



CINCATARINA

*Inovação e Modernização
na Gestão Pública*

**CONSÓRCIO INTERFEDERATIVO
SANTA CATARINA**

Audiência Pública |

**REVISÃO DO
PLANO DIRETOR
Fraiburgo - SC**



@cincatarina



/cincatarina



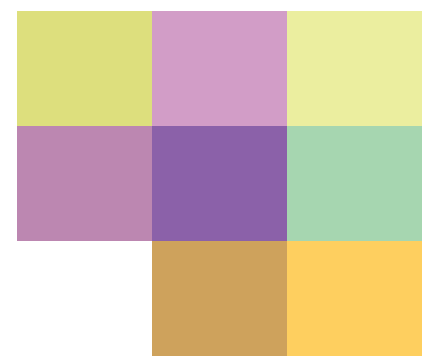
www.cincatarina.sc.gov.br



cincatarina@cincatarina.sc.gov.br

Zoneamento Vigente

19
ZONAS



8 Zonas Centrais



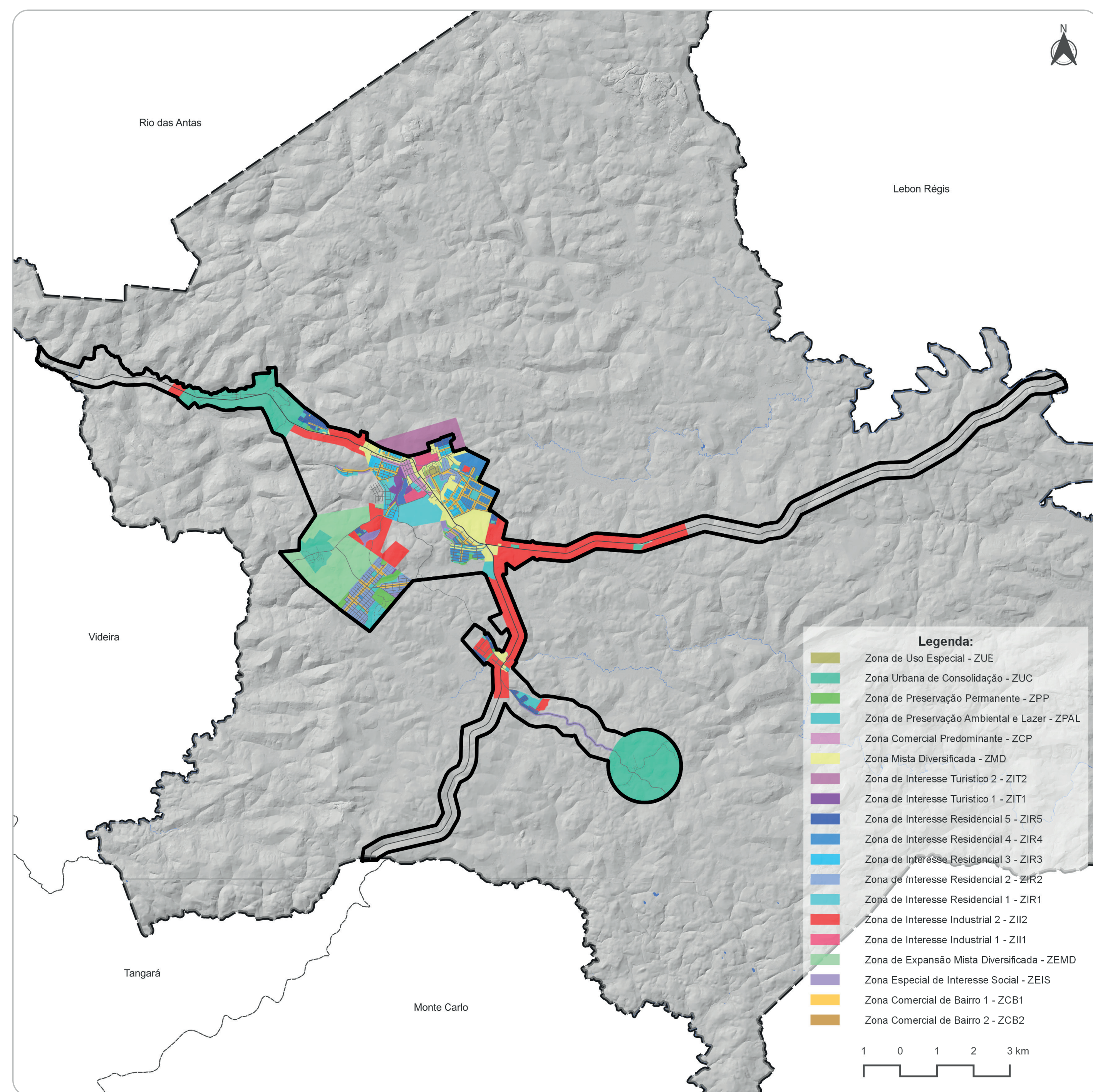
7 Zonas Residenciais;

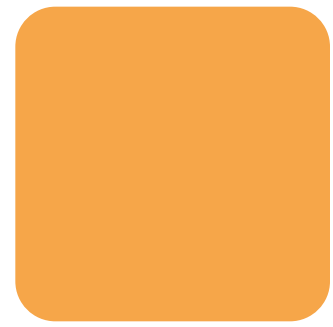


2 Zonas Industriais;



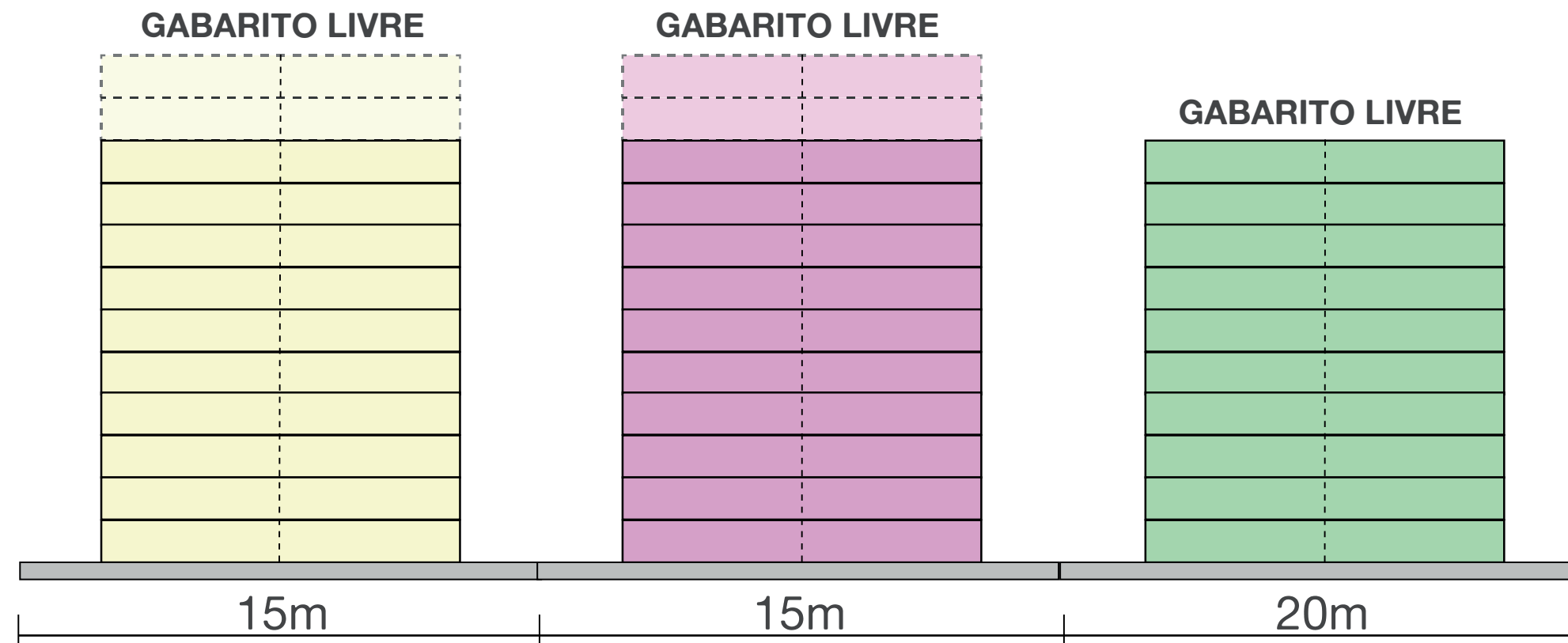
2 Zonas Ambientais.



