


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

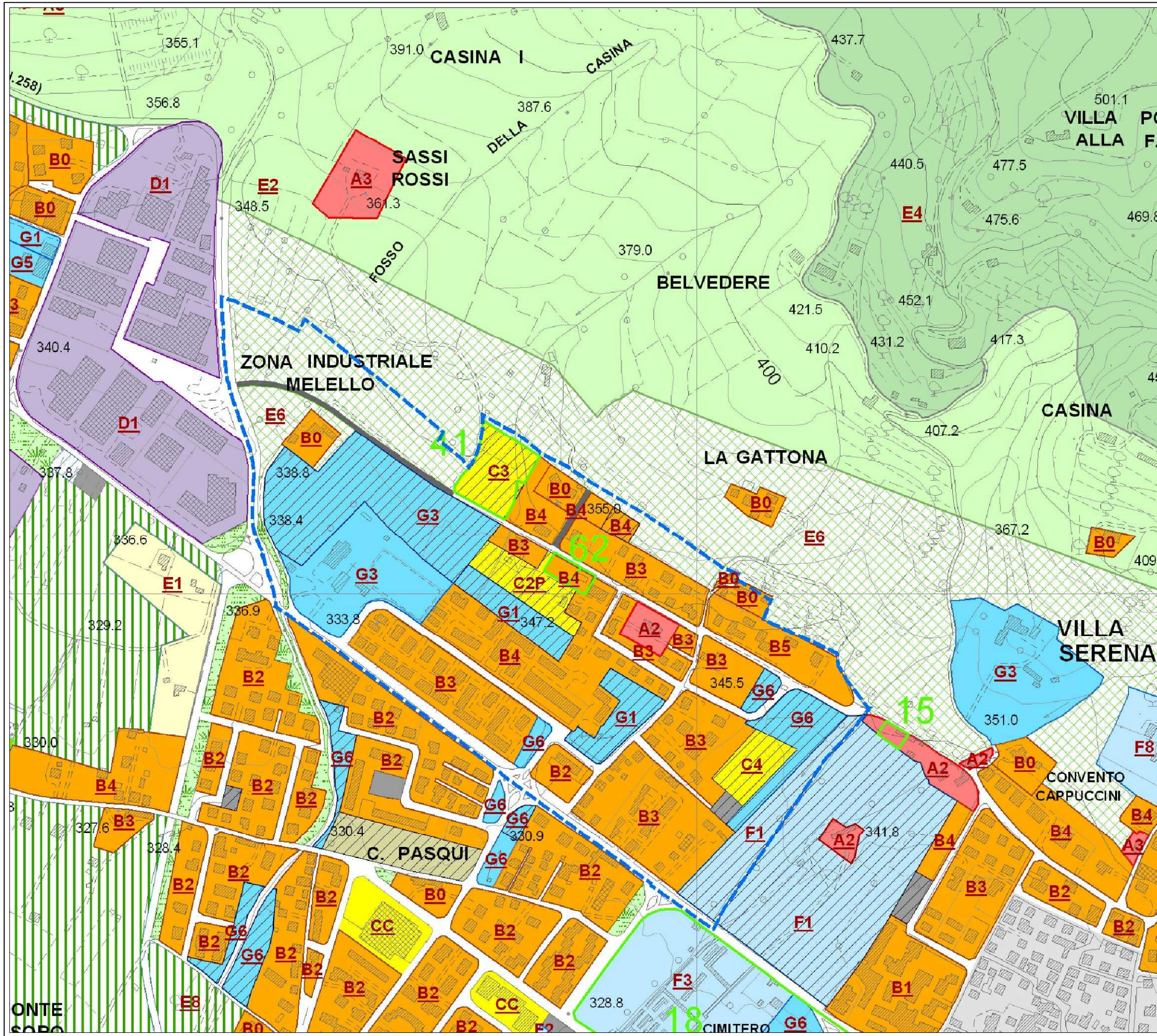
 Zona E5

 Zona E6

 Zona E7

 Zona E8

 Zona E9




<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 checked="" type="checkbox"/> area sportiva
<input type="checkbox"/>	<input type="checkbox"/>

Legenda scheda B

 edificato di matrice storica (ante 1940)

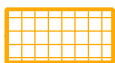
 viabilità storica

 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 checked="" 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 type="checkbox"/> nucleo antico | <input type="checkbox"/> |

CARATTERIZZAZIONE DEGLI SPAZI APERTI:

Utilizzazione:

- | |
|---|
| <input checked="" 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 checked="" type="checkbox"/> coltivazioni orticole |
| <input type="checkbox"/> vigneto | <input type="checkbox"/> colture specializzate |
| <input type="checkbox"/> frutteto | <input type="checkbox"/> oliveto |
| <input checked="" 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:

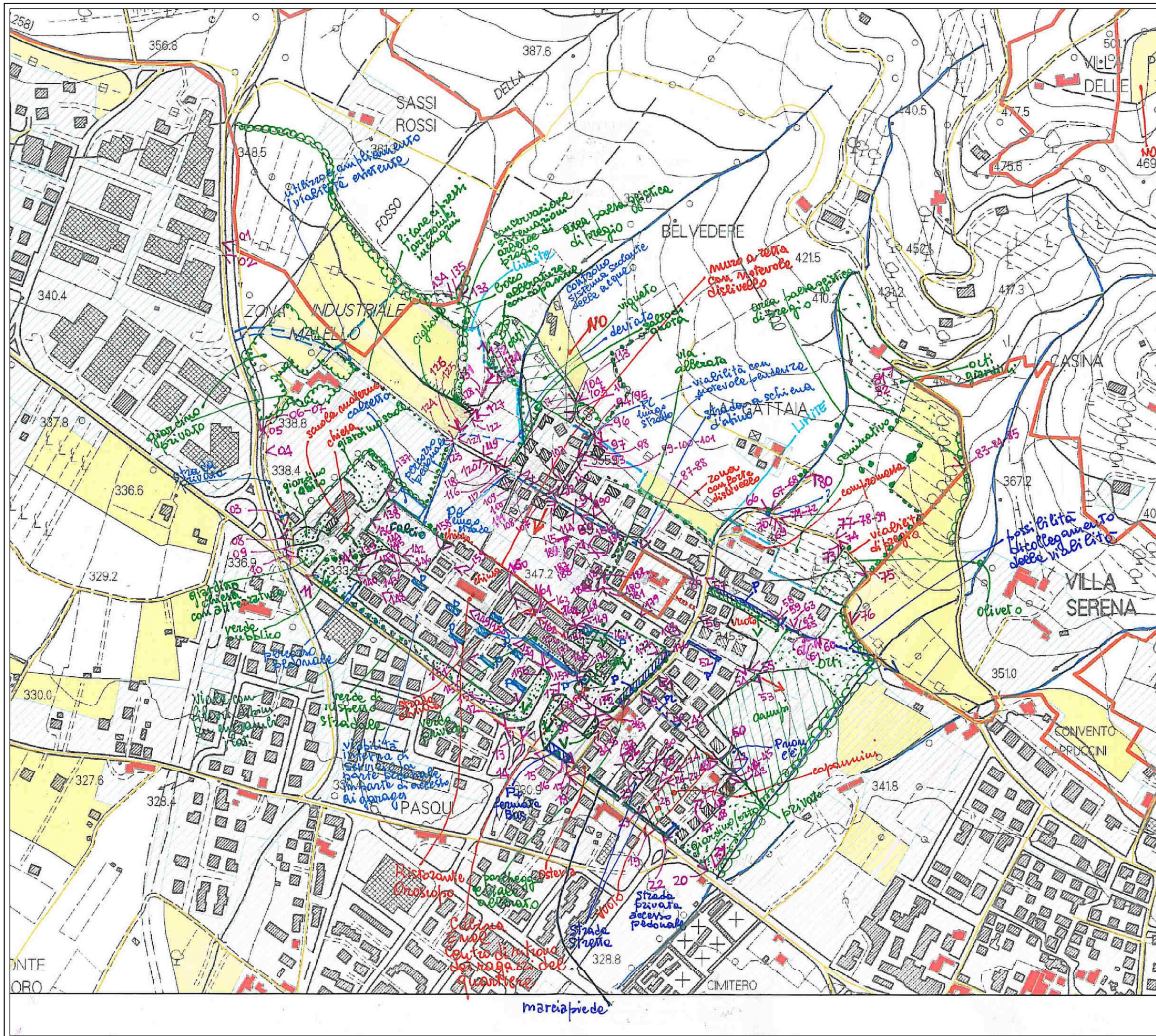
- | | |
|---|--|
| <input type="checkbox"/> bosco | <input checked="" type="checkbox"/> filari di alberi o siepi |
| <input checked="" type="checkbox"/> corso d'acqua e vegetazione ripariale | <input type="checkbox"/> |

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.. |
|--|



INDICATORI PER LE VALUTAZIONI DEL PIANO STRUTTURALE

ELEMENTI DI PREGIO DA TUTELARE:

- Villa Nomi e relativa area di pertinenza da riqualificare;
- percorso pedonale di pregio che sale dalla chiesa di S.Maria verso la collina;
- torrenti Fiumicello ed Infernaccio e relativa vegetazione ripariale;
- alberature di pregio isolate e a filari.

ELEMENTI DI CRITICITA' O AREE DA RIQUALIFICARE:

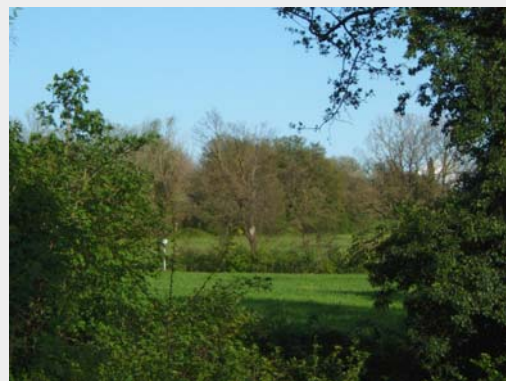
- Insufficienza di aree verdi attrezzate effettivamente fruibili;
- aree a forte acclività nelle quali escludere interventi di nuova edificazione;
- carenza di spazi per la vita collettiva con caratteri di centralità;
- presenza di area ad elevato rischio idraulico in prossimità del torrente Infernaccio;
- tessuti edilizi sviluppati alle diverse quote del pedecolle come episodi discontinui e non relazionati.

INDICAZIONI IN MERITO AL POTENZIAMENTO DEGLI STANDARDS:

- Creazione di un parco urbano accessibile alle varie quote del pedecolle, da realizzare nell'area soggetta a vincolo di tipo idraulico, che assuma un ruolo di centralità di quartiere.

INDICAZIONI PROGETTUALI:

- Potenziare la funzione residenziale partendo innanzitutto dalla razionalizzazione e gerarchizzazione della viabilità (di rango urbano, di quartiere e pedonale) che si armonizzi con la morfologia del luogo e con gli altri elementi di pregio da tutelare e valorizzare;
- localizzare le aree a standard per verde pubblico in modo da creare dei corridoi ecologici che colleghino le zone collinari alle aree poste a quote più basse.



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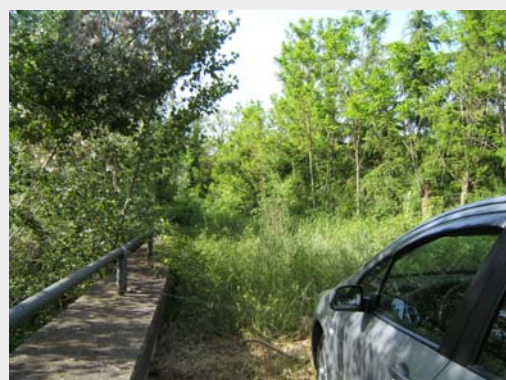
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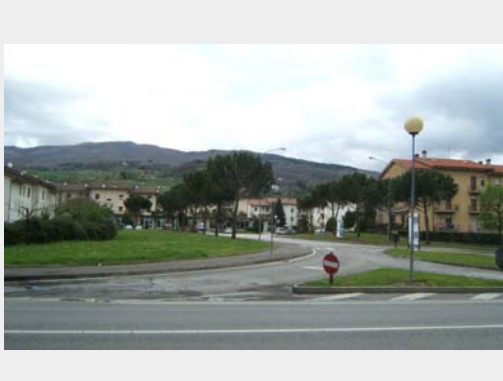
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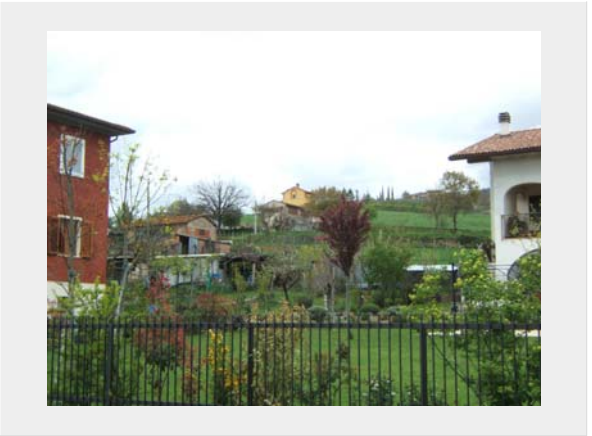
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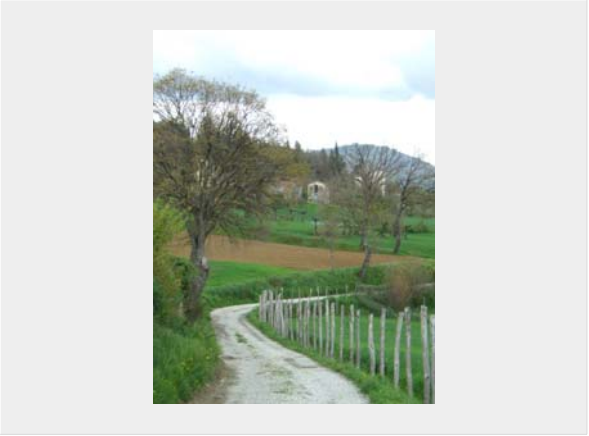
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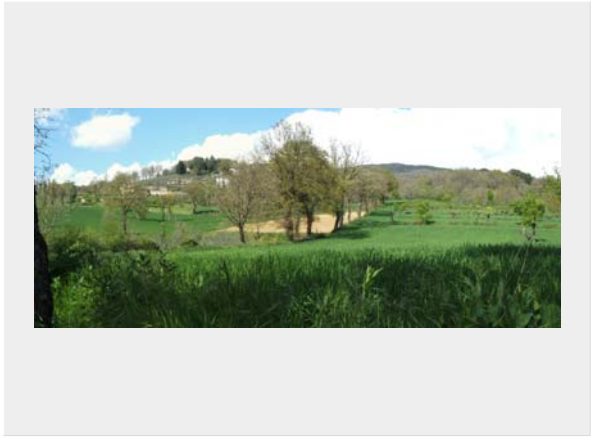
