

REGIME TERRITORIAL

ANEXO 4

ZONA	ZPR 1	ZPR 2	ZPR 3	ZPR 4	ZPR 5	ZM 1	ZM1E	ZM 2	ZM2E	ZM3	ZM 4	ZM 5	ZM 6	ZM 7	ZE	ZI *	ZP	ZR	EDT	AE
		ZPR 2E																		
IA																1,0		0,2		
Índice de Aproveitamento	1.0	0,75	1,2	0,33	1,2	1,5	2,0	1,5	1,0	1,5	1,5	1,5	1,5	1,0						
unifamiliar multifamiliar				0,66																
TO																				
Taxa de Ocupação	50%	35%	40%	33%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%						
unifamiliar multifamiliar						60%	70%													
Recuo Frontal																				
1 e 2 pavimentos 3 e 4 pavimentos	4,00 6.00	6.00	4.00 6.00	6.00	4,00	4.00	4.00 *	10.00	10.00	6.00	10.00	4.00	6.00	*15,00						
Recuo de Fundos																				
unifamiliar multifamiliar	4.00	6.00	4.00	3.00 6.00	4,00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4,00						
Recuos Laterais																				
1 pavimento unifamiliar 1 pavimento multifamiliar 2 pavimentos unifamiliar 2 pavimentos multifamiliar 3 pavimentos 4 pavimentos	1,5+2,5 2,0+3,0 2,0+3,0 4,0+4,0 6,0+6,0	2,0+3,0 3,0+3,0 3,0+3,0 6,0+6,0 6,0+6,0	1,5+1,5 1,5+2,0 1,5+2,0 3,0+3,0 4,0+6,0	3,0+3,0 6,0+6,0 6,0+6,0 6,0+6,0 6,0+6,0	1,5+1,5 1,5+3,0 1,5+3,0 2,0+3,0 2,0+3,0	0,0+3,0 3,0+2,0 3,0+2,0 3,0+3,0 4,0+4,0	0,0+3,0 1,5+3,0 1,5+3,0 2,5+3,0 3,0+3,0	2,0+3,0 3,5+3,5 3,5+3,5 5,5+5,5 7,0+7,0	5,0+5,0 5,0+5,0 5,0+5,0 5,0+5,0 5,0+5,0	3,0+2,0 3,0+3,0 3,0+3,0 3,5+4,0 5,0+5,0	3,0+3,0 3,5+3,5 3,5+3,5 5,5+5,5 7,0+7,0	1,5+2,5 3,0+2,0 3,0+2,0 3,0+3,0 4,0+4,0	0,0+3,0 3,0+2,0 3,0+2,0 6,0+6,0 6,0+6,0	5,0+5,0 7,5+7,5 7,5+7,5 6,0+6,0 6,0+6,0						
TP																				
Taxa de Permeabilidade	50%	50%	30%	50%	40%	15%	15%	15%	15%	15%	15%	15%	15%	50%						
APA																				
Área de Preservação Ambiental	15%	25%	10%	25%	15%	5%	5%	5%	5%	5%	5%	5%	5%	25%						
Altura																				
Altura piso térreo / cumeeira	17	10	17	10	17	18	18	18	7	18	18	18	11	11	10	10	7			

Os recuos não poderão ser escalonados, sendo medidos a partir do térreo, com exceção da ZM1 e ZM1E, onde os recuos serão a partir do 2º pavimento



Conforme consulta ao CMP e COMDEMA

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Para lotes com profundidade inferior a 50,00m, demais lotes mediante consulta ao CMP sobre a formação da estrada parque.