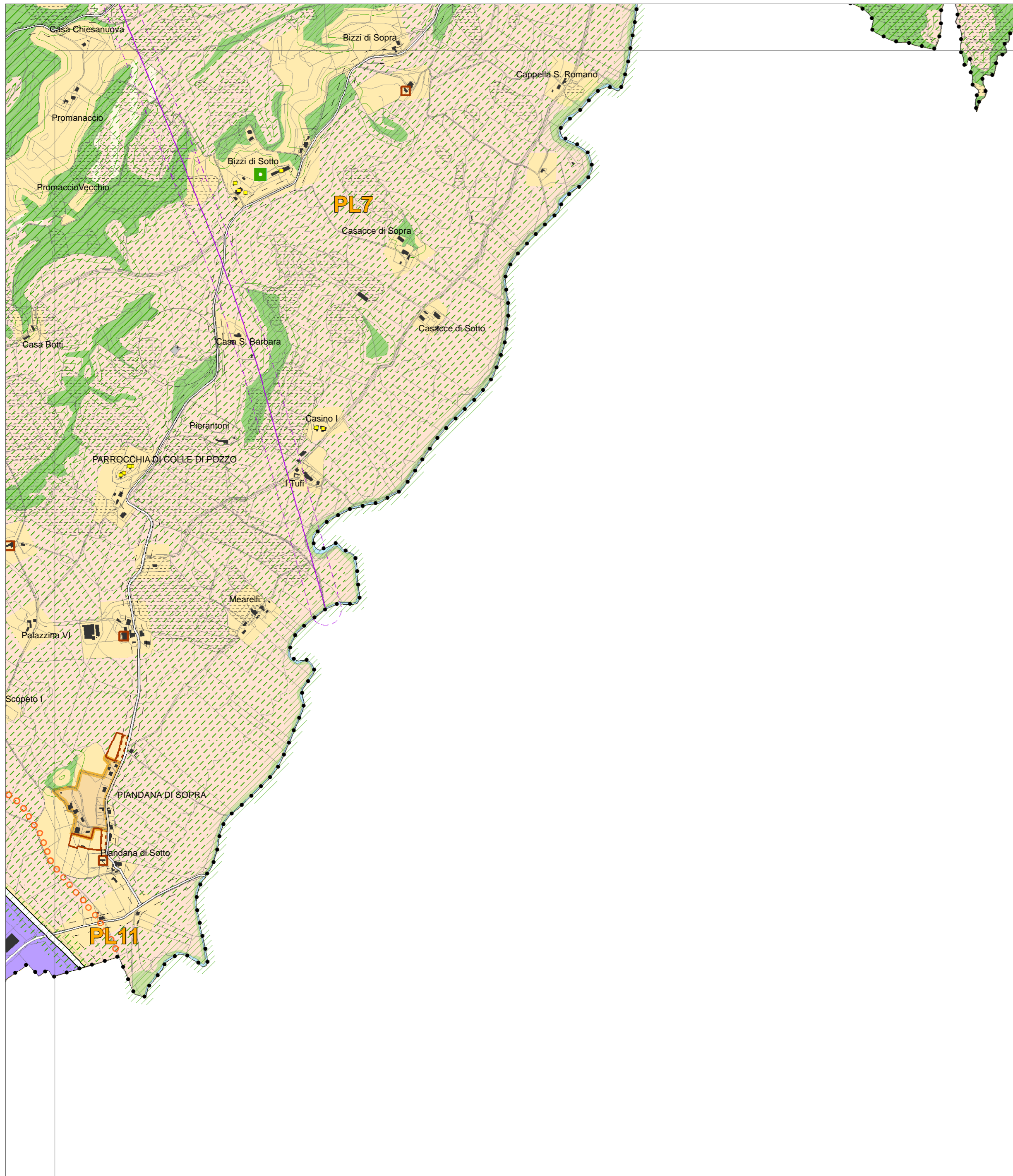
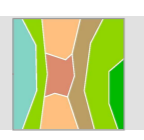


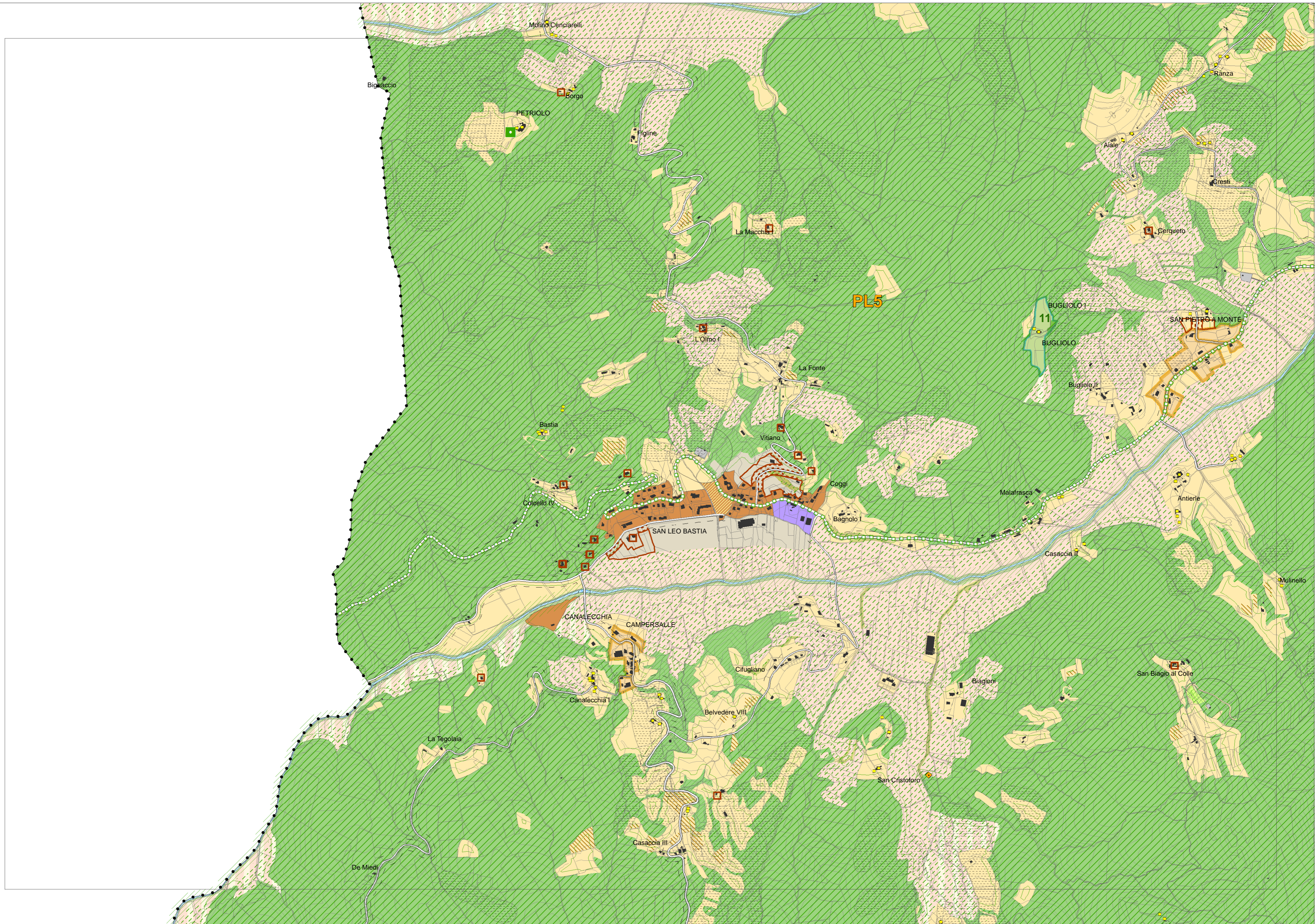
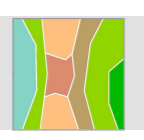


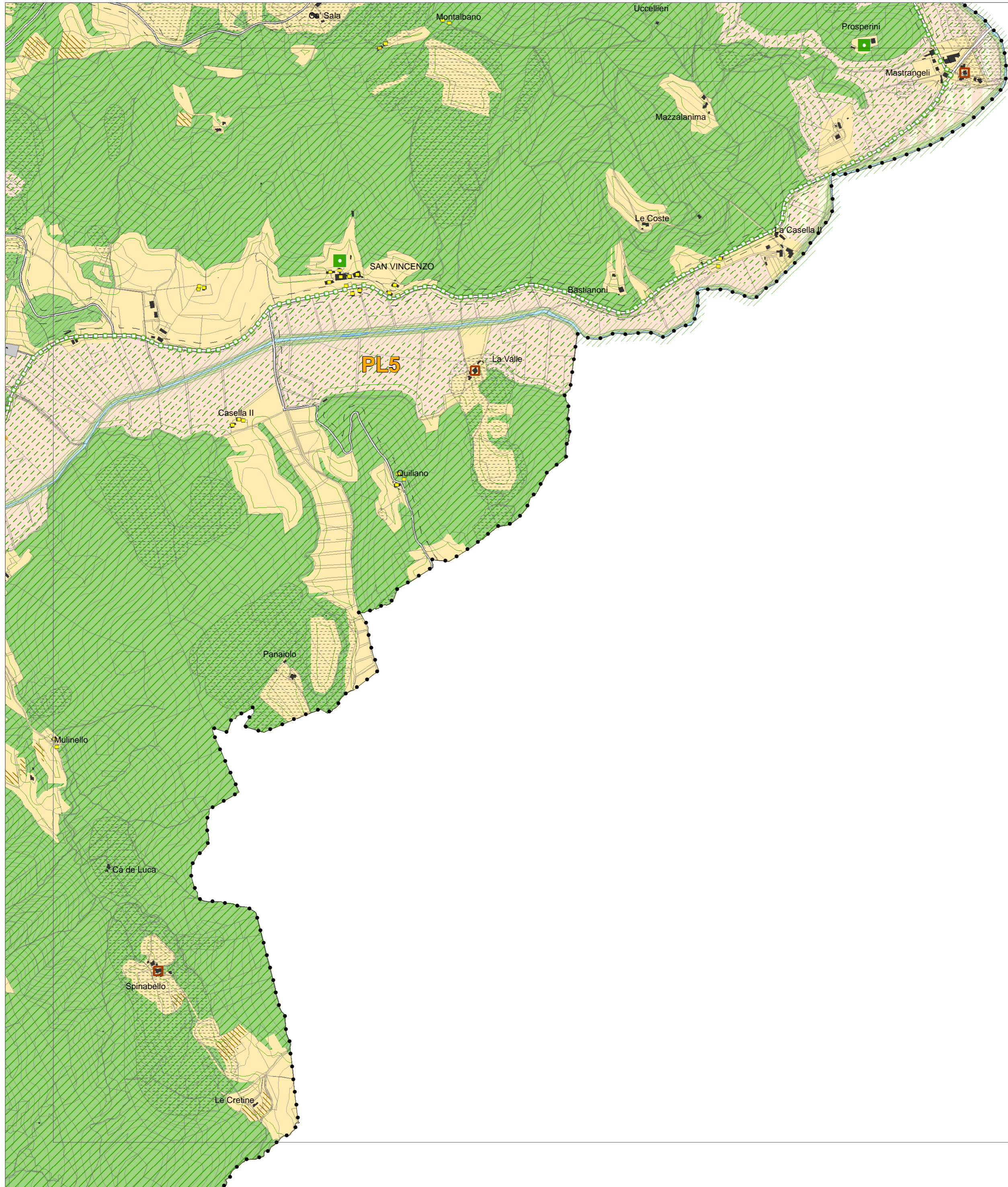
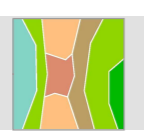


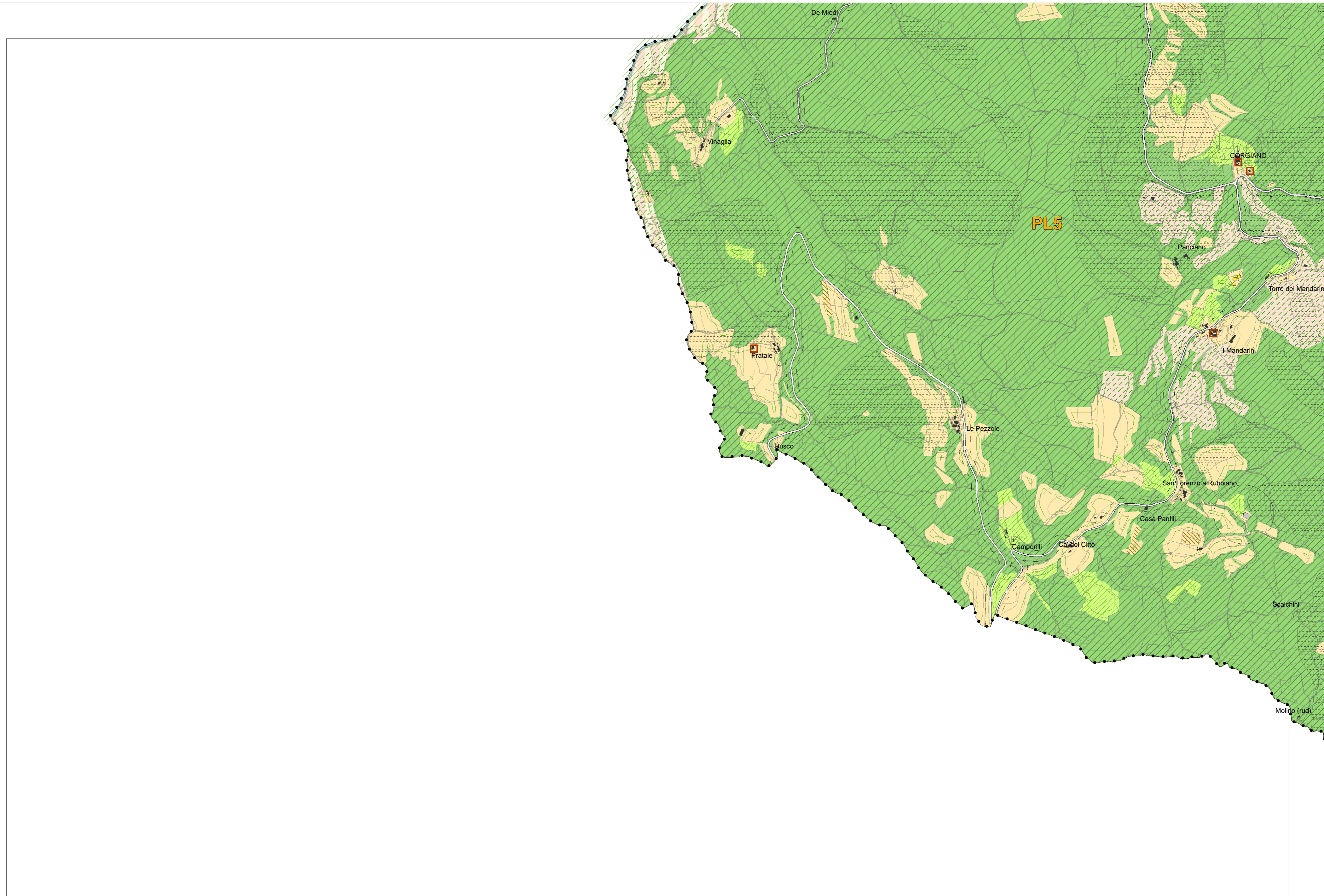
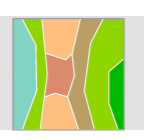




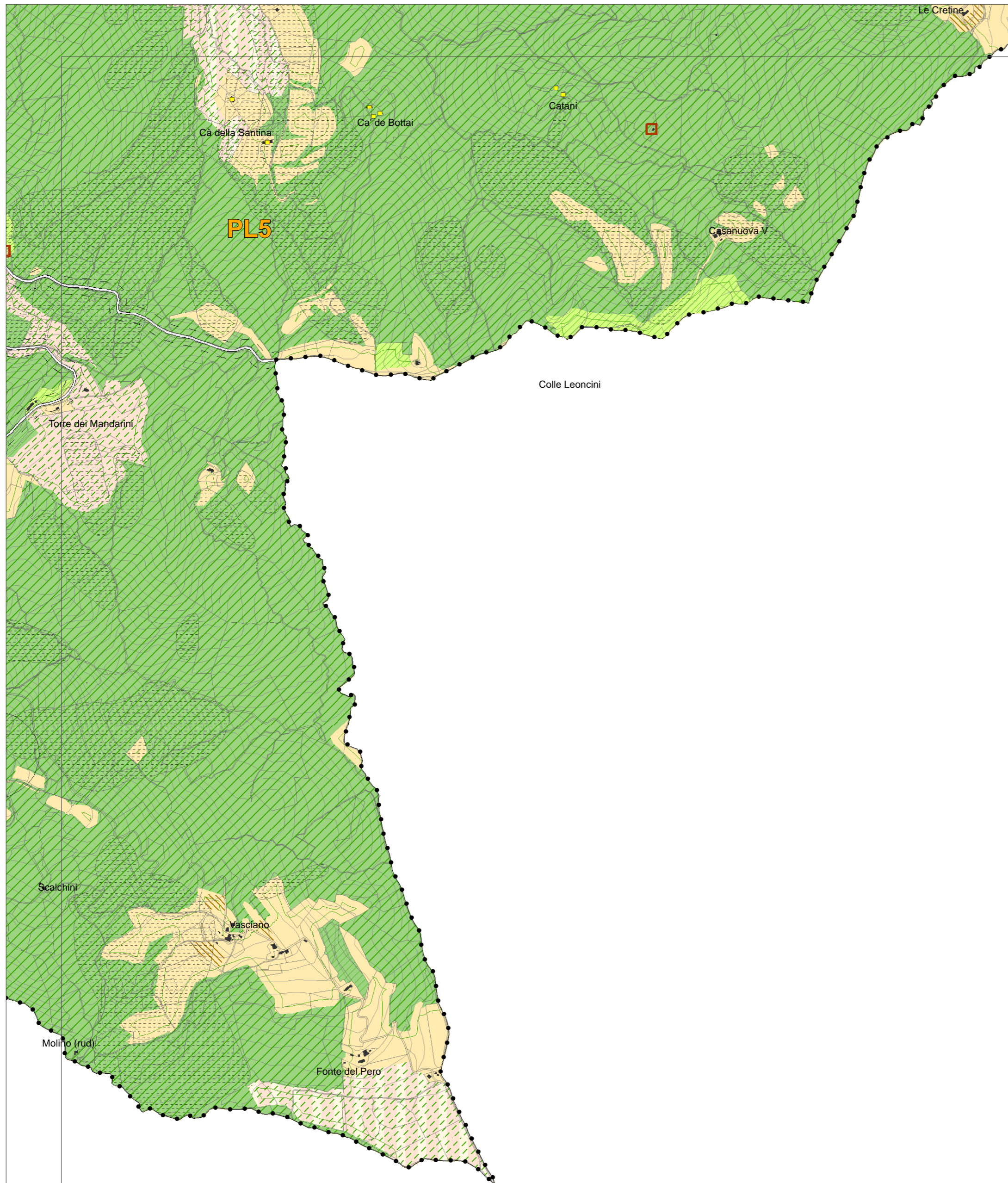
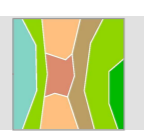


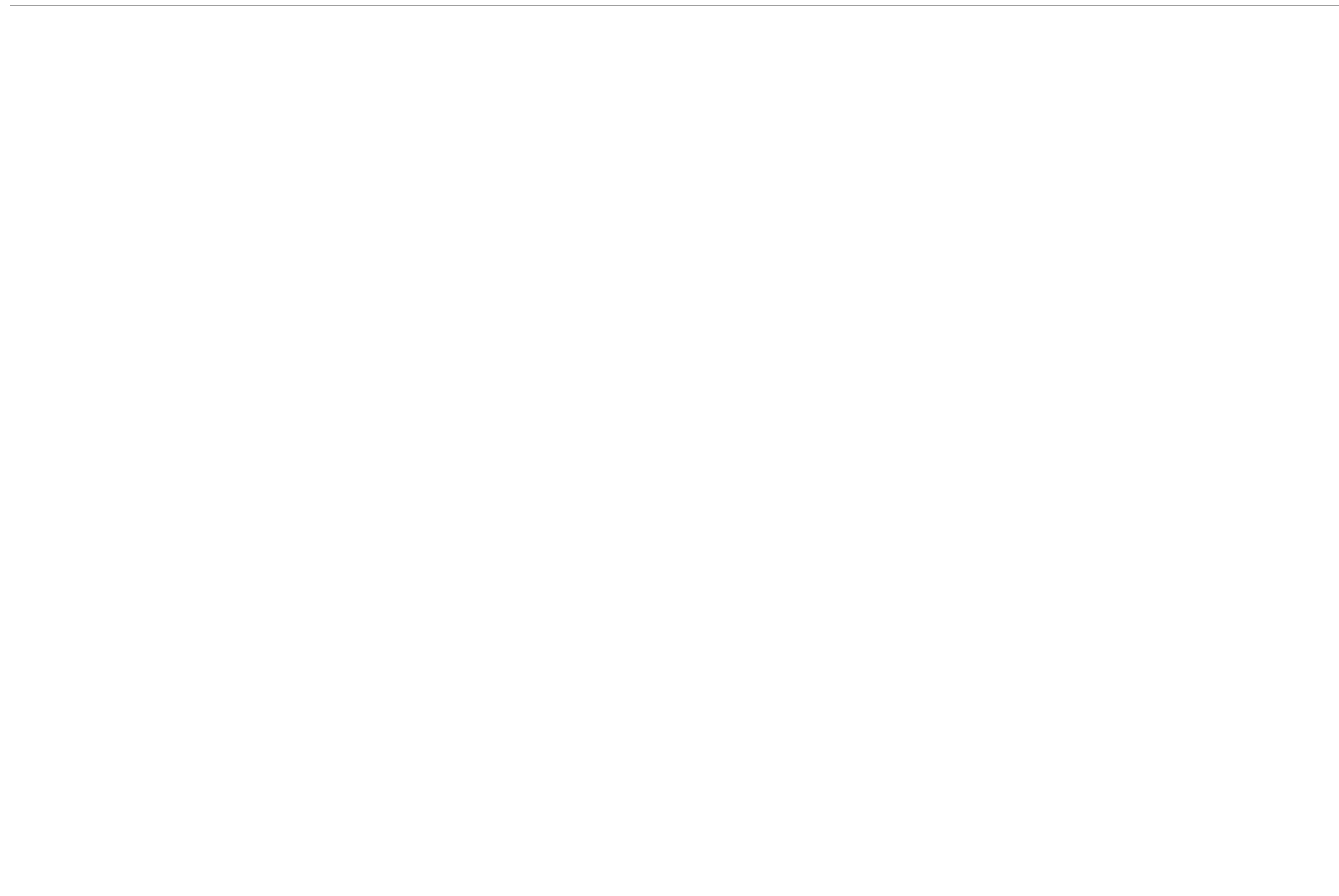












**COMPONENTI SISTEMICHE**

<p><b>SPAZIO NATURALISTICO</b></p> <p><b>Componenti idrogeomorfologiche e vegetazionali</b></p> <ul style="list-style-type: none"> <li>Fiume Tevere e relativa vegetazione ripariale</li> <li>Reticolo idrografico e relativa vegetazione ripariale</li> <li>Zone boscate e relative fasce di transizione</li> <li>Fomazioni arboree lineari e areali</li> <li>Praterie e pascoli</li> </ul>	<p><b>SPAZIO RURALE</b></p> <p><b>Uso produttivo del suolo</b></p> <p><i>Uso agricolo</i></p> <ul style="list-style-type: none"> <li>Aree di particolare interesse agricolo</li> <li>Aree di particolare interesse agricolo di compensazione</li> <li>Oliveti</li> <li>Aree agricole</li> <li>Aree agricole periurbane</li> </ul> <p><i>Altri usi</i></p> <p><i>Attività di cava e lavorazione interi</i></p> <ul style="list-style-type: none"> <li>Zone di lavorazione inerti oggetto di pianificazione progressa o di settore</li> <li>Giacimenti di cava accertati</li> </ul> <p><i>Attività zootecniche</i></p> <ul style="list-style-type: none"> <li>Allevamenti</li> </ul> <p><b>Uso insediativo</b></p> <p><i>Forme insediative diffuse</i></p> <ul style="list-style-type: none"> <li>Piccoli nuclei, complessi e/o edifici sparsi</li> </ul> <p><i>Forme insediative concentrate</i></p> <ul style="list-style-type: none"> <li>Nuclei storici</li> </ul> <p><b>Zone agricole di possibile pianificazione operativa</b></p> <ul style="list-style-type: none"> <li>Zone agricole utilizzabili per nuovi insediamenti (L.R. 1/2015, art. 21, comma 2, lettera g)</li> <li>Aree che possono concorrere alla pianificazione (R.R. 2/2015, art. 2, comma 1)</li> </ul>	<p><b>SISTEMA PAESAGGISTICO AMBIENTALE</b></p> <p><b>Rete ecologica locale</b></p> <p><i>Componenti della rete ecologica locale</i></p> <ul style="list-style-type: none"> <li>Componenti primarie</li> <li>Componenti secondarie</li> <li>Componenti di integrazione della rete ecologica</li> </ul> <p><b>Aree sensibili sotto il profilo geologico, idrogeologico ed idraulico</b></p> <ul style="list-style-type: none"> <li>Aree ad alta pericolosità e alto rischio geologico, idrogeologico e idraulico</li> <li>Aree a media pericolosità e medio rischio geologico, idrogeologico e idraulico</li> </ul>	<p><b>Paesaggio</b></p> <p><i>Paesaggi locali</i></p> <ul style="list-style-type: none"> <li>Perimetri dei paesaggi locali</li> </ul> <p><i>a dominante naturalistica</i></p> <ul style="list-style-type: none"> <li>PL1 - Rilievi montuosi di Bocca Serriola</li> <li>PL2 - Versanti alto collinari orientali della valle del Tevere - Belvedere e Fraccano</li> <li>PL3 - Versanti alto collinari orientali della valle del Tevere - Boschi dei Monti Rosso e Socolungo</li> <li>PL4 - Versanti collinari occidentali della valle del Tevere - Monte S. Maria Tiberina</li> </ul> <p><i>a dominante rurale</i></p> <ul style="list-style-type: none"> <li>PL5 - Versanti collinari occidentali della valle del Tevere - Torrenti Nestore, Minima e Seano</li> <li>PL6 - Versanti basso collinari occidentali della valle del Tevere - Colline di Trestina</li> <li>PL7 - Versanti basso collinari orientali della valle del Tevere - Colline di S. Maiano, Cinquemiglia, Promano e Coldipozzo</li> </ul> <p><i>a dominante urbana/rurale</i></p> <ul style="list-style-type: none"> <li>PL8 - Valle insediata del Tevere - Lerchi e Piosina</li> <li>PL9 - Valle insediata del Tevere - concentrazioni artigianali - produttive e commerciali dell' "insediamento lineare" dell' E45 e centri di Cerbara, Titta e Badiali</li> </ul> <p><i>a dominante urbana</i></p> <ul style="list-style-type: none"> <li>PL10 - Insediamento urbano di Città di Castello</li> <li>PL11 - Valle insediata del Tevere e del Nestore - centri dell' "insediamento lineare" dell' E45 e della strada per Morra</li> </ul> <p><b>Emergenze e reti del paesaggio</b></p> <ul style="list-style-type: none"> <li>Edifici sparsi di interesse storico, architettonico e culturale censiti ai sensi dell'art. 89, comma 4, L. R. 1/2015</li> <li>Complessi e/o edifici storici con pertinenze di interesse paesaggistico (art. 24 allegato al L. R. 2/2015)</li> <li>Aree di protezione paesaggistica e caratterizzazione ambientale degli insediamenti</li> <li>Aree per la formazione di parchi territoriali</li> <li>Sentieri e percorsi ciclopedonali esistenti</li> <li>Itinerari del paesaggio</li> </ul> <p><b>Luoghi di valorizzazione paesaggistico-ambientale</b></p> <ul style="list-style-type: none"> <li>Terme di Fontecchio</li> <li>Aree attrezzate per attività di supporto alla fruizione del territorio e del paesaggio</li> <li>Aree attrezzate per la ricettività all'aria aperta</li> <li>Corridoio agricolo multifunzionale</li> </ul>	<p><b>SISTEMA DELLA MOBILITA'</b></p> <p><b>Rete su ferro</b></p> <ul style="list-style-type: none"> <li>Linea ferroviaria e relative aree ferroviarie</li> <li>Stazione/fermata ferroviaria</li> <li>esistente</li> <li>di progetto</li> </ul> <p><b>Rete viaria</b></p> <ul style="list-style-type: none"> <li>Connessioni territoriali principali</li> <li>Connessioni territoriali secondarie</li> <li>Connessioni locali</li> <li>Connessioni urbane principali</li> </ul> <p><b>Nodi di scambio e di servizio</b></p> <ul style="list-style-type: none"> <li>Nodi di scambio intermodali</li> <li>Piattaforme logistiche</li> </ul> <p><b>Fasce di rispetto delle infrastrutture</b></p> <ul style="list-style-type: none"> <li>Limite delle fasce di rispetto</li> </ul> <p><b>Rete ciclopedonale</b></p> <ul style="list-style-type: none"> <li>Sentieri e percorsi ciclopedonali esistenti</li> <li>Relazioni ciclopedonali da assicurare</li> </ul> <p><b>Principali indicazioni di progetto</b></p> <ul style="list-style-type: none"> <li>Ambiti di salvaguardia delle infrastrutture</li> <li>Relazioni viarie da assicurare</li> <li>Principali svincoli e connessioni di progetto</li> </ul>	<p><b>SISTEMA DELLE DOTAZIONI, DEGLI IMPIANTI E DELLE INFRASTRUTTURE TECNOLOGICHE</b></p> <p><b>Dotazioni private di interesse generale</b></p> <ul style="list-style-type: none"> <li>Aviosuperfici e relative attrezzature</li> <li>Crossodromo</li> </ul> <p><b>Aree ed edifici per la Protezione Civile</b></p> <ul style="list-style-type: none"> <li>Principali aree previste / da prevedere dal Piano di Protezione Civile</li> <li>Aree previste dal Piano di Protezione Civile da integrare con le previsioni di Piano Regolatore</li> </ul> <p><b>Impianti, infrastrutture tecnologiche e nuove aree di difesa idraulica</b></p> <ul style="list-style-type: none"> <li>Elettrodotti ad alta tensione e relativo corridoio di attenzione</li> <li>Depuratore e relativa fascia di rispetto</li> <li>Discarica e/o impianti trattamento rifiuti</li> <li>Cimiteri e relativa area di rispetto</li> <li>Altri impianti</li> <li>Nuove opere di difesa idraulica</li> </ul>	<p><b>SPAZIO URBANO</b></p> <p><b>Città storica</b></p> <ul style="list-style-type: none"> <li>Centro storico del Capoluogo</li> <li>Tessuti storici dei Centri minori</li> </ul> <p><b>Città consolidata o in via di consolidamento</b></p> <ul style="list-style-type: none"> <li>Tessuti prevalentemente residenziali</li> <li>Tessuti prevalentemente per attività e servizi</li> </ul> <p><b>Aree di trasformazione dell'insediamento esistente</b></p> <ul style="list-style-type: none"> <li>Aree con priorità di rigenerazione</li> </ul> <p><b>Aree a disciplina progressa</b></p> <ul style="list-style-type: none"> <li>Aree a disciplina progressa non attuata</li> </ul> <p><b>Insediamenti esistenti nello Spazio rurale disciplinati dal PRG-PO</b></p> <ul style="list-style-type: none"> <li>Centri e aggregati a carattere semiurbano</li> </ul>
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