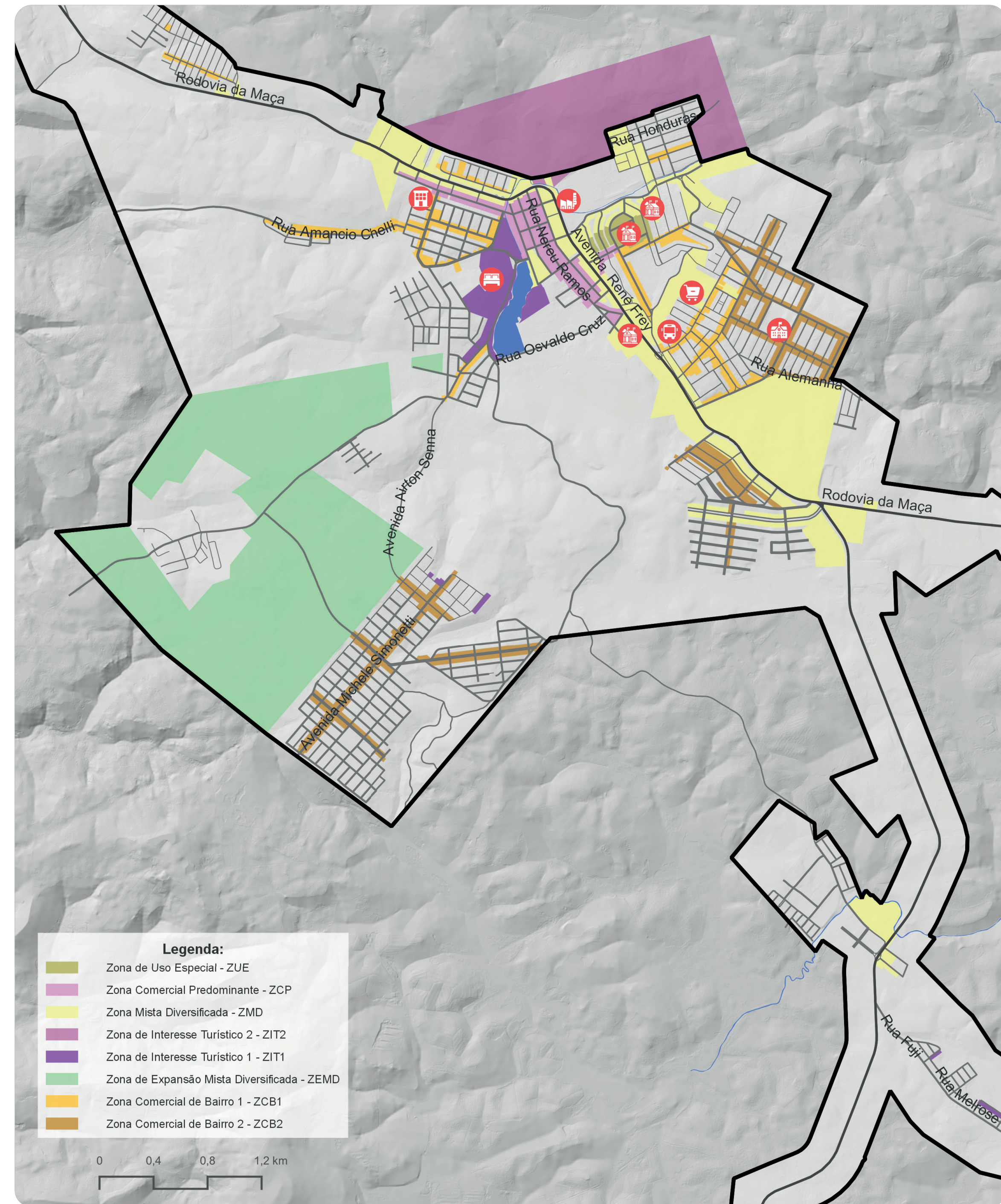


Zonas Centrais

- Zona Mista Diversificada (ZMD)
- Zona Comercial Predominante (ZCP)
- Zona de Expansão Mista Diversificada (ZEMD)



	15m	15m	20m
Lote Mínimo:	450m ²	450m ²	600m ²
Recuo Frontal:	Comercial: 1,5m Residencial: 5m	Comercial: 1,5m Residencial: 5m	Comercial: 5m Residencial: 5m
Afast. Lateral:	1,5m se houver abertura	1,5m se houver abertura	-
Afast. Fundos:	1,5m se houver abertura	1,5m se houver abertura	-
T.O.:	Comercial: livre Residencial: 70%	Comercial: livre Residencial: 70%	Comercial: 70% Residencial: 70%
I.A.:	- 8,0 9,0	- 8,0 9,0	- 5,0 -
T.P.:	0%	0%	20%

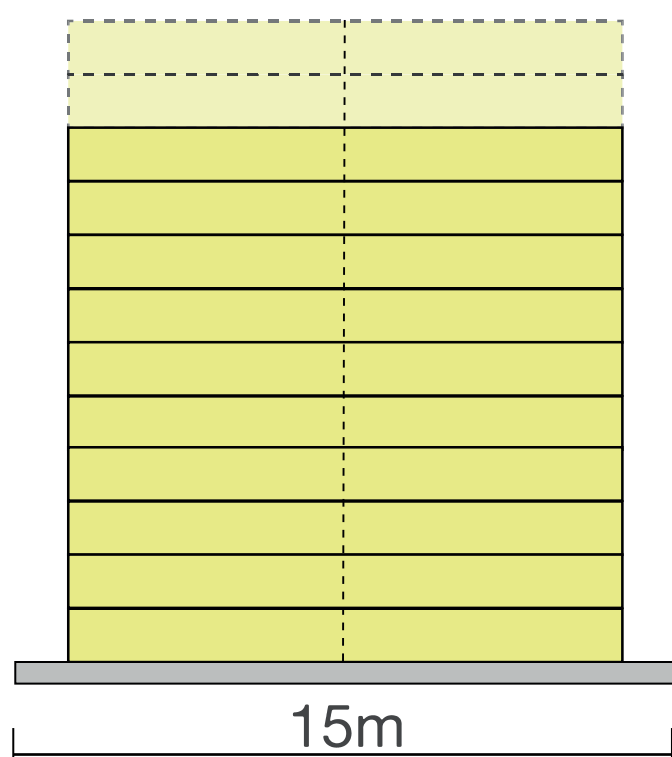




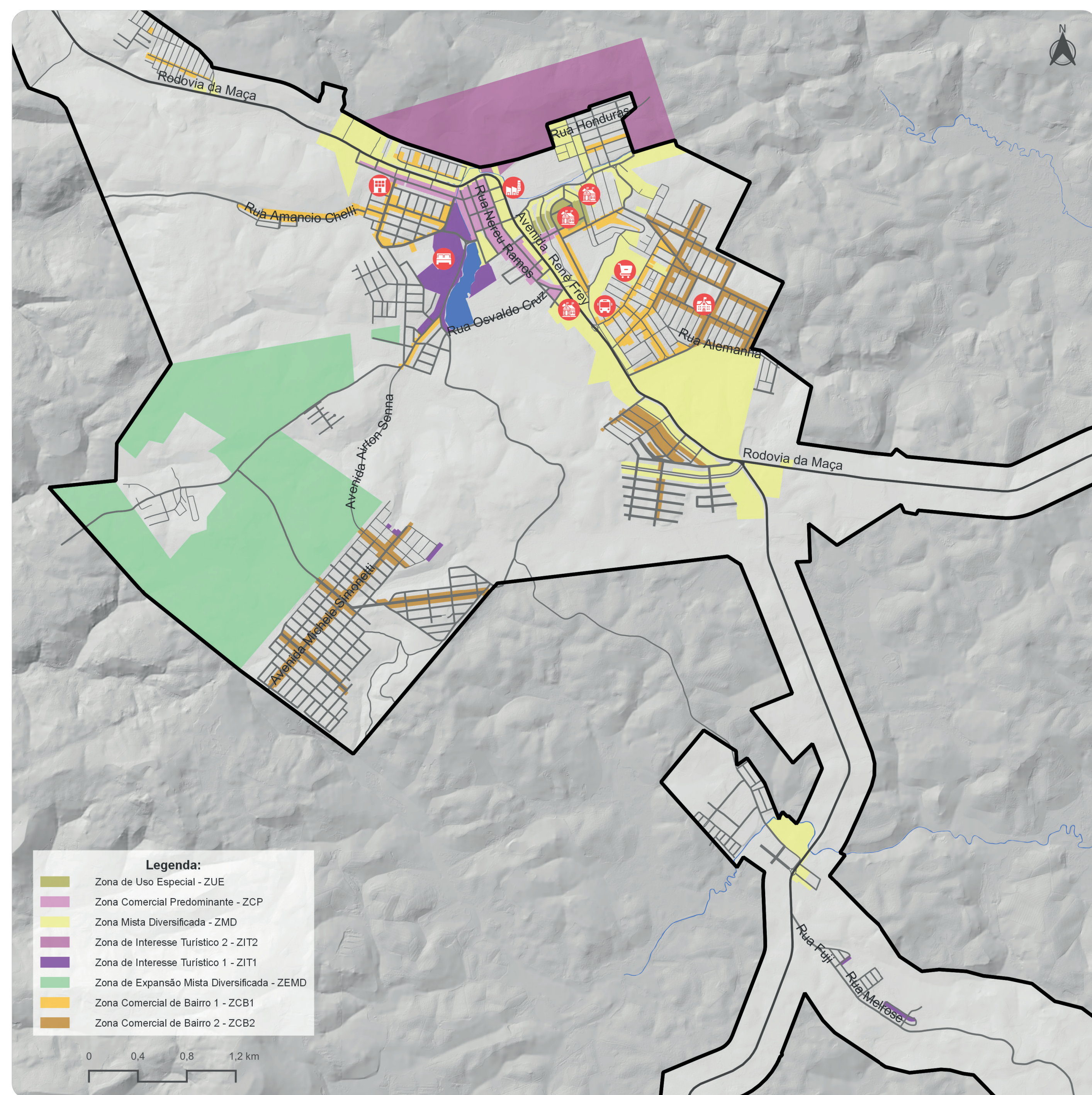
Zonas Centrais

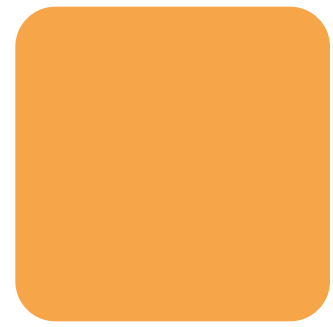
Zona de Uso Especial (ZUE)

GABARITO LIVRE



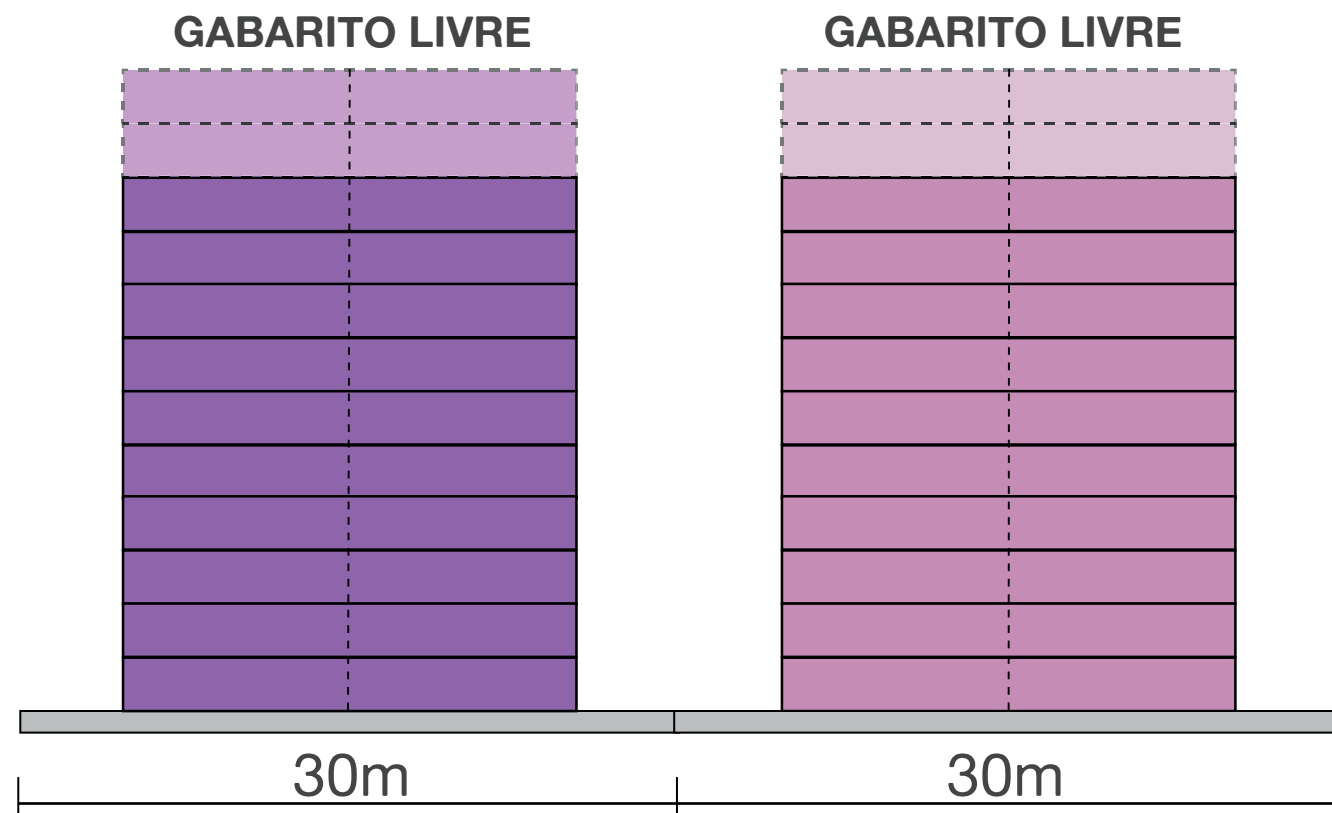
Lote Mínimo:	450m ²
Recuo Frontal:	3m
Afast. Lateral:	1,5m se houver abertura
Afast. Fundos:	1,5m se houver abertura
T.O.:	70%
I.A.:	- 8,0 9,0
T.P.:	10%