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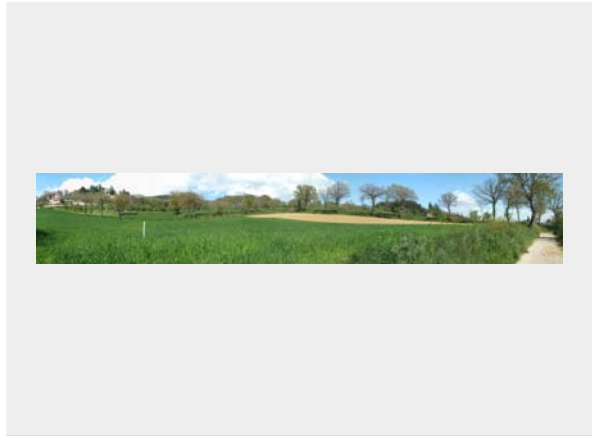
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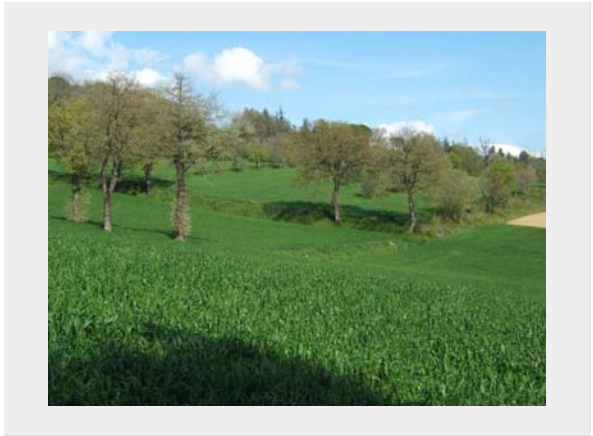
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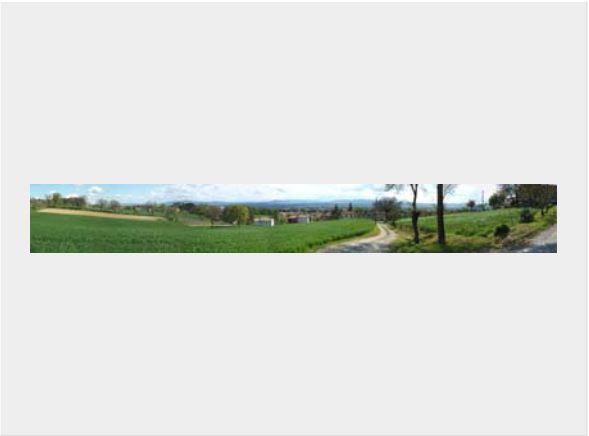
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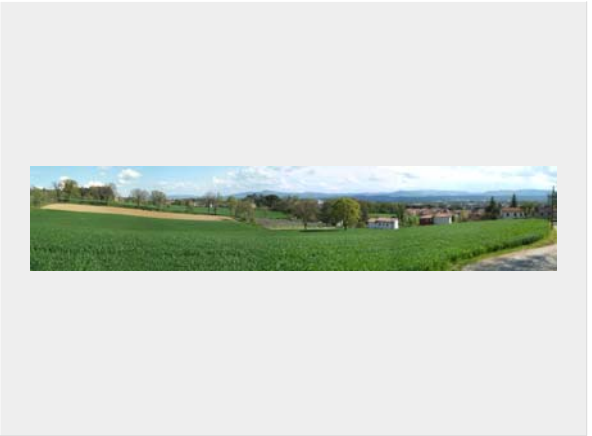
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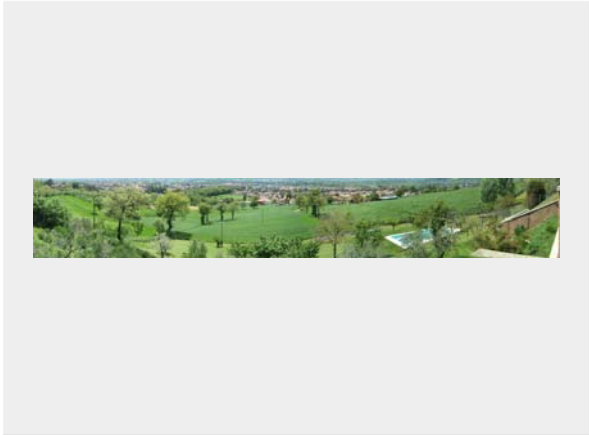
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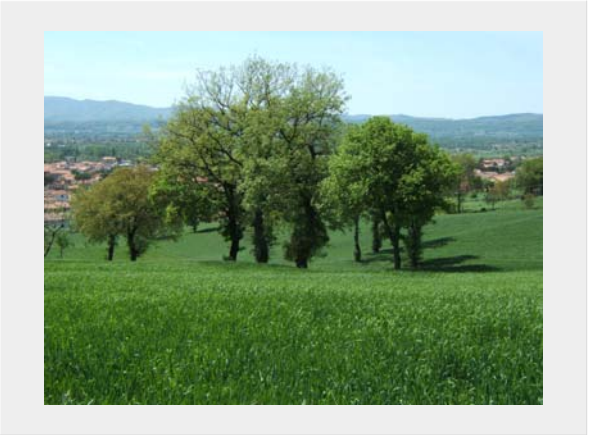
