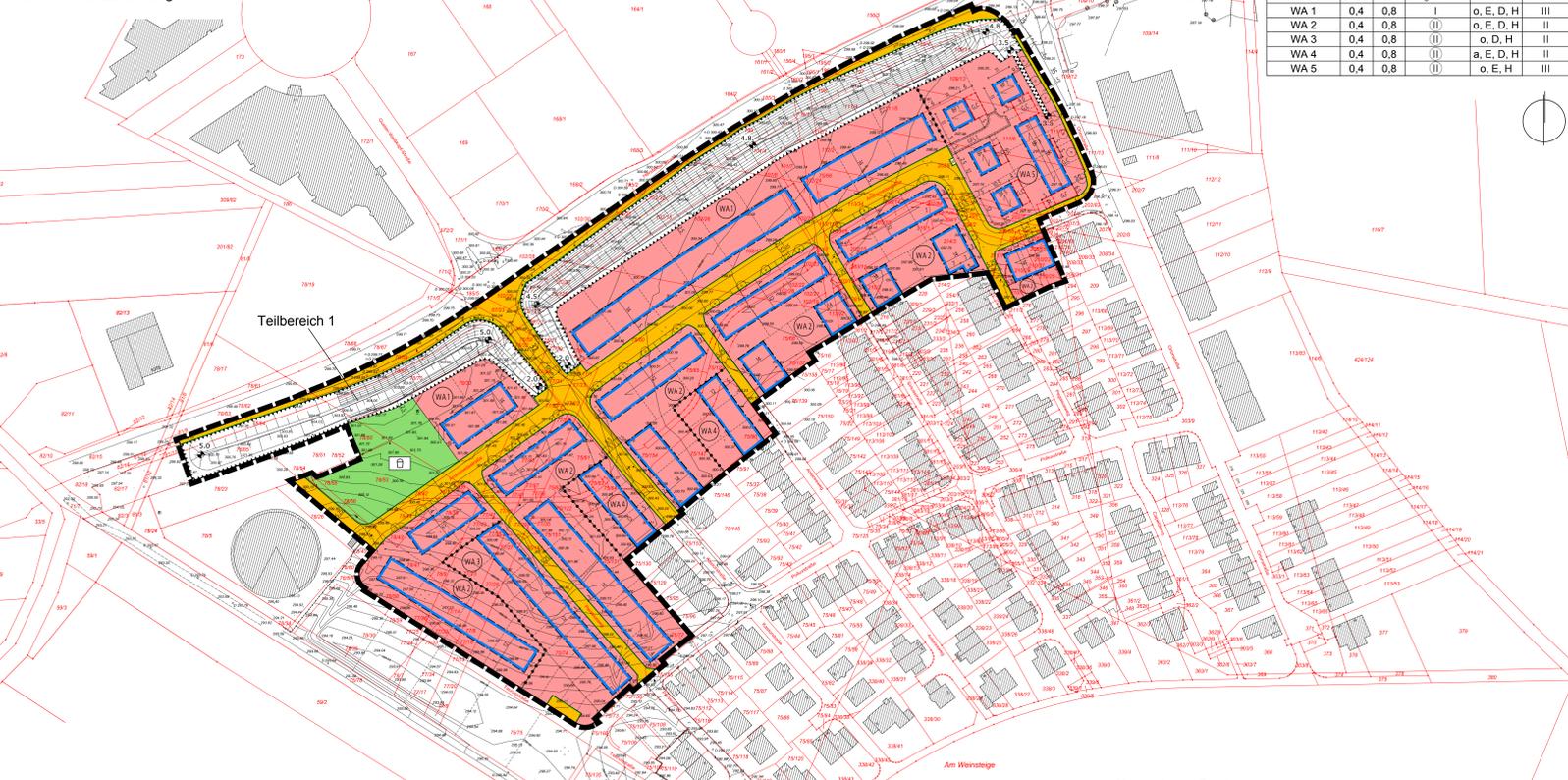
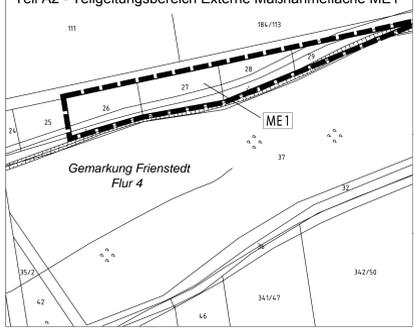


Teil A1 - Planzeichnung



Teil A2 - Teilgelungsbereich Externe Maßnahmefläche ME1



Teil B: Textliche Festsetzungen

Table of planning regulations (Teil B) with columns for Nr., Festsetzung, Ermächtigung, and references to building codes (BauVO). It details rules for building use, green spaces, parking, and other site-specific requirements.

Planzeicherklärung

Planzeicherklärung: Planungsrechtliche Festsetzungen nach BauGB, BauNVO und PlanZV I. Zeichnerische Festsetzungen. Includes a legend for symbols used in the plan, such as green spaces, parking, and external measure areas.

11. Festsetzungen nach § 1a Abs. 3 BauGB i.V.m. § 9 Abs. 1 BauGB

- List of planning regulations (11-13) regarding building height, setbacks, and green spaces. Includes specific requirements for building height, setbacks, and green spaces.

7. Pflanzenliste

- Plant list (7) detailing permitted and prohibited plants for different building types and areas. Lists various tree and shrub species.

Verfahrensvermerk zur 1. Änderung des Bebauungsplanes

Verfahrensvermerk zur 1. Änderung des Bebauungsplanes BIN651 "An der Weinsteige - nördlicher Teilbereich" im beschleunigten Verfahren gemäß § 13a BauGB. Includes information about the planning process and public participation.

Teil C: Hinweise

- Notes (Teil C) providing additional information and clarifications regarding the planning regulations and their application.

Rechtsgrundlagen

- Legal basis (Rechtsgrundlagen) listing the laws and regulations that form the basis of the planning regulations.

Bebauungsplan BIN651 "An der Weinsteige - nördlicher Teilbereich" 1. Änderung

Project information and contact details for the planning authority. Includes the name of the planning authority, contact information, and a small map showing the location of the project area.