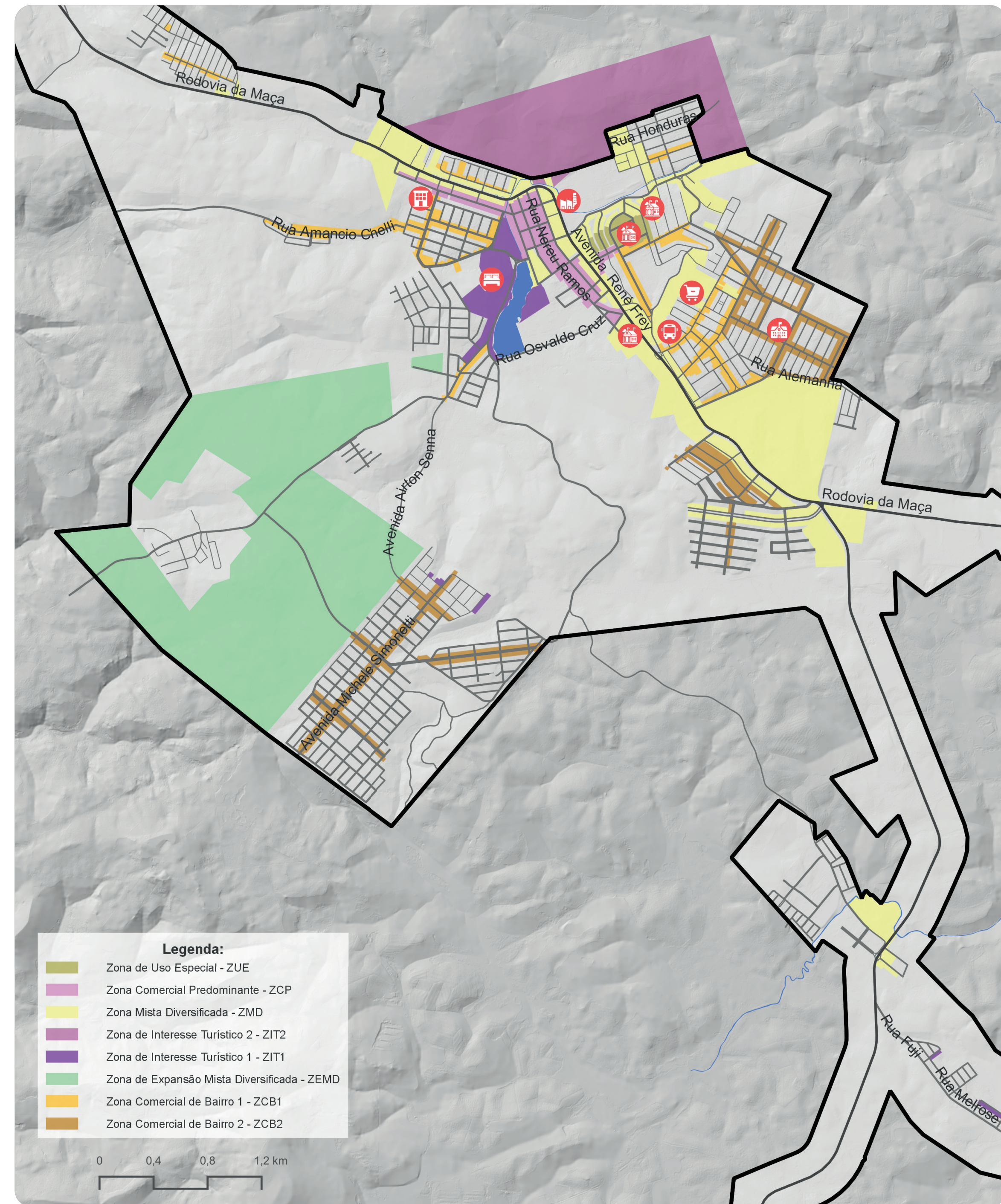


Zonas Centrais

- Zona de Interesse Turístico 1 (ZIT1)
- Zona de Interesse Turístico 2 (ZIT2)

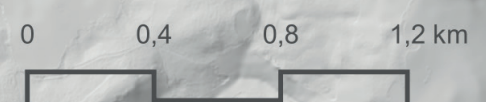


Lote Mínimo:	1.500m ²	1.500m ²
Recuo Frontal:	6m	6m
Afast. Lateral:	-	-
Afast. Fundos:	-	-
T.O.:	50%	50%
I.A.:	- 6,0 7,0	- 6,0 -
T.P.:	20%	20%



Legenda:

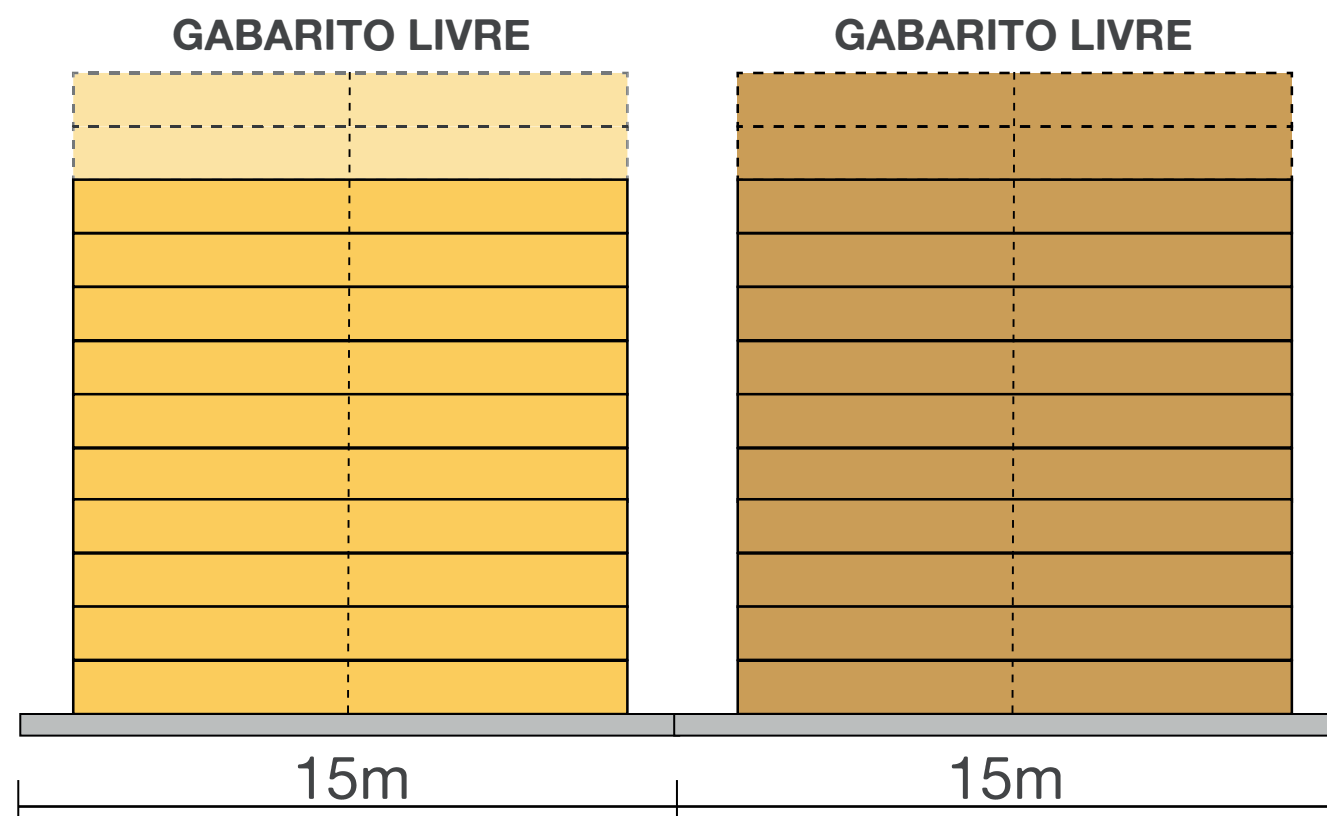
- Zona de Uso Especial - ZUE
- Zona Comercial Predominante - ZCP
- Zona Mista Diversificada - ZMD
- Zona de Interesse Turístico 2 - ZIT2
- Zona de Interesse Turístico 1 - ZIT1
- Zona de Expansão Mista Diversificada - ZEMD
- Zona Comercial de Bairro 1 - ZCB1
- Zona Comercial de Bairro 2 - ZCB2



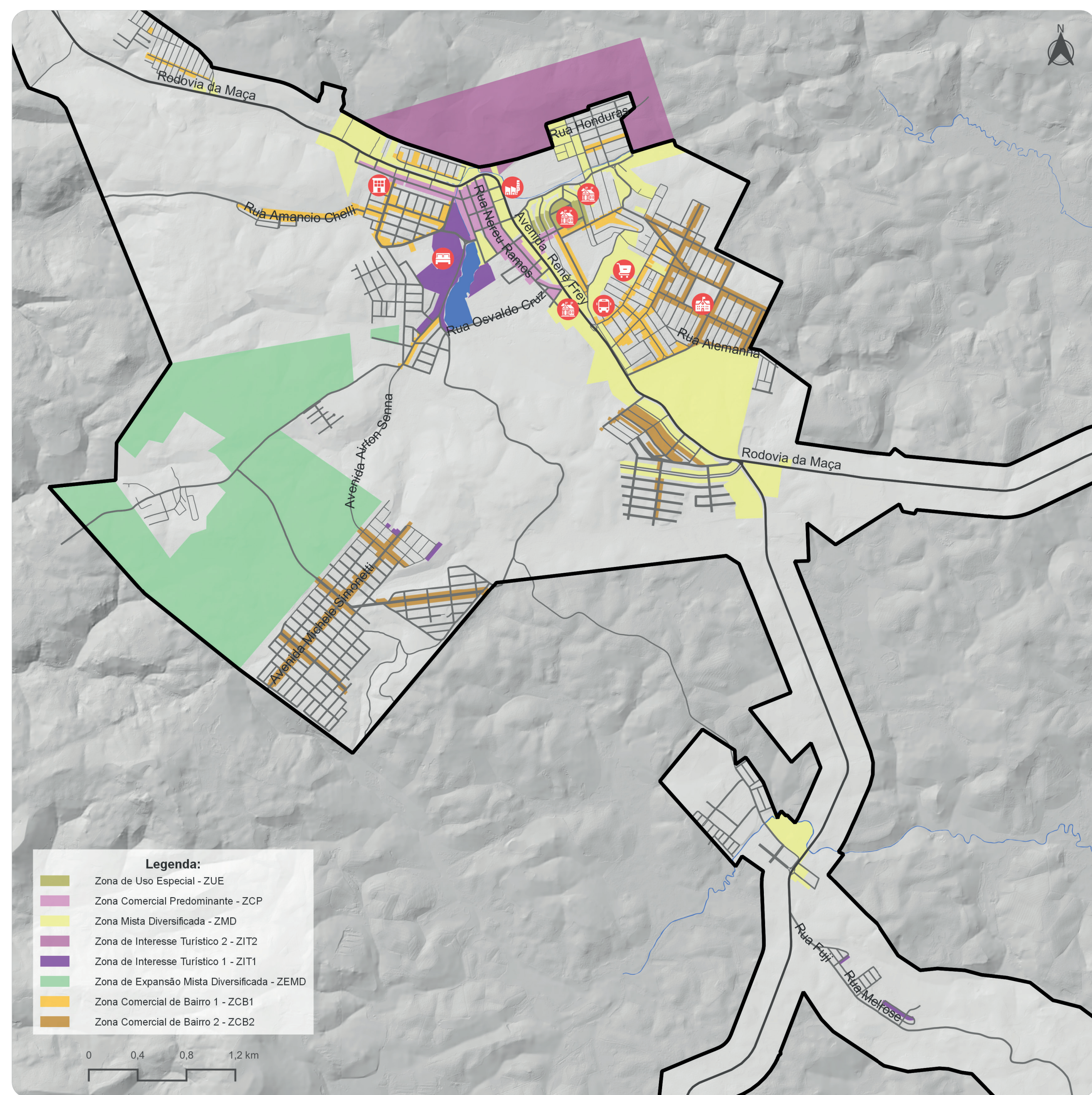


Zonas Centrais

- Zona Comercial de Bairros 1 (ZCB1)
- Zona Comercial de Bairros 2 (ZCB2)



Lote Mínimo:	450m ²	450m ²
Recuo Frontal:	Comercial: 3m Residencial: 3m	Comercial: 5m Residencial: 5m
Afast. Lateral:	1,5m se houver abertura	1,5m se houver abertura
Afast. Fundos:	1,5m se houver abertura	1,5m se houver abertura
T.O.:	Comercial: 70% Residencial: 70%	Comercial: 70% Residencial: 70%
I.A.:	- 6,0 8,0	- 6,0 8,0
T.P.:	10%	10%

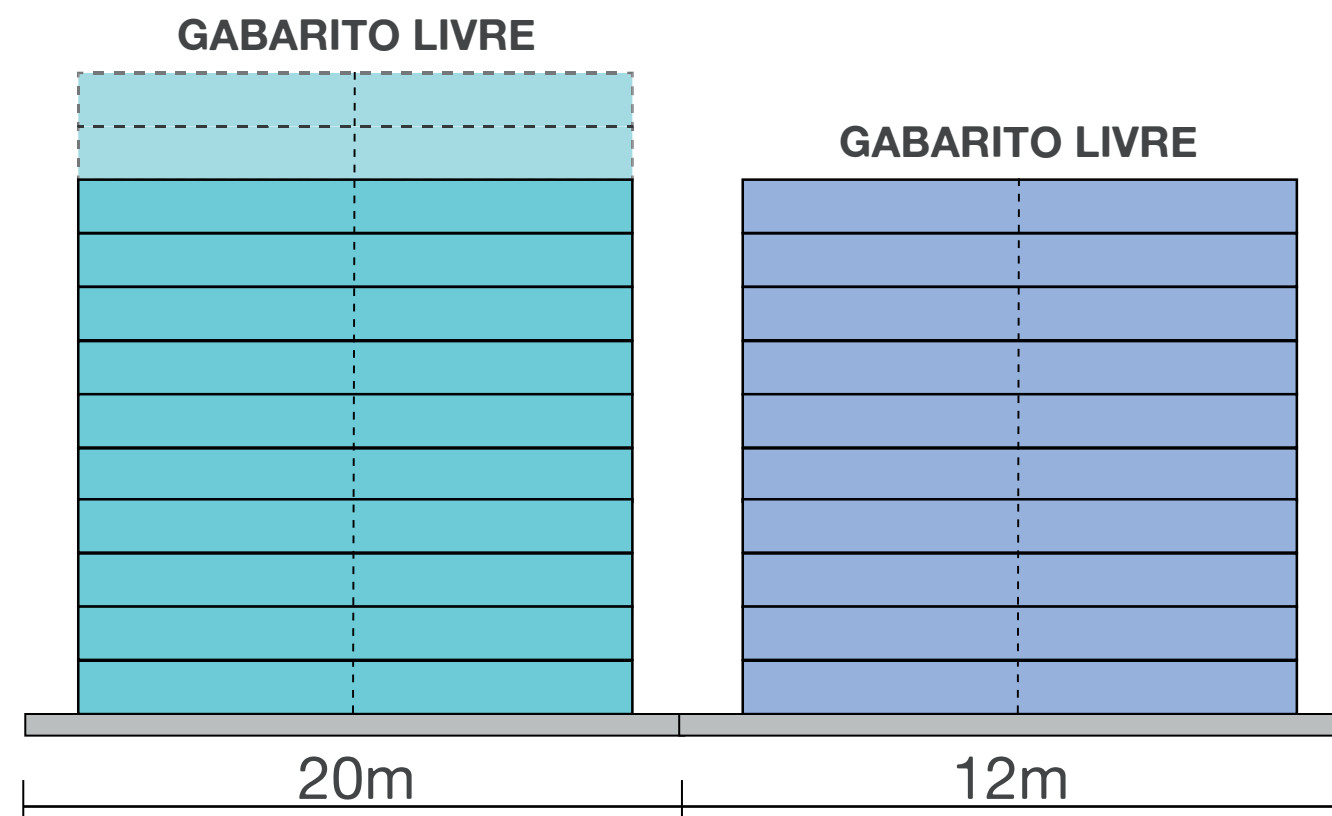


- Legenda:**
- Zona de Uso Especial - ZUE
 - Zona Comercial Predominante - ZCP
 - Zona Mista Diversificada - ZMD
 - Zona de Interesse Turístico 2 - ZIT2
 - Zona de Interesse Turístico 1 - ZIT1
 - Zona de Expansão Mista Diversificada - ZEMD
 - Zona Comercial de Bairro 1 - ZCB1
 - Zona Comercial de Bairro 2 - ZCB2

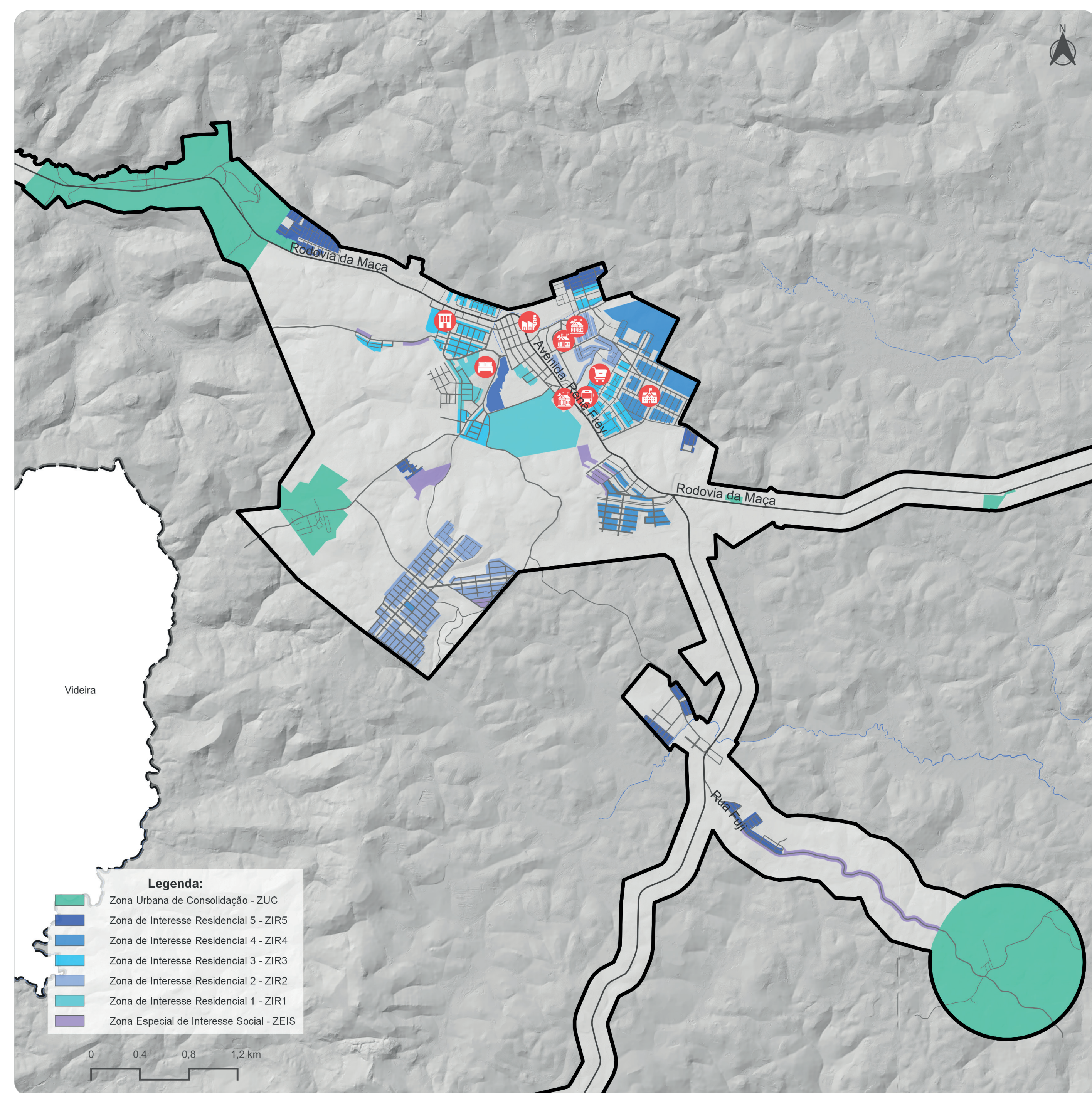


Zonas Residenciais

- Zona Predominante Residencial 1 (ZPR1)
- Zona Predominante Residencial 2 (ZPR2)