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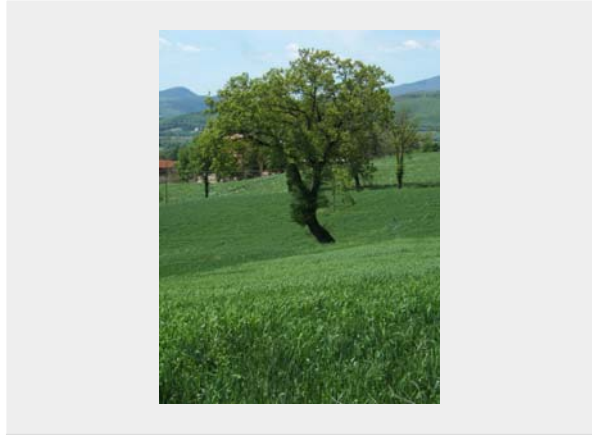
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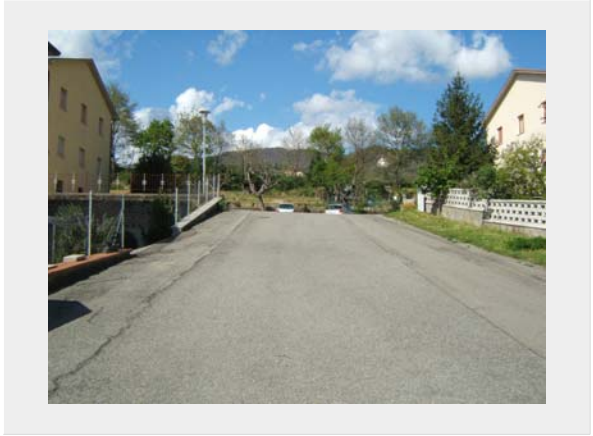
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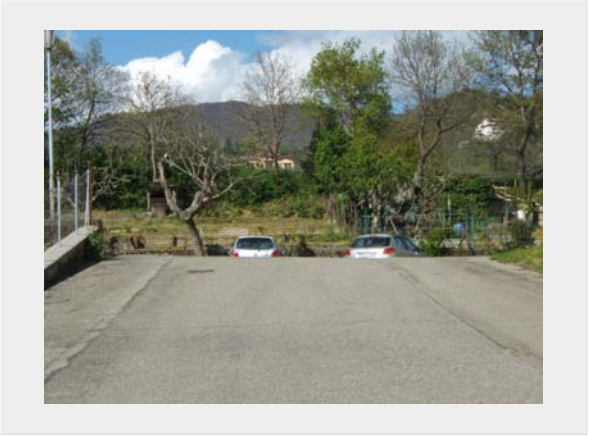
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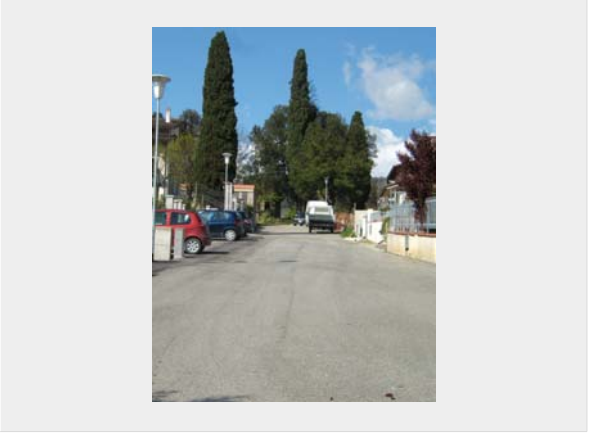
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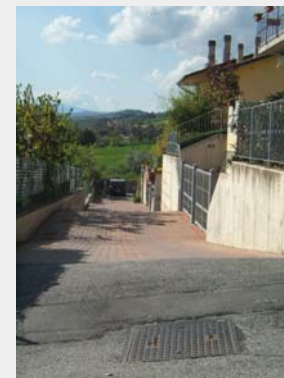
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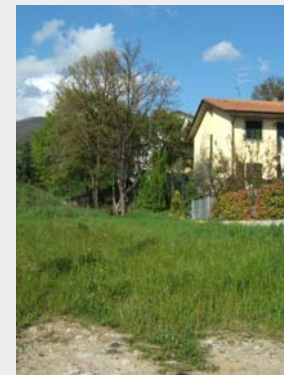
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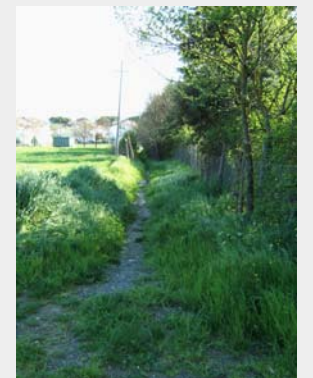
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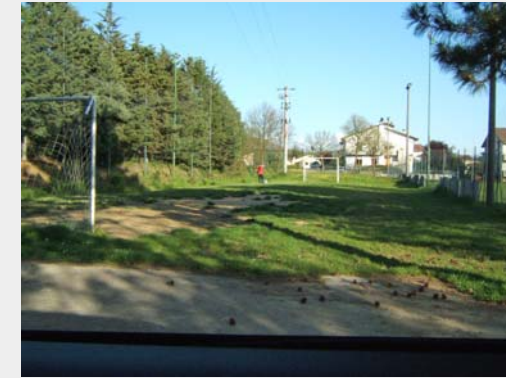
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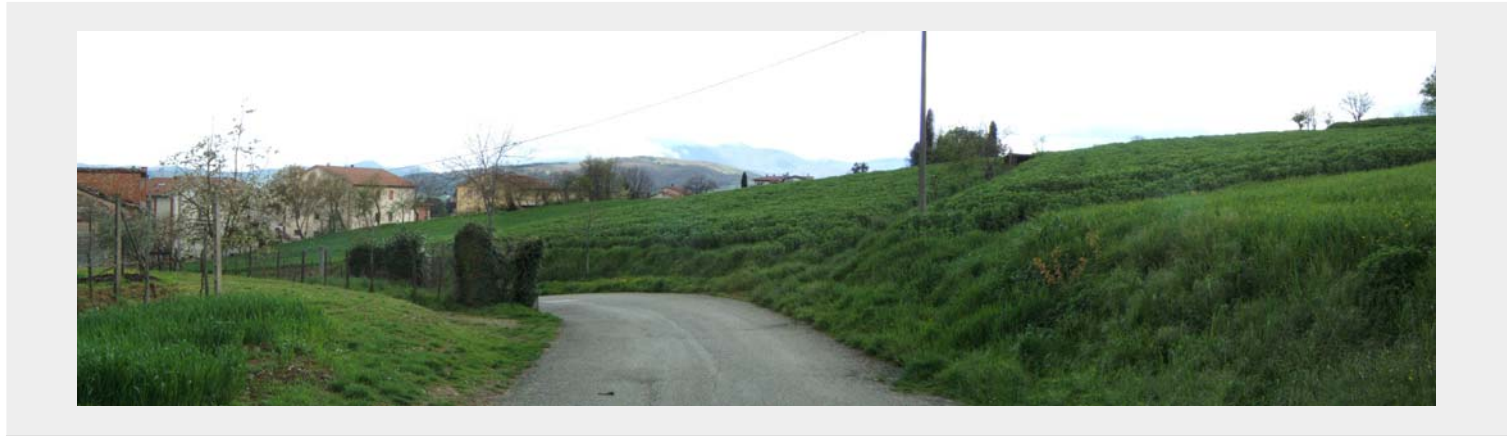
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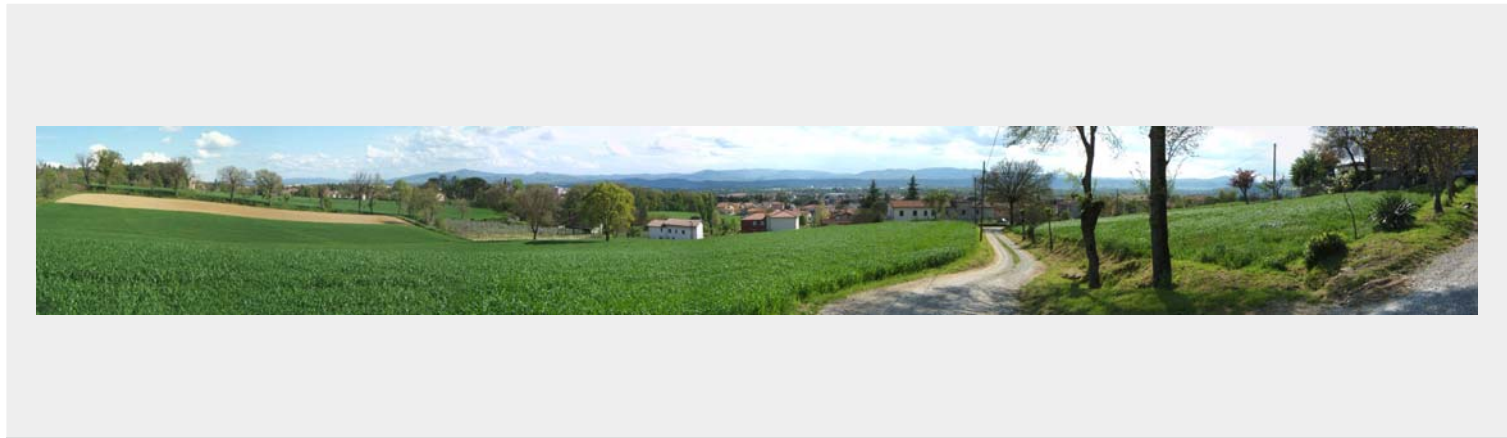
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