



Legenda scheda A

 Perimetro della variante con numero identificativo

 Area non attuata

Zonizzazione di P.R.G.

 Area Piano Centro Storico

 Area ex Buitoni

 Fascia dei 200 metri dalle mura


 Zone A

 Zone B


 Zone C

 Zone D

 Area non pianificata

 Area per aviosuperficie

 Zona PEEP Triglione

 Zone F (attrezzature)

 Zone G (attrezzature di quartiere)


 Parcheggio

 Cimitero


 Distributore

 Verde privato

 Zona a verde

 Fascia di rispetto

 Viabilità di progetto

 Area per attività estrattiva

 Parco fluviale

 Zona E1

 Zona E2

 Zona E3

 Zona E4

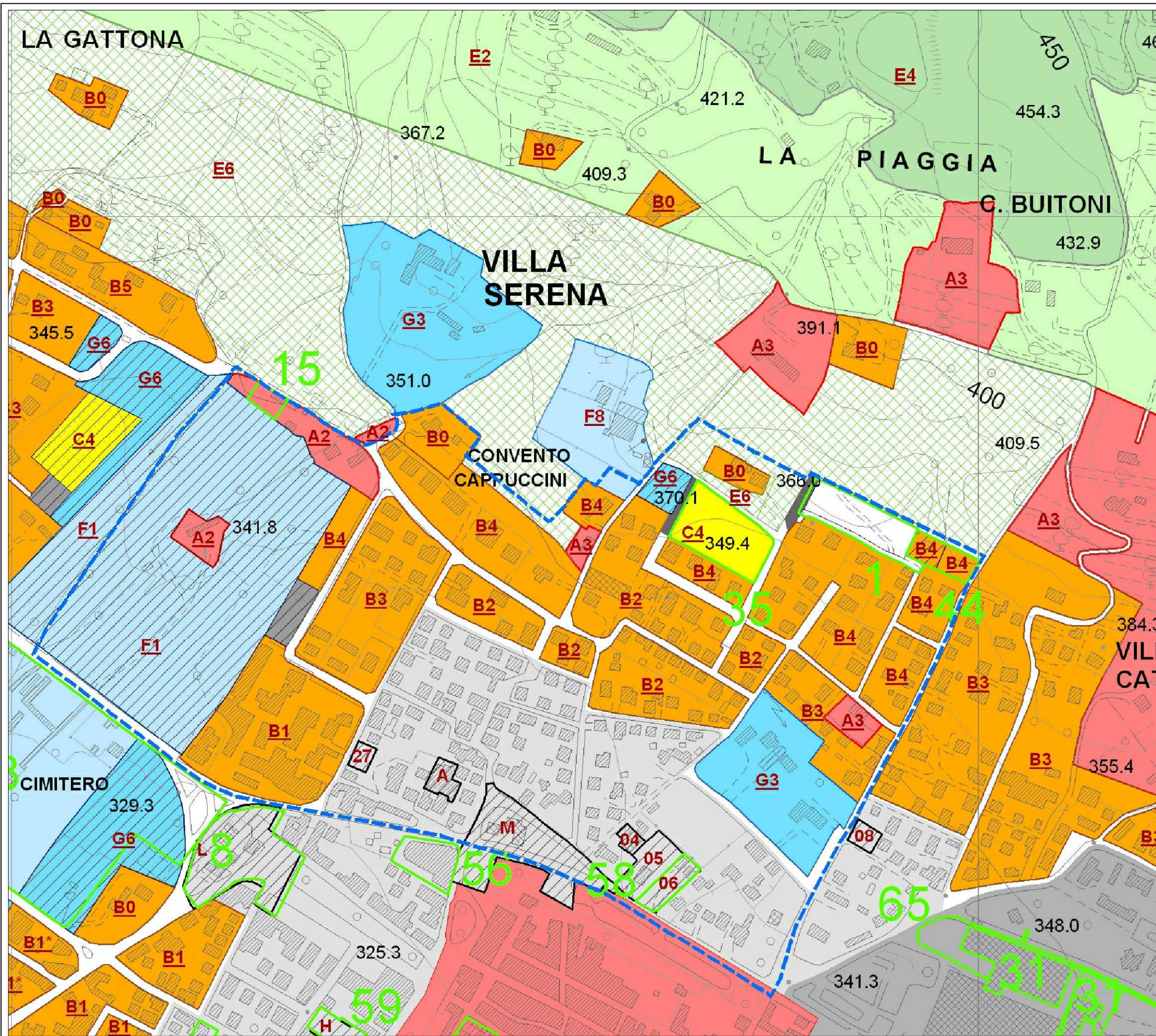
 Zona E5

 Zona E6

 Zona E7

 Zona E8

 Zona E9



ANALISI DELL'ATTUAZIONE DEL PRG VIGENTE

TIPOLOGIA DI STRUTTURA URBANA:

Previsioni non attuate:

ZONA OMOGENEA:	mc:	mq:
Macroint. A. (parte)	2651.....
Macroint. M.....	0. (no volumetria)
Microinterventi: 4. - 5. - 6. - 27.....	4830 (780+1470+ 1380+1200).....
B4.....	966.....
Parcheggio.....	1755.....
G6.....	1671.....
F1.....	60146.....

Maglia viaria:

- | | |
|--|---|
| <input type="checkbox"/> ordinata | <input checked="" type="checkbox"/> sezione stradale insuff. incrocio pericoloso* |
| <input checked="" type="checkbox"/> parzialmente ordinata | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> casuale* | *prevalentemente nel tessuto del dopoguerra ad Ovest del Sacro Cuore |
| <input checked="" type="checkbox"/> con terminazioni a cul de sac* | |

Tessuto edilizio:

- | | |
|--|---|
| <input checked="" type="checkbox"/> preval. compatto | <input type="checkbox"/> omogeneo |
| <input type="checkbox"/> preval. discontinuo | <input checked="" type="checkbox"/> disomogeneo |
| <input type="checkbox"/> lineare | <input type="checkbox"/> |

Tipologie edilizie prevalenti:

- | | |
|--|---|
| <input checked="" type="checkbox"/> case singole | <input type="checkbox"/> miste |
| <input type="checkbox"/> edifici in linea | <input checked="" type="checkbox"/> ed. bifamiliari |
| <input type="checkbox"/> case a schiera | <input type="checkbox"/> |

POPOLAZIONE (Cens. ISTAT 2001):...1200 abitanti....

DOTAZIONE DI AREE PUBBLICHE ESISTENTI:

Verde pubblico:

mq totali: 1917.....
mq/abitante: 1,6..... (minimo teorico D.M. 1444/68: 9 mq/abitante)

Parcheggi pubblici:

mq totali: 2053.....
mq/abitante: 1,71..... (minimo teorico D.M. 1444/68: 2,5 mq/abitante)

Attrezzature di interesse comune:

mq totali: 14110.....
mq/abitante: 11,76..... (minimo teorico D.M. 1444/68: 2 mq/abitante)


Spazi per la vita di relazione:

- | | |
|--|--|
| <input checked="" type="checkbox"/> chiesa | <input type="checkbox"/> circolo ricreativo |
| <input checked="" type="checkbox"/> oratorio | <input type="checkbox"/> centro sociale |
| <input type="checkbox"/> piazza | <input checked="" type="checkbox"/> scuola materna..... |
| <input type="checkbox"/> bar | <input type="checkbox"/> area sportiva..... |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> giardino pubblico..... |

Legenda scheda B

 edificato di matrice storica (ante 1940)

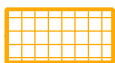
 viabilità storica

 Area terrazzata

 Tessitura agraria a maglia fitta

Tutele paesistiche:

 Aggregato

 Edificio specialistico

 Struttura urbana

 Villa



VALORI STORICI, MORFOLOGICI E PAESAGGISTICI

PRESENZA DI VALORI STORICI:

- | | |
|---|--|
| <input type="checkbox"/> chiesa | <input checked="" type="checkbox"/> edifici storici sparsi |
| <input checked="" type="checkbox"/> villa | <input checked="" type="checkbox"/> area di interesse archeologico |
| <input type="checkbox"/> fattoria | <input checked="" type="checkbox"/> strada che conserva i caratteri di viabilità storica |
| <input checked="" type="checkbox"/> nucleo antico | <input type="checkbox"/> |

CARATTERIZZAZIONE DEGLI SPAZI APERTI:

Utilizzazione:

- | |
|--|
| <input type="checkbox"/> prevalentemente coltivato |
| <input type="checkbox"/> parzialmente coltivato |
| <input type="checkbox"/> prevalentemente abbandonato |
| <input type="checkbox"/> |

Coltivi:

- | | |
|--|--|
| <input type="checkbox"/> coltura promiscua tradiz. | <input type="checkbox"/> coltivazioni orticole |
| <input type="checkbox"/> vigneto | <input type="checkbox"/> colture specializzate |
| <input type="checkbox"/> frutteto | <input type="checkbox"/> oliveto |
| <input type="checkbox"/> seminativo | <input type="checkbox"/> |

Sistemazioni agrarie:

- | | |
|--|-------------------------------------|
| <input type="checkbox"/> terrazzamenti | <input type="checkbox"/> arginature |
| <input type="checkbox"/> ciglionamenti | <input type="checkbox"/> |

Elementi di valore naturalistico:

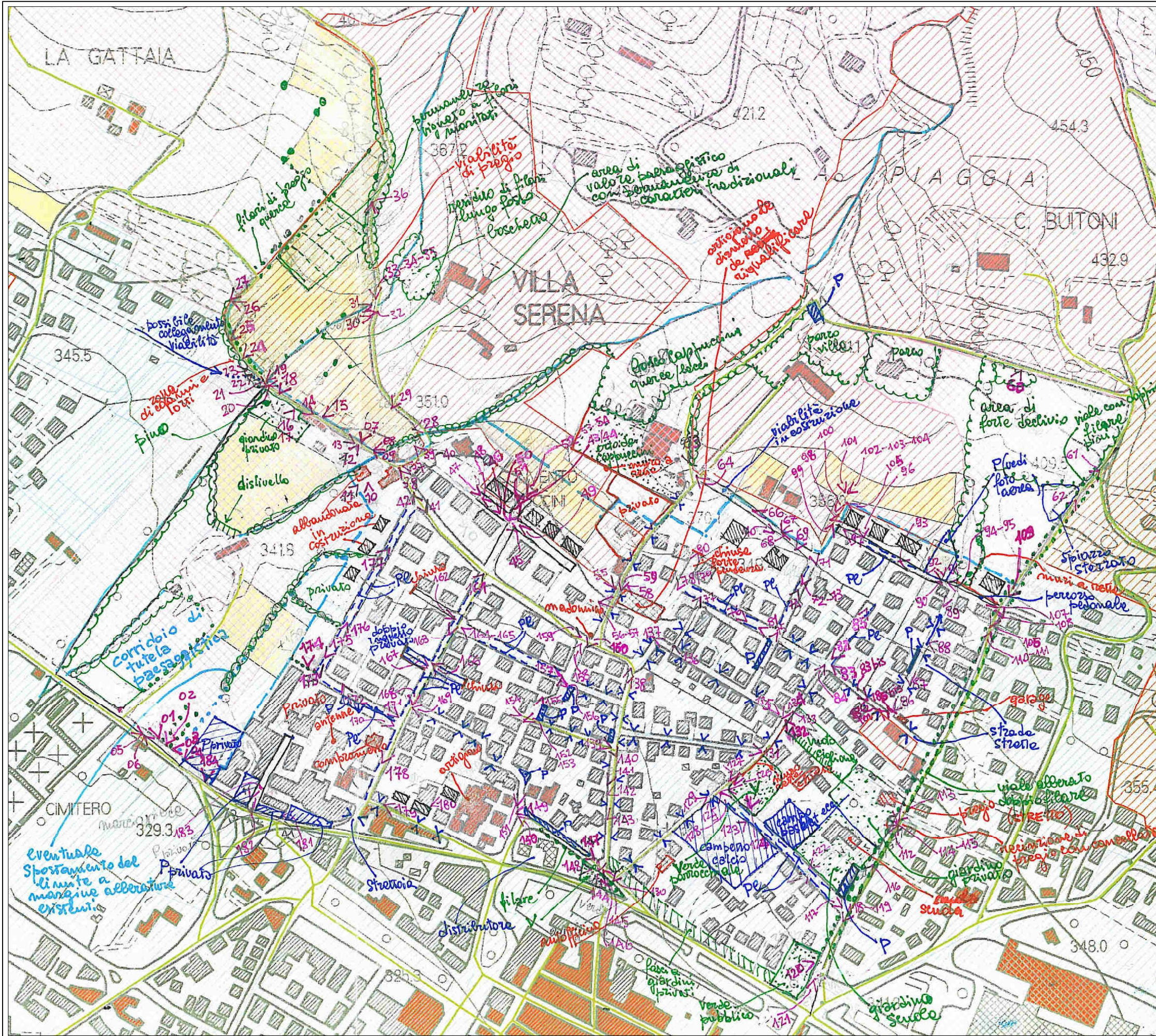
- | | |
|---|--|
| <input type="checkbox"/> bosco | <input checked="" type="checkbox"/> filari di alberi o siepi |
| <input checked="" type="checkbox"/> corso d'acqua e vegetazione ripariale | <input type="checkbox"/> |

Aree di tutela paesaggistica:

- | |
|---|
| <input checked="" type="checkbox"/> villa..... |
| <input type="checkbox"/> edificio specialistico antico..... |
| <input type="checkbox"/> aggregato..... |
| <input checked="" type="checkbox"/> struttura urbana..... |

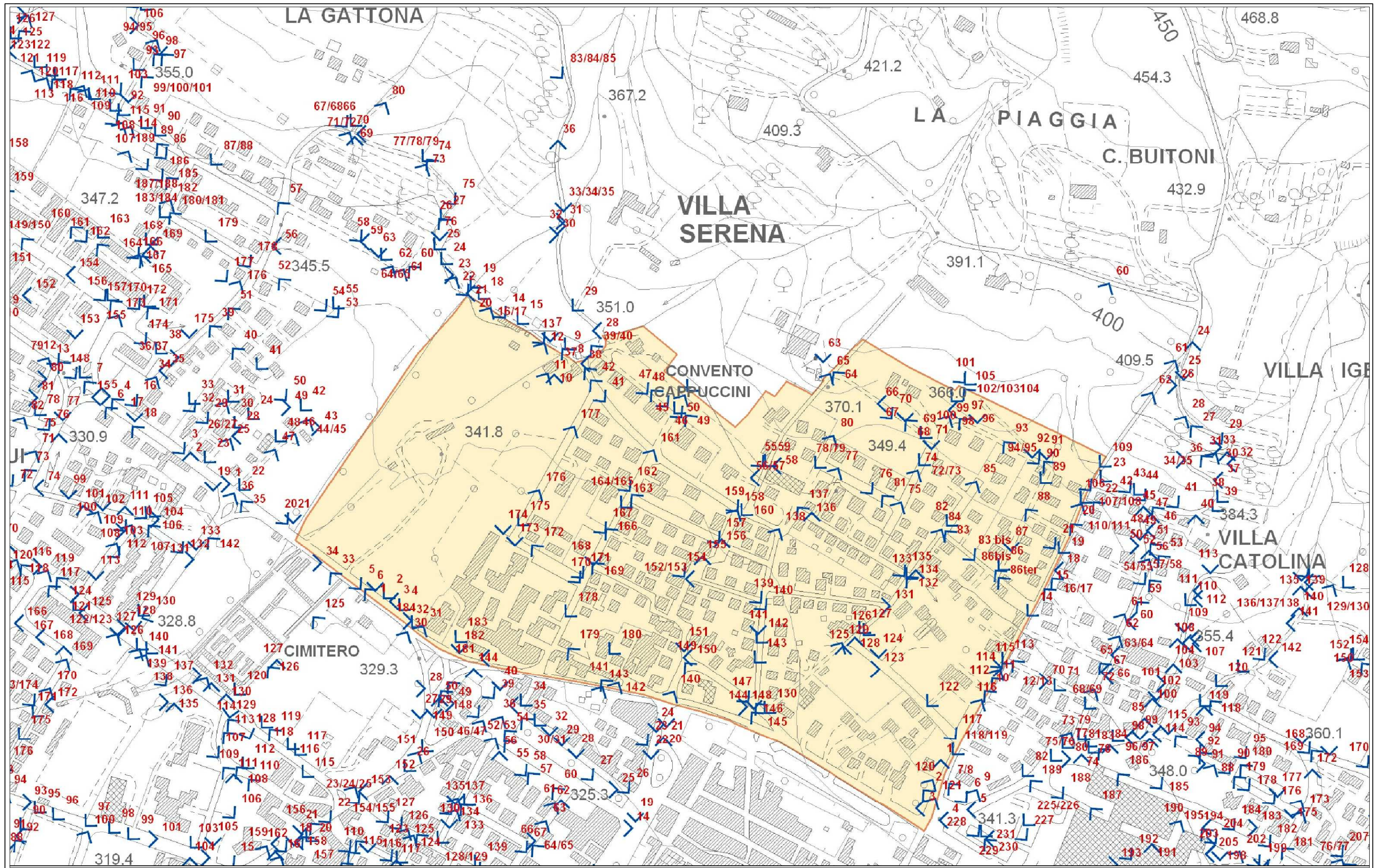
VINCOLO PAESAGGISTICO:

- | |
|---|
| <input checked="" type="checkbox"/> vincolo paesaggistico ex L. 1497/39 |
|---|



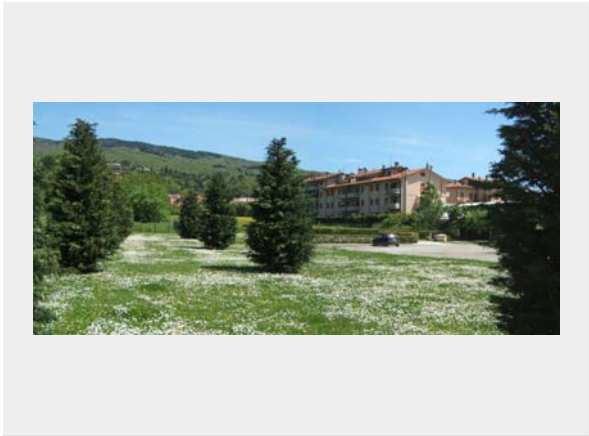
- Conferma degli interventi di ristrutturazione urbanistica, sostituzione edilizia e saturazione dei lotti residui previsti nel tessuto edilizio immediatamente circostante le mura urbane.
- revisione puntuale dell'attuale disciplina della "variante dei 200m intorno alle mura" per la riqualificazione architettonica dell'edificato posto in corrispondenza dell'incrocio tra Via del Petreto e la Tiberina 3 bis, con contestuale miglioramento della visibilità dell'incrocio.

LOCALIZZAZIONE DEI PUNTI DI RIPRESA FOTOGRAFICA





02-13-01



02-13-02



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02-13-04



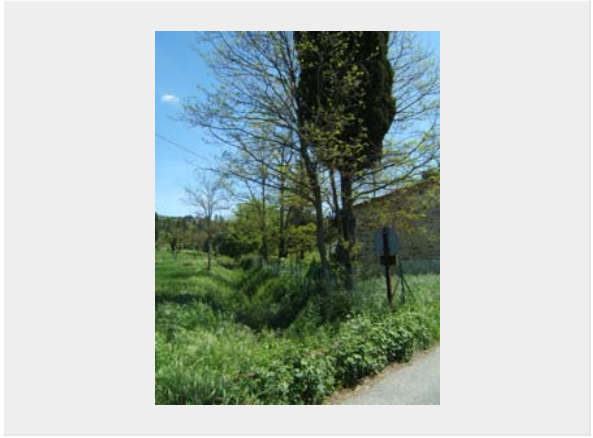
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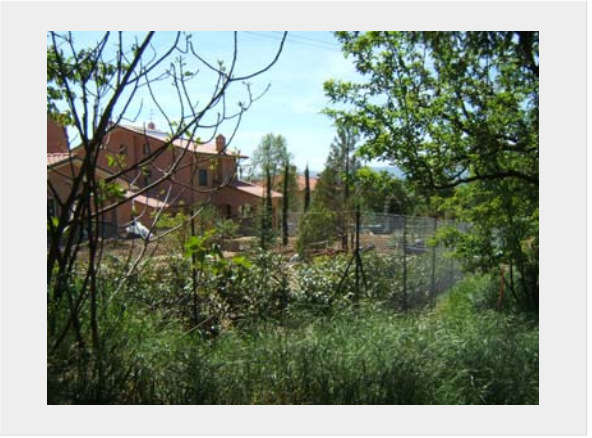
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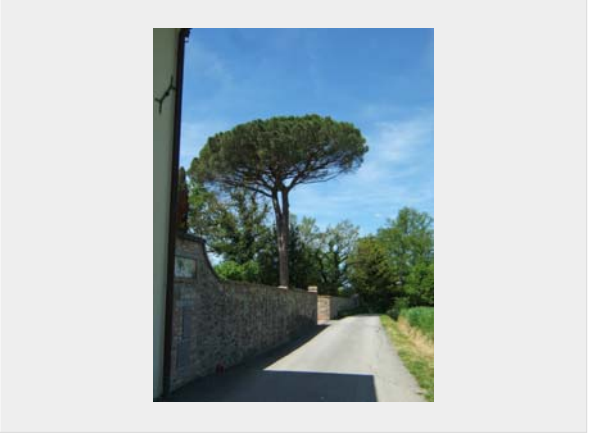
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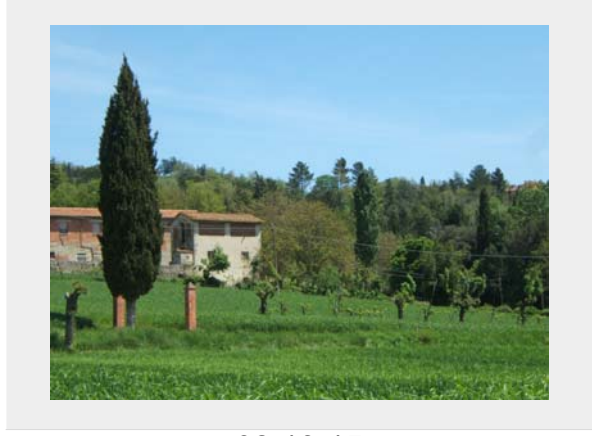
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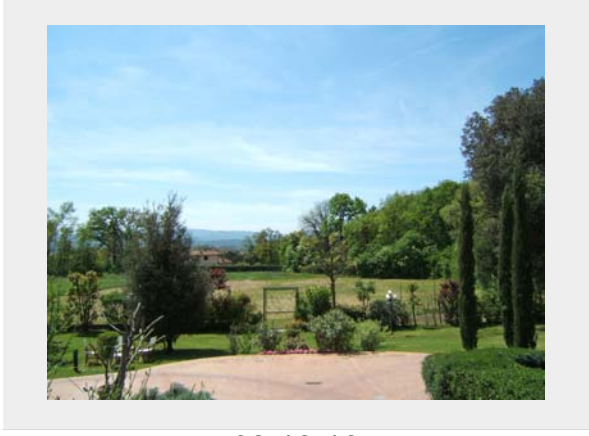
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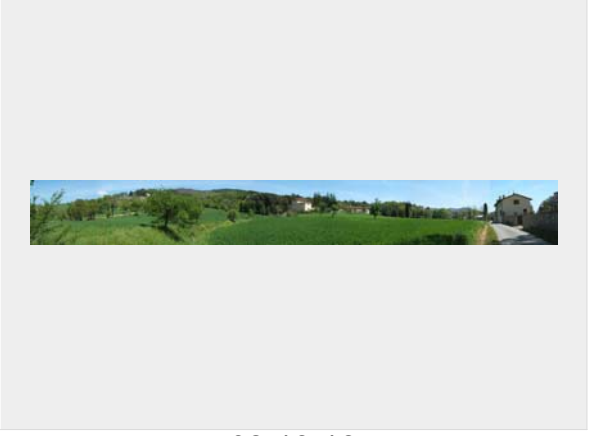
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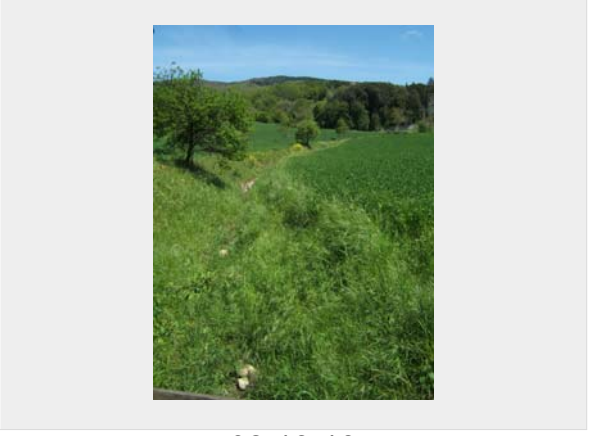
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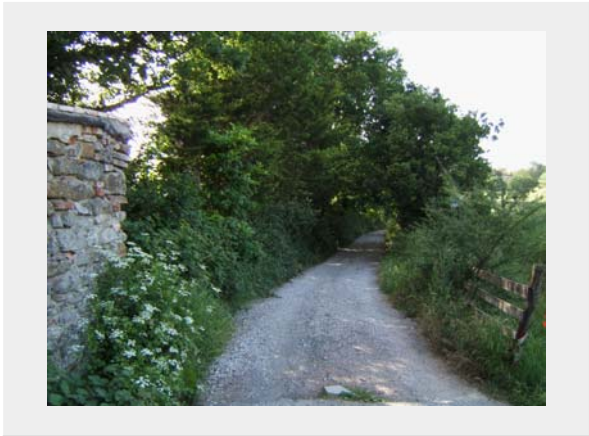
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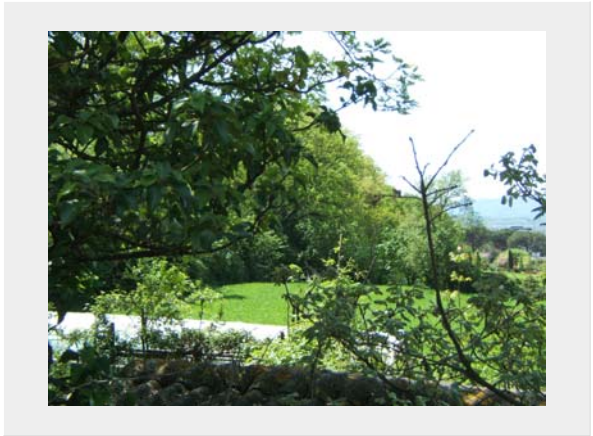
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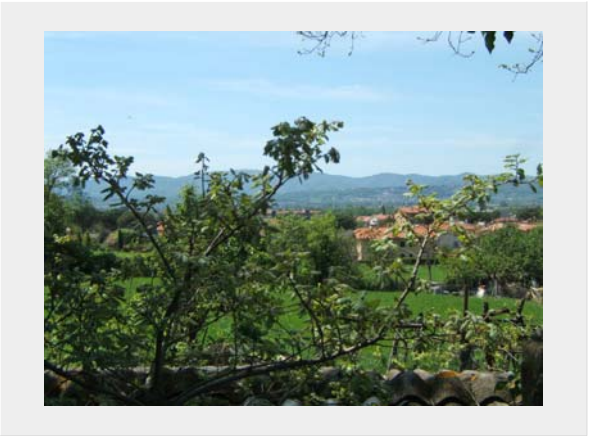
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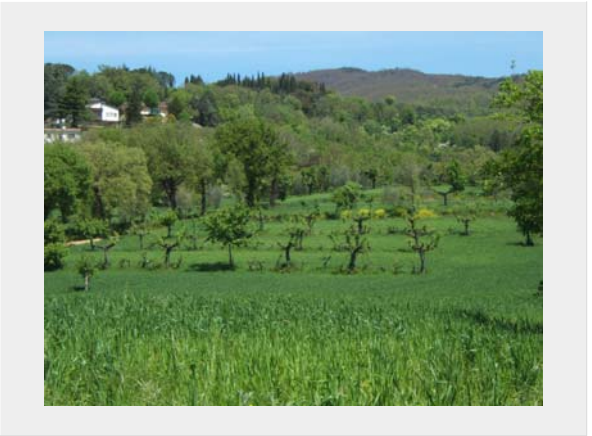
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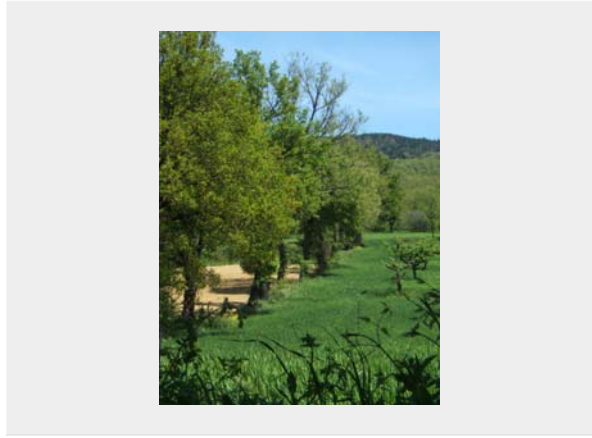
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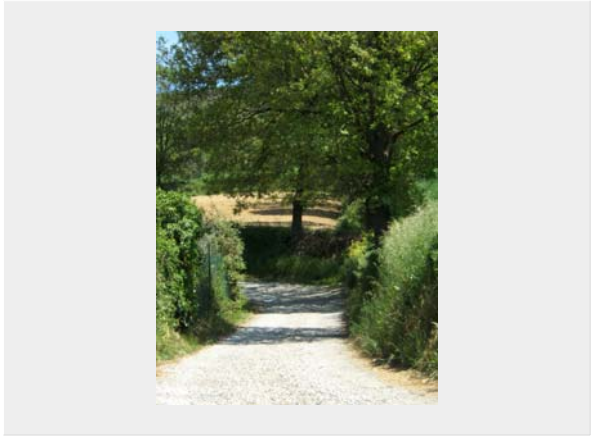
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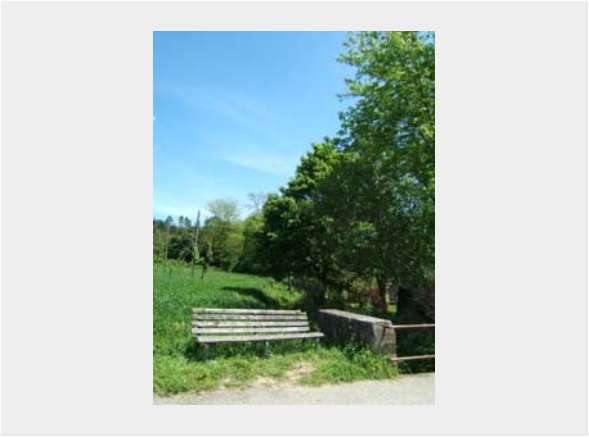
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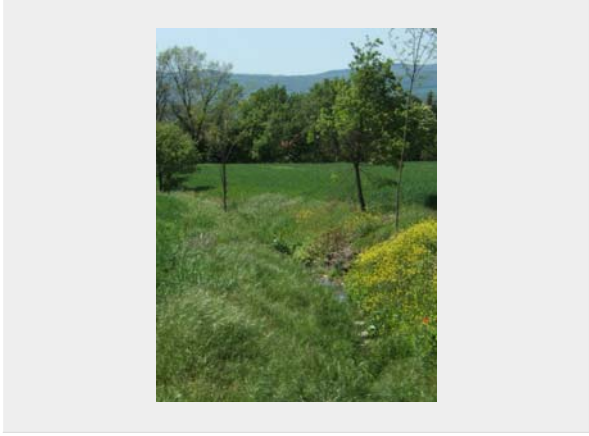
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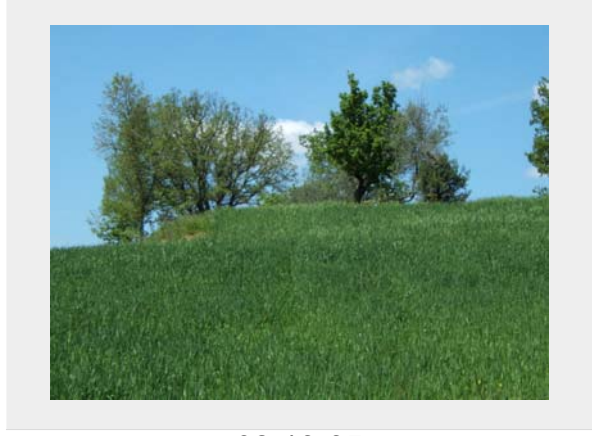
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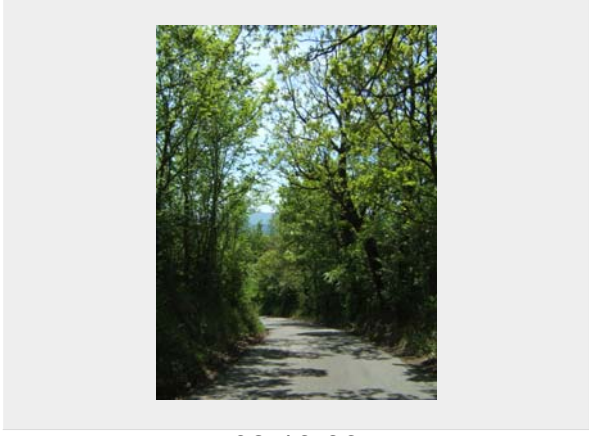
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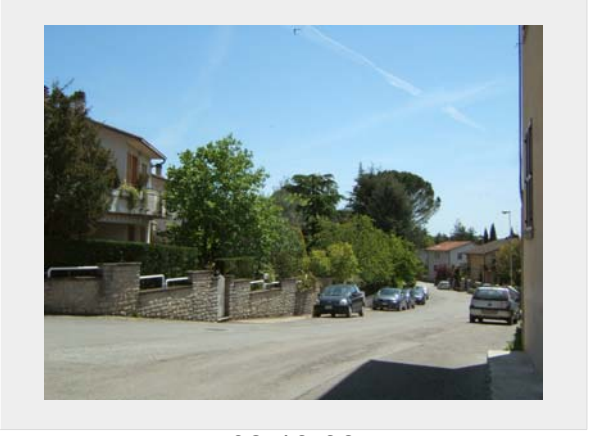
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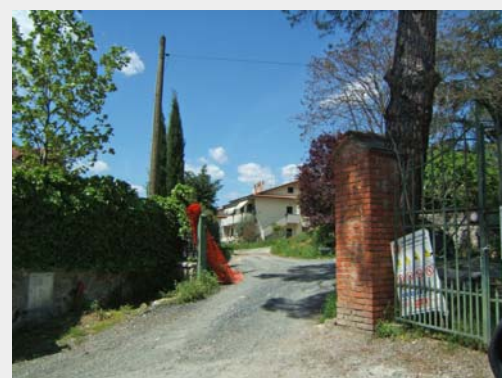
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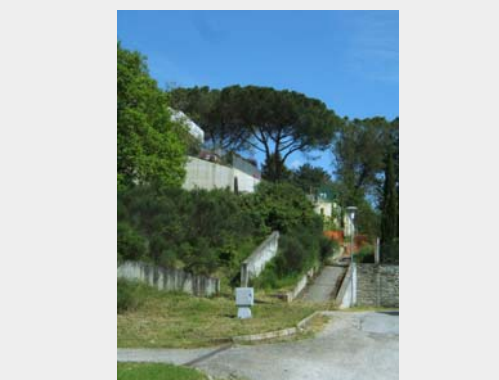
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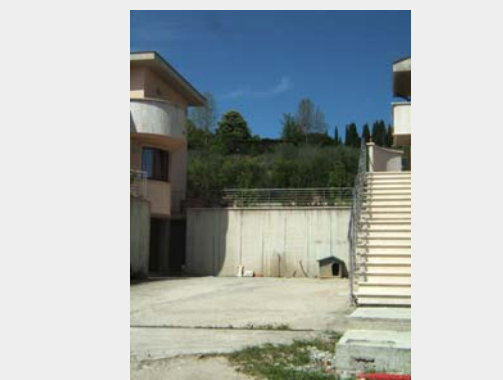
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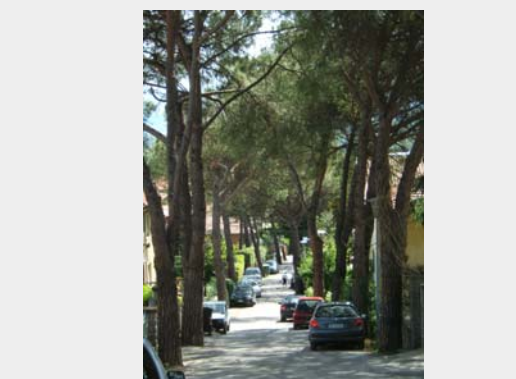
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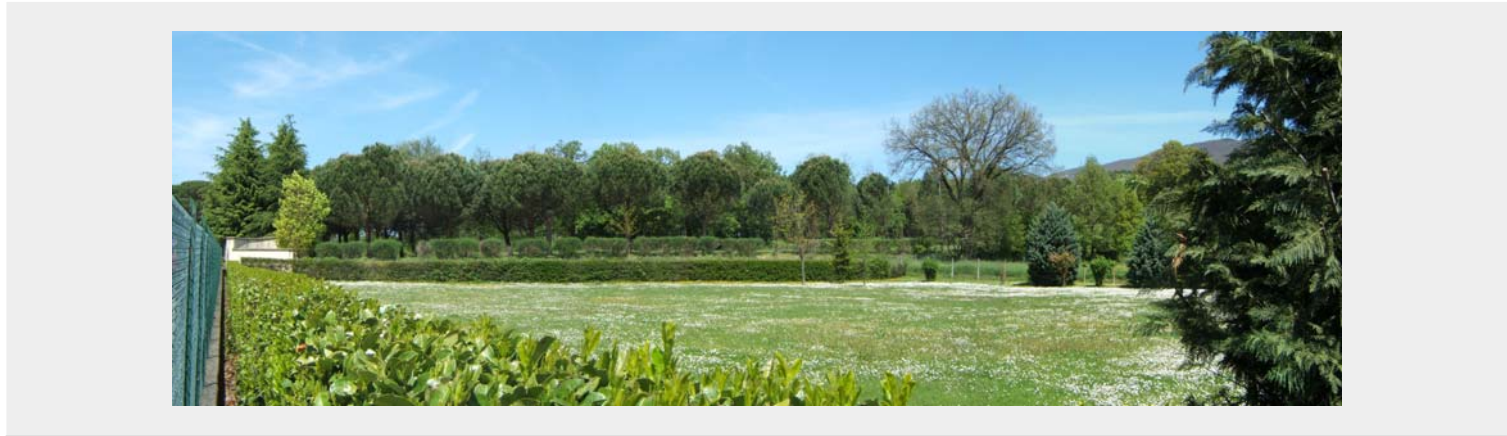
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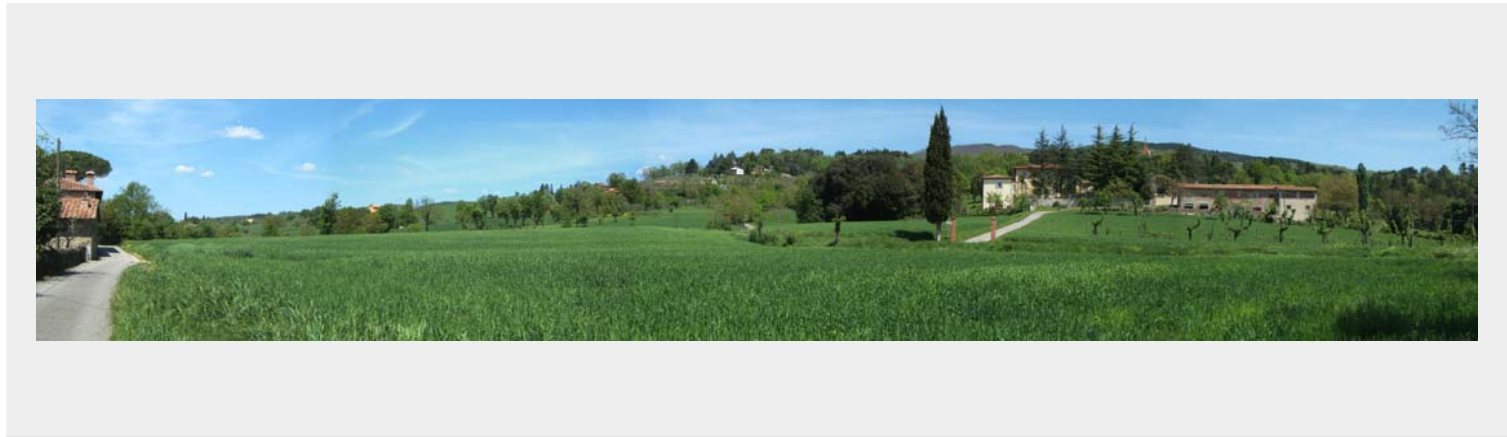
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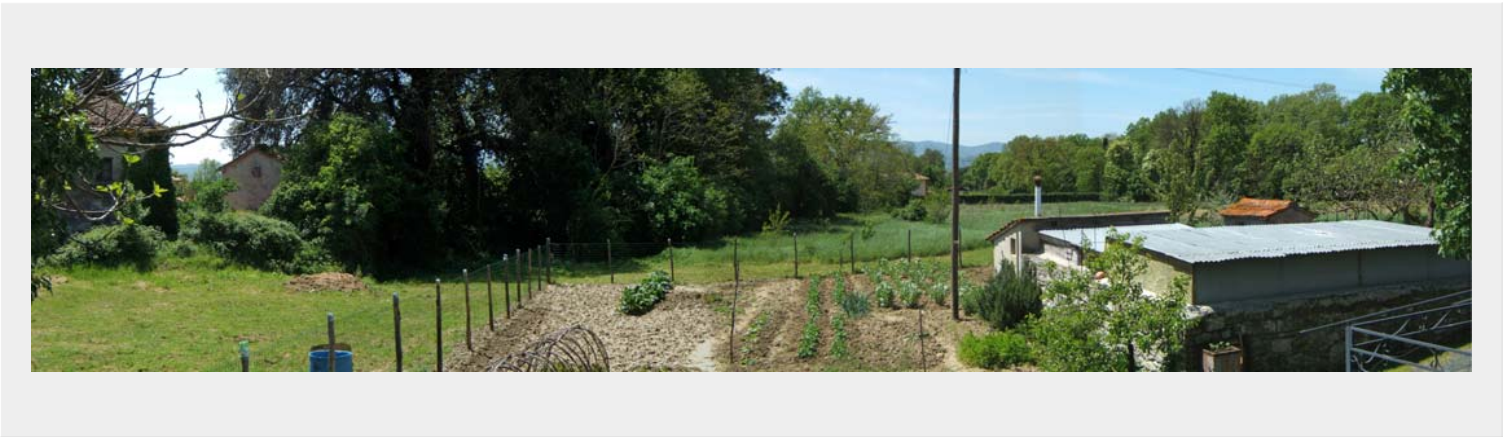
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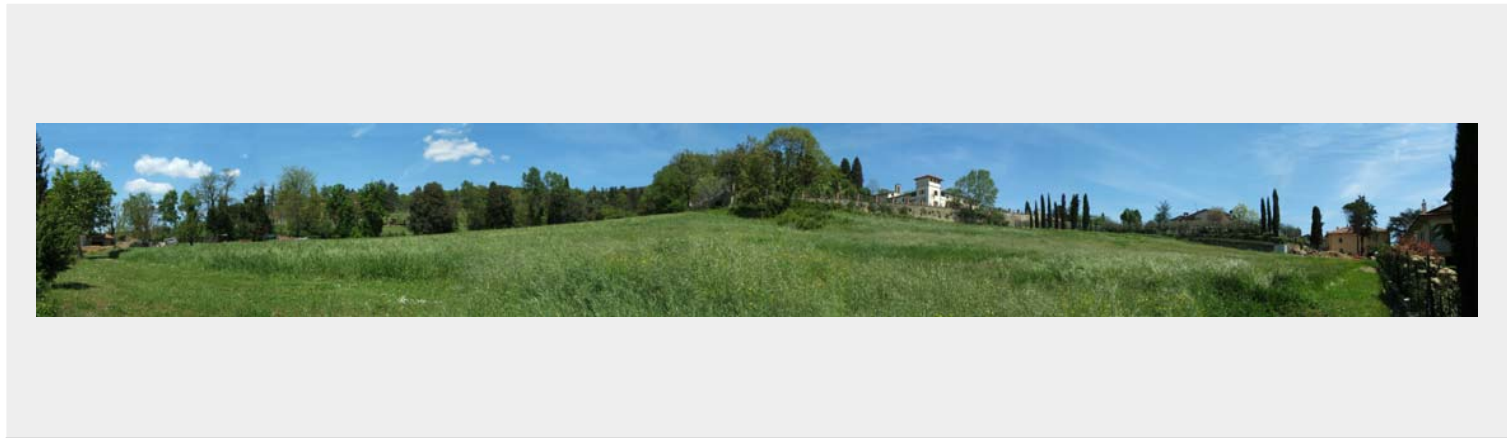
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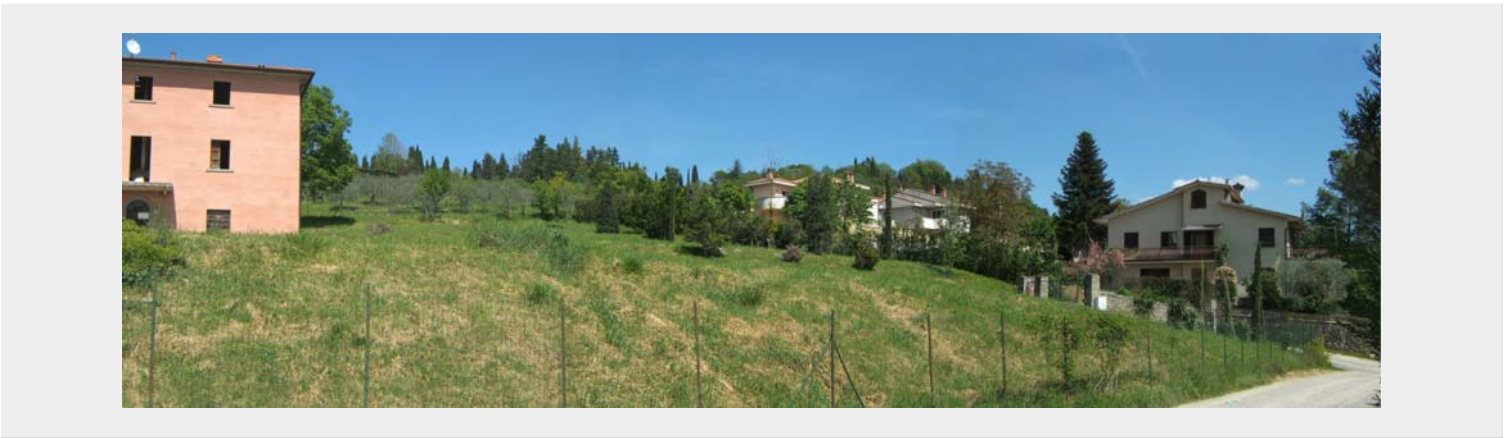
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