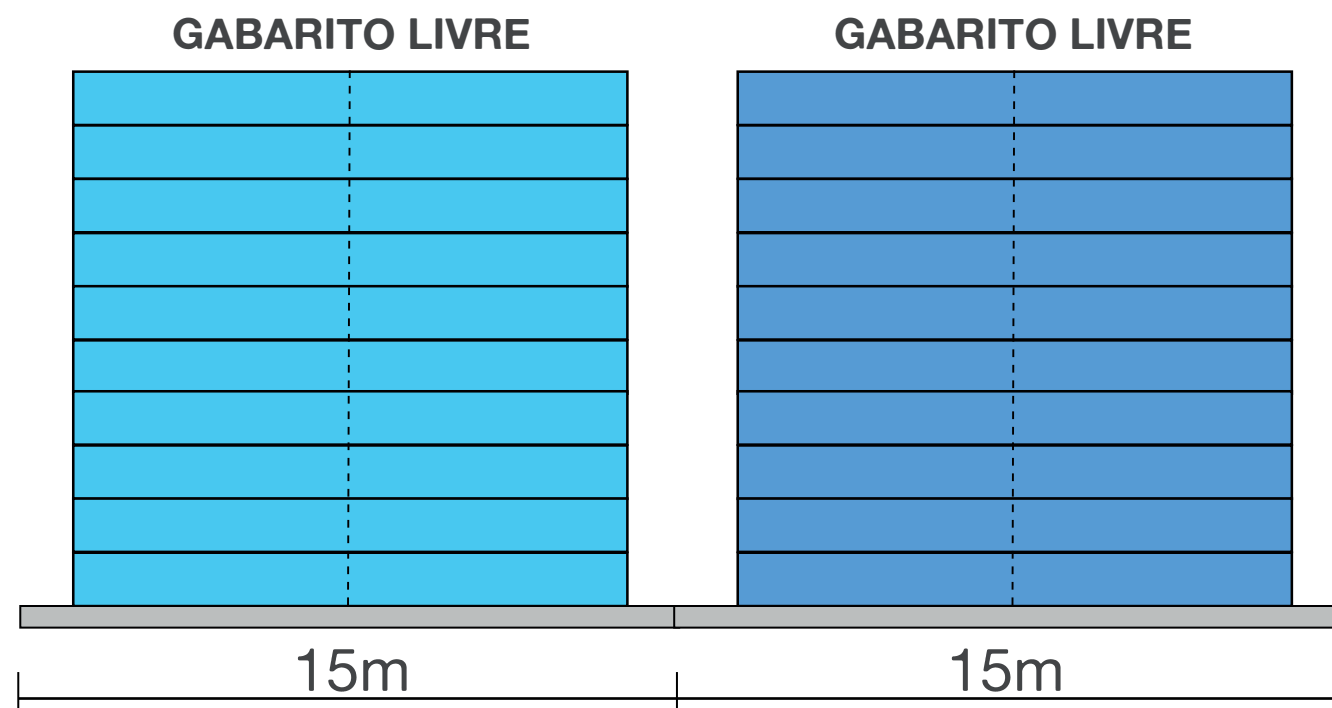
Lote Mínimo:	600m ²	360m ²
Recuo Frontal:	5m	3m
Afast. Lateral:	1,5m se houver abertura	1,5m se houver abertura
Afast. Fundos:	1,5m se houver abertura	1,5m se houver abertura
T.O.:	50%	60%
I.A.:	- 3,0 4,0	- 3,0 -
T.P.:	15%	20%



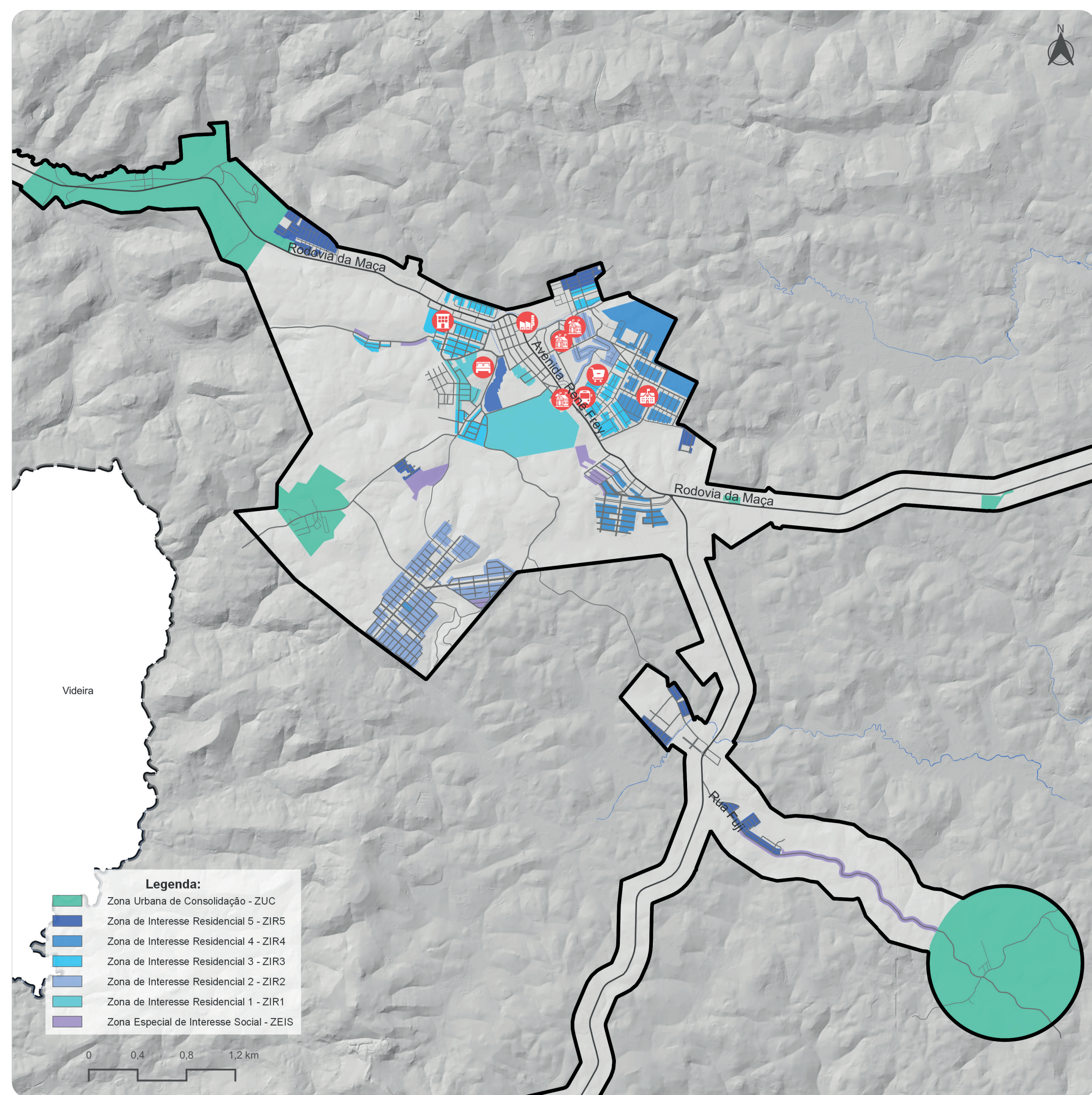


Zonas Residenciais

- Zona Predominante Residencial 3 (ZPR3)
- Zona Predominante Residencial 4 (ZPR4)



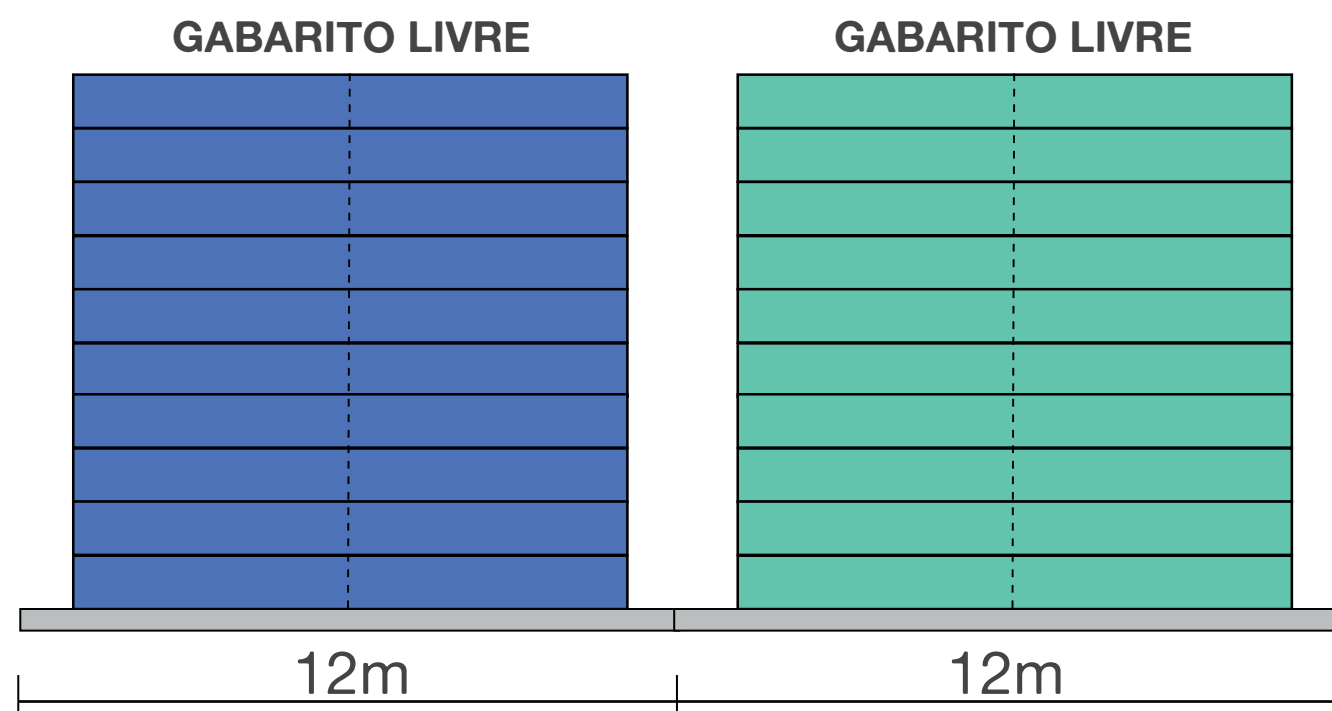
Lote Mínimo:	450m ²	450m ²
Recuo Frontal:	3m	5m
Afast. Lateral:	1,5m se houver abertura	1,5m se houver abertura
Afast. Fundos:	1,5m se houver abertura	1,5m se houver abertura
T.O.:	60%	60%
I.A.:	- 4,0 -	- 4,0 -
T.P.:	15%	15%



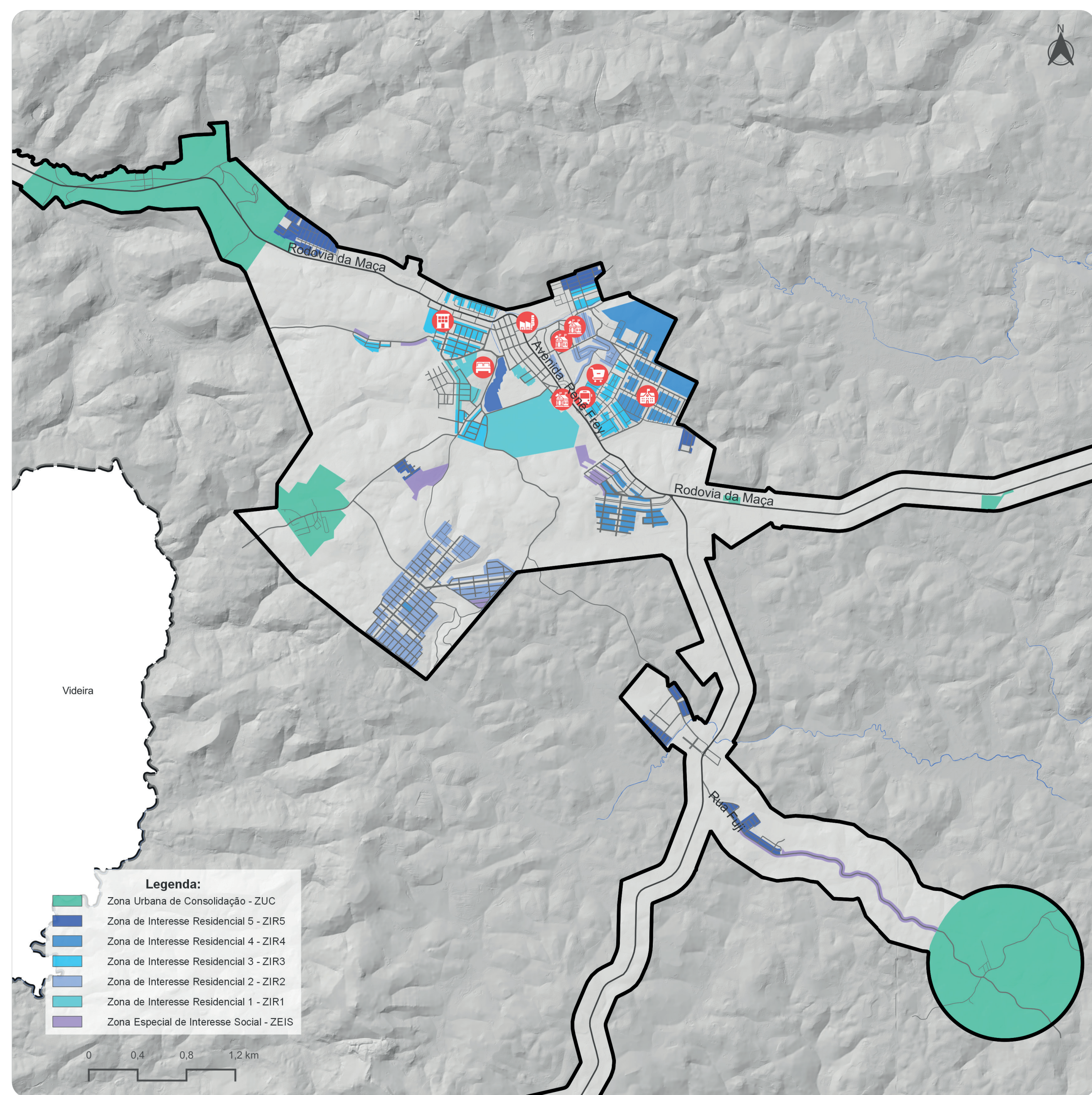


Zonas Residenciais

- Zona Predominante Residencial 5 (ZPR5)
- Zona Urbana de Consolidação (ZUC)



Lote Mínimo:	240m ²	240m ²
Recuo Frontal:	3m	3m
Afast. Lateral:	1,5m se houver abertura	1,5m se houver abertura
Afast. Fundos:	1,5m se houver abertura	1,5m se houver abertura
T.O.:	60%	60%
I.A.:	- 1,0 -	- 1,0 -
T.P.:	10%	20%

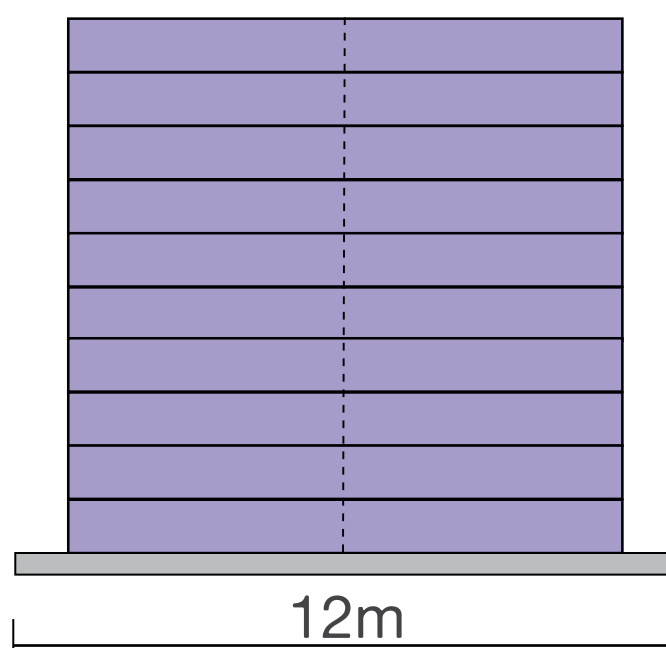




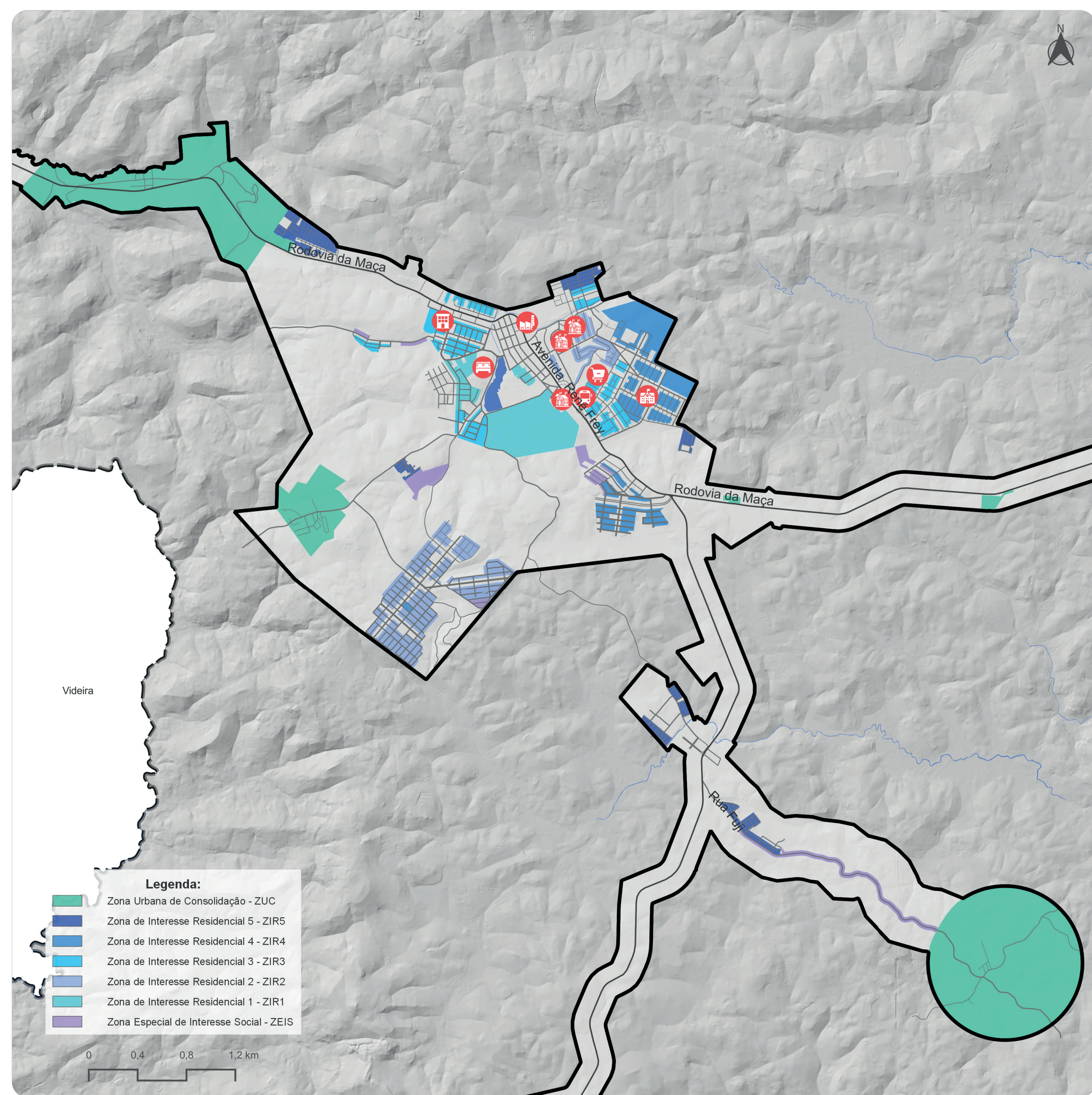
Zonas Residenciais

 Zona Especial de Interesse Social (ZEIS)

GABARITO LIVRE



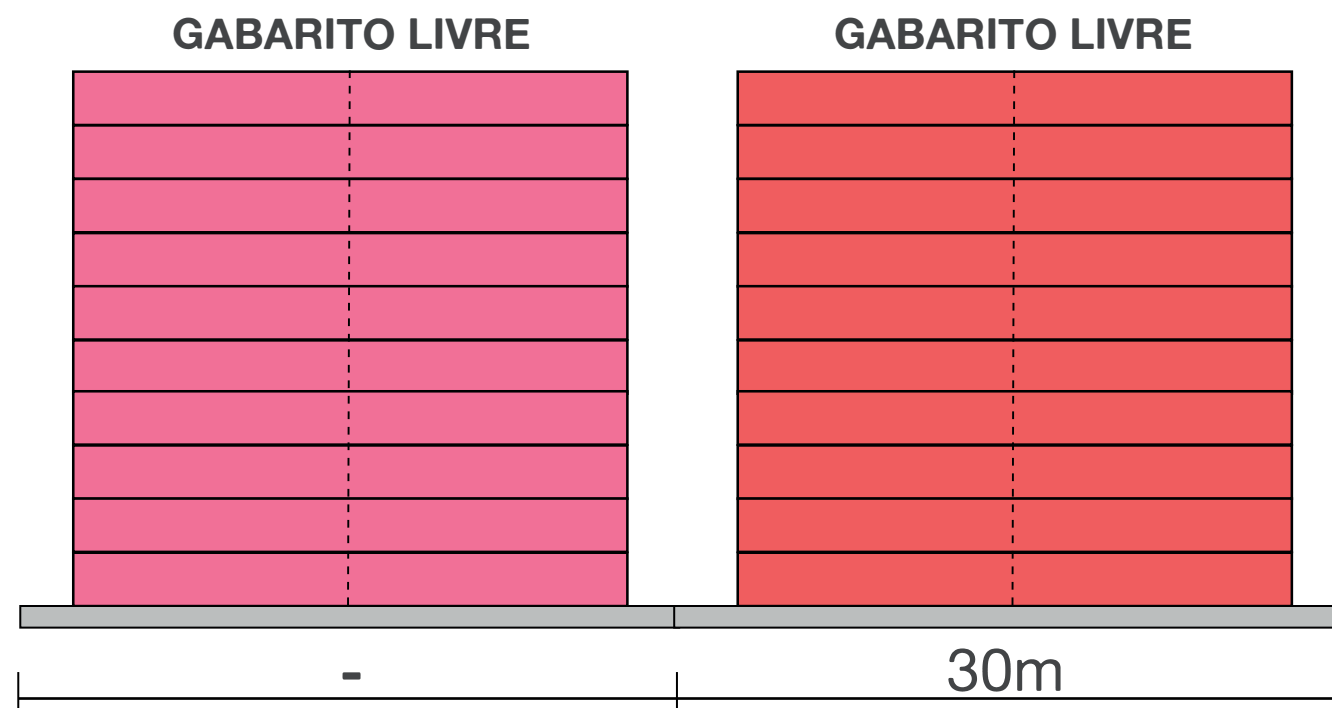
Lote Mínimo:	240m ²
Recuo Frontal:	3m
Afast. Lateral:	1,5m se houver abertura
Afast. Fundos:	1,5m se houver abertura
T.O.:	60%
I.A.:	- - 1,0
T.P.:	10%



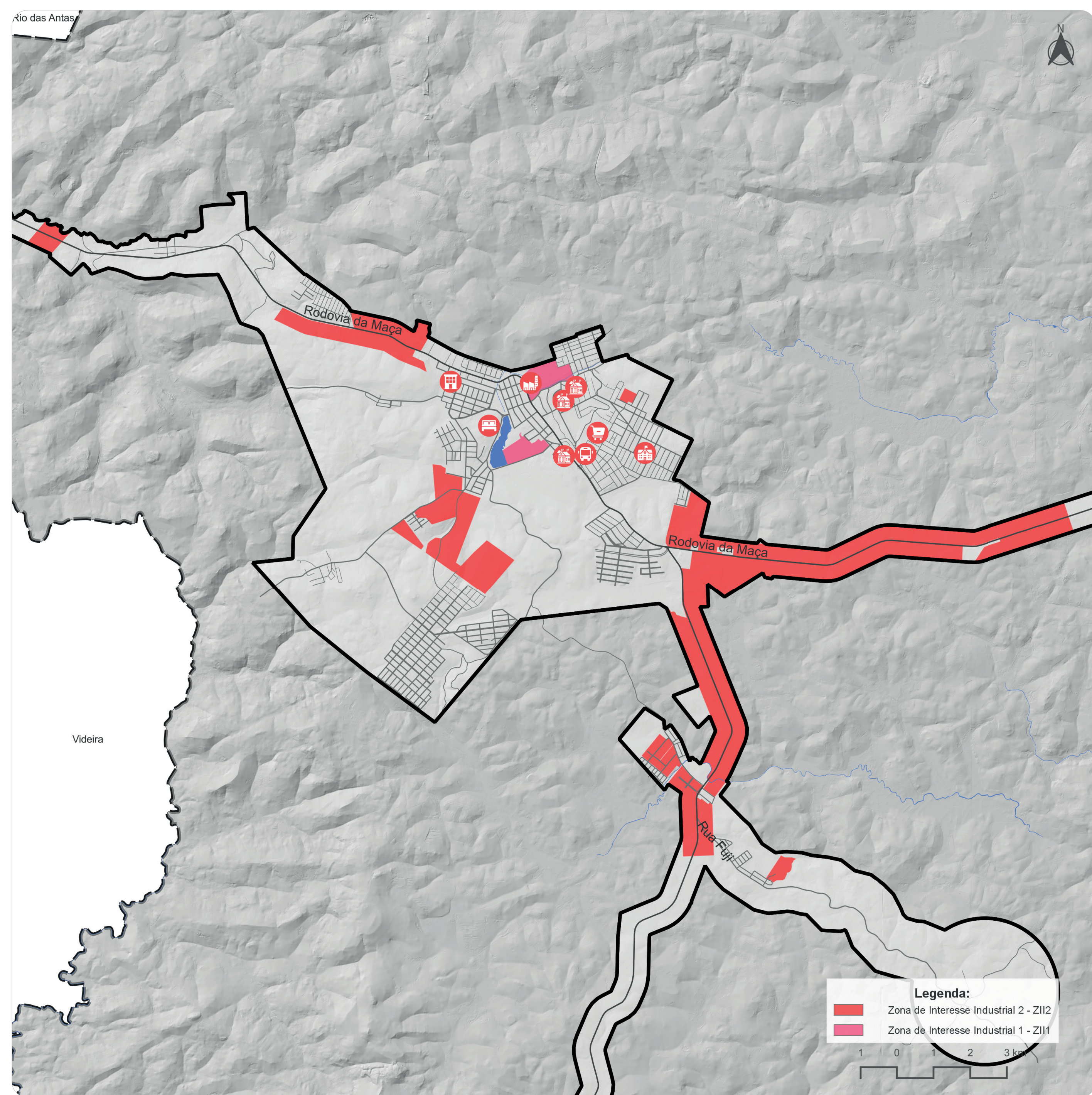


Zonas Industriais

-  Zona de Interesse Industrial 1 (ZII1)
-  Zona de Interesse Industrial 2 (ZII2)



Lote Mínimo:	-	1.800m ²
Recuo Frontal:	10m	10m
Afast. Lateral:	10m	1,5m se houver abertura
Afast. Fundos:	10m	1,5m se houver abertura
T.O.:	70%	70%
I.A.:	- livre livre	- - 3,0
T.P.:	20%	20%

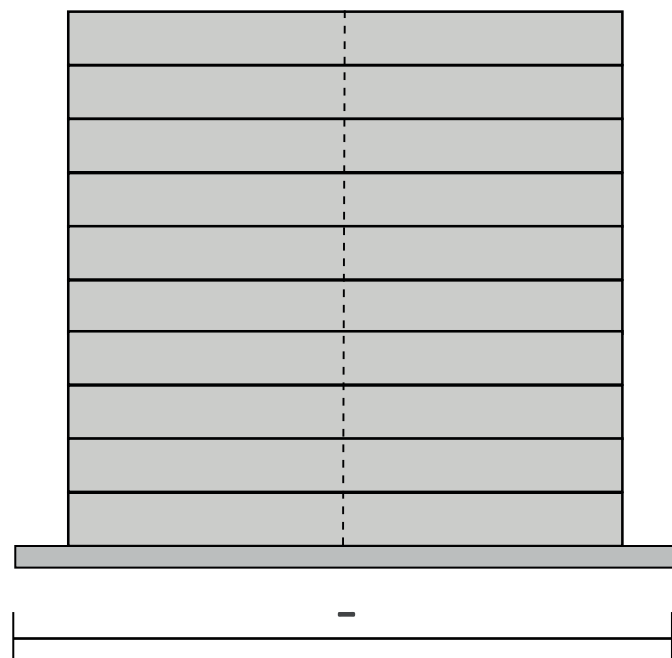




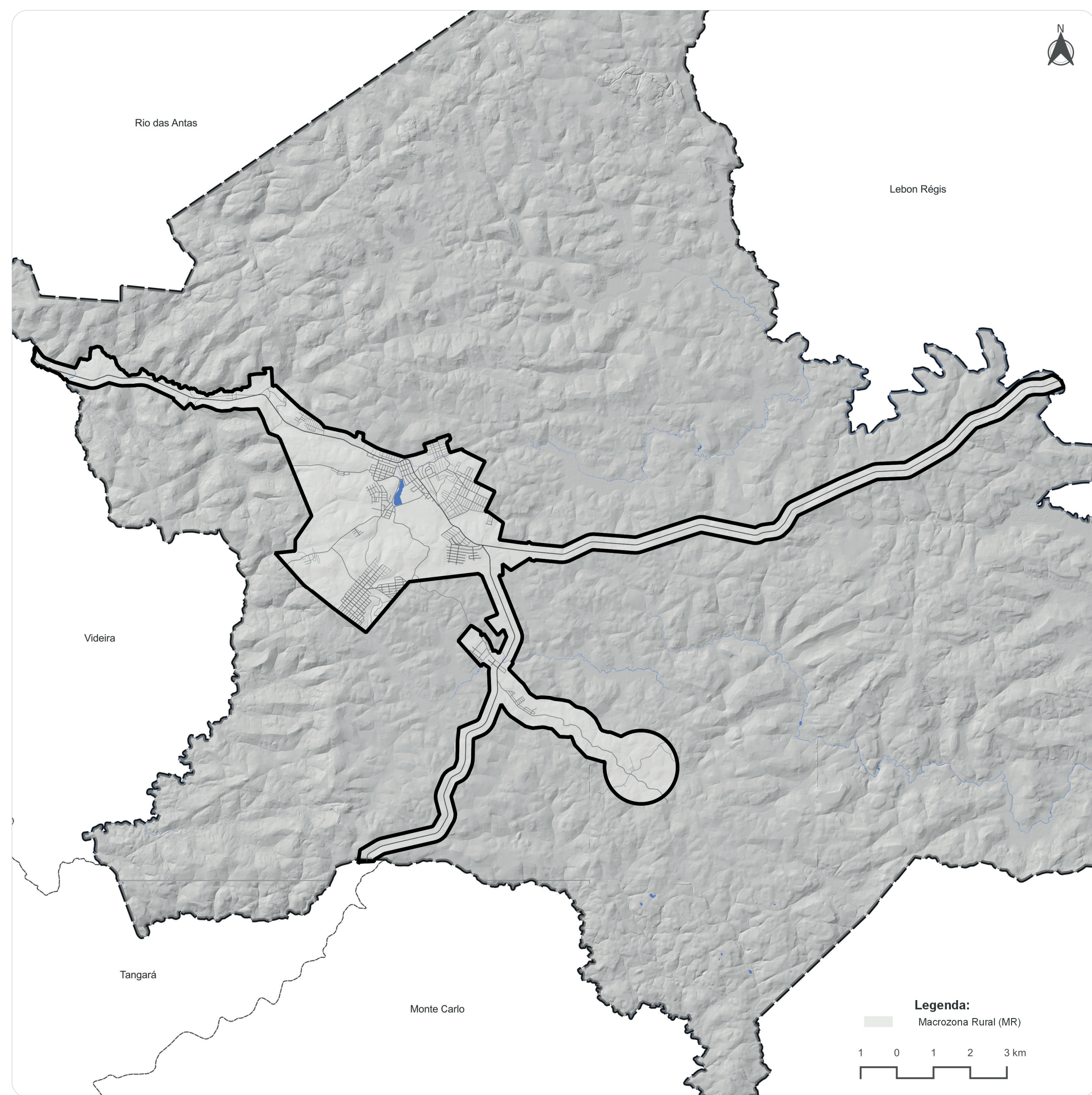
Zona Rural

Macrozona Rural (MR)

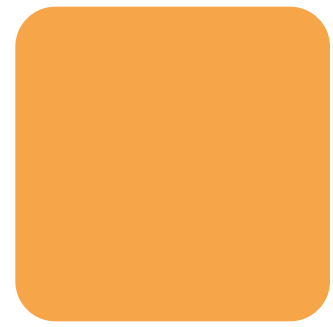
GABARITO LIVRE



Lote Mínimo:	-
Recuo Frontal:	15m
Afast. Lateral:	-
Afast. Fundos:	-
T.O.:	-
I.A.:	- - -
T.P.:	-

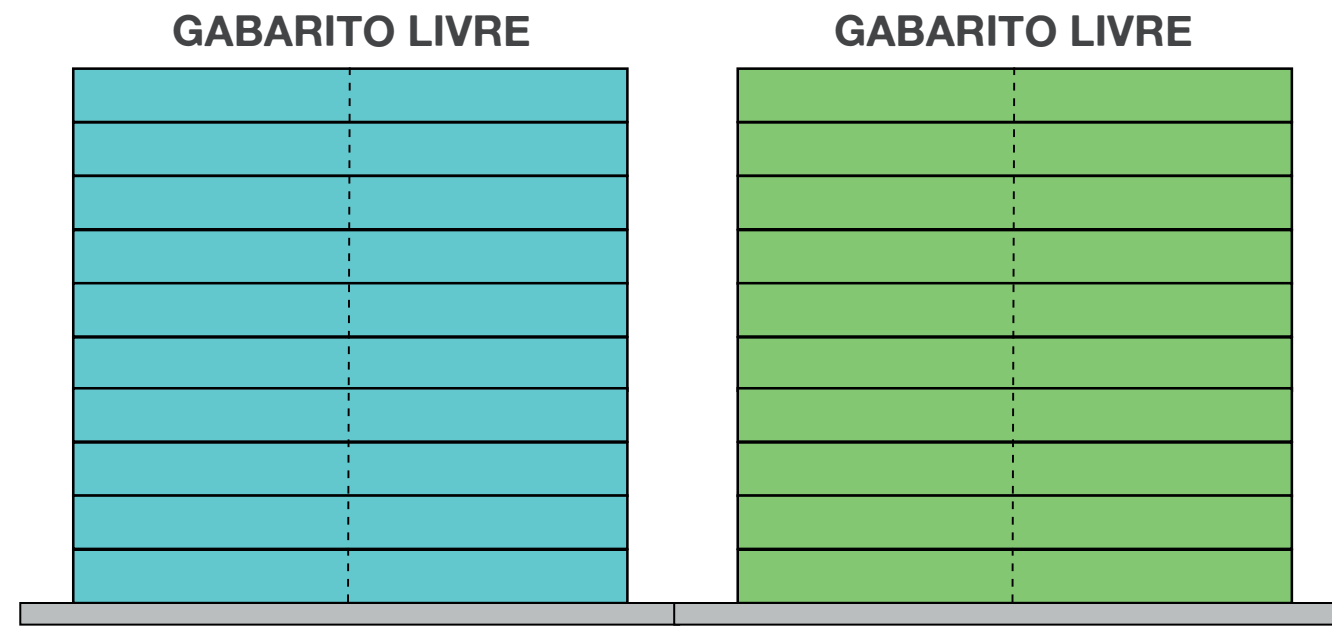


Legenda:
Macrozona Rural (MR)

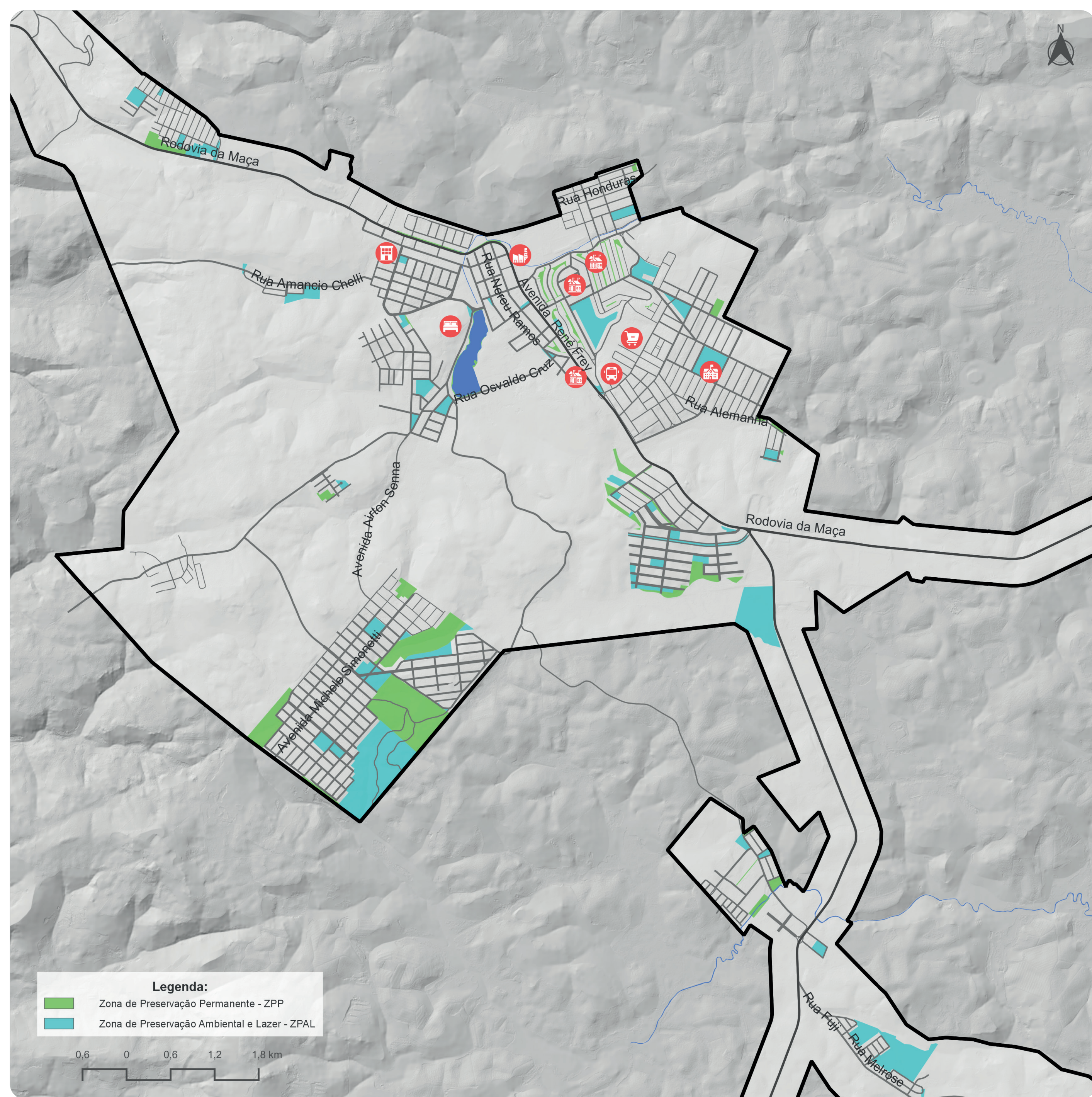


Zonas Ambientais

- Zona de Preservação Permanente (ZPP)
- Zona de Preservação Ambiental e Lazer (ZPAL)



	ZPP	ZPAL
Lote Mínimo:	-	-
Recuo Frontal:	-	-
Afast. Lateral:	-	-
Afast. Fundos:	-	-
T.O.:	-	-
I.A.:	-	-
T.P.:	50%	80%





REVISÃO DO PLANO DIRETOR

