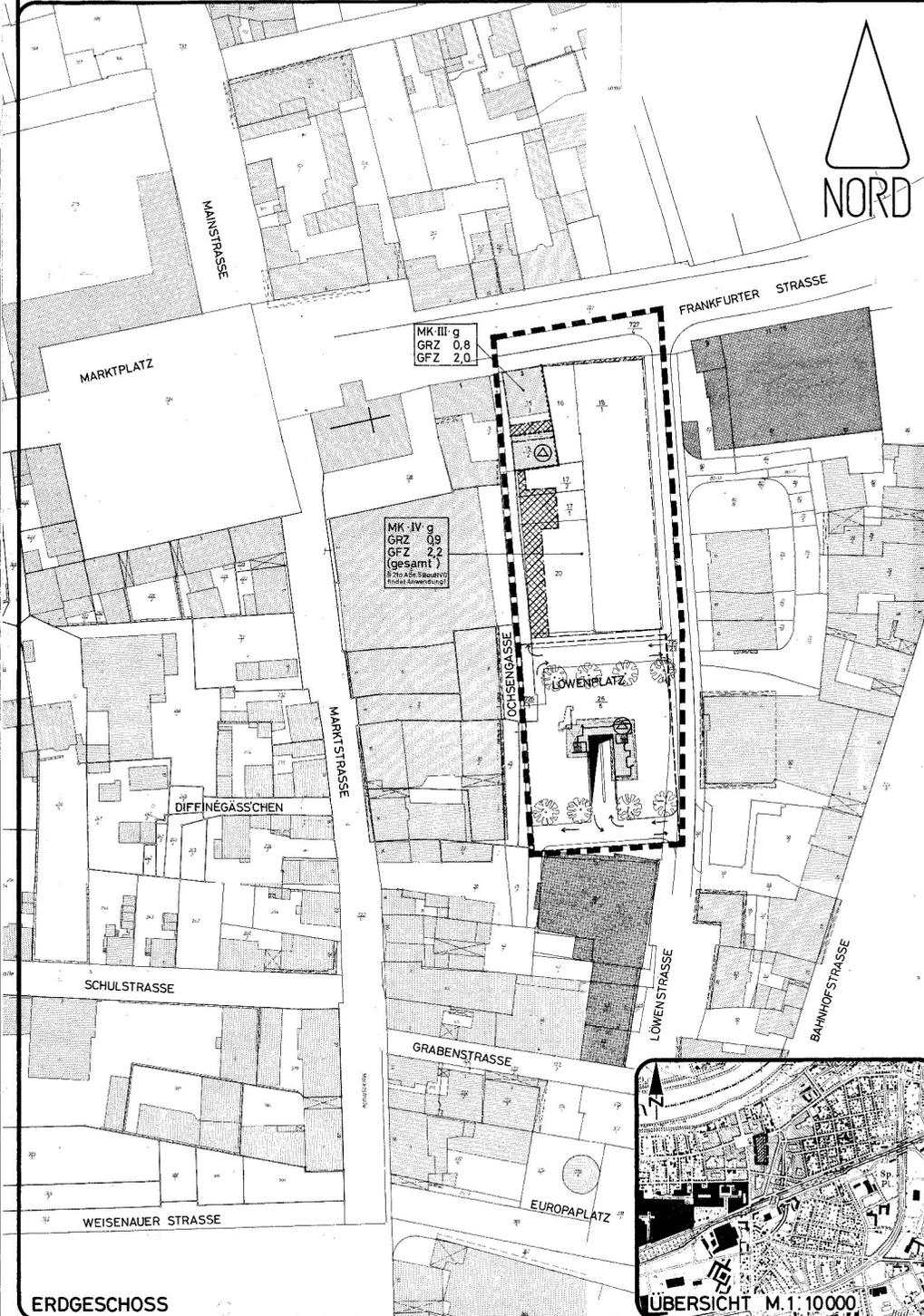


BEBAUUNGSPLAN » INNENSTADT - MITTE 1 «

STADT RÜSSELSHEIM · GEMARKUNG RÜSSELSHEIM · FLUR 1 · MASSTAB 1:500

AUSFERTIGUNG



LEGENDE

	Kerngebiet (nicht überbaubare Fläche schraffiert)
	Flächen für Versorgungsanlagen
	Straßenverkehrsflächen
	Andienungsflächen
	Fußgängerflächen
	Öffentl. Parkflächen
	Bäume
	TGa Tiefgarage
	GRZ Grundflächenzahl
	GFZ Geschossflächenzahl
	g Geschlossene Bauweise
	Baulinie
	Baugrenze
	Umformerstation (Trafo)
	Abgrenzung unterschiedlicher Nutzung
	Grenze des Bebauungsplanes
	Vorhandene Bebauung

- ### FESTSETZUNGEN
- BEBAUUNGSPLAN „Innenstadt Mitte“ nach § 9 BbauO
- Die Höhe der Erdgeschossfußböden ist der angrenzenden Bürgersteighöhe anzuschließen.
 - Die Traufhöhe und Dachneigung an der Frankfurter Straße ist von der Bebauung Frankfurter Straße 1 + 3 zu übernehmen.
 - Bei geneigten Dächern sind als Dachdeckung nur kleinteilige Materialien zu verwenden.
 - Die Fassaden sind vertikal zu gliedern.
 - Unter Berücksichtigung der denkmalgeschützten Stadtfläche sind nur Materialien zulässig, die sich diesem Gebäude anpassen oder unterordnen. Z. B. Backstein, Mauerwerk oder feinhohliges Metall-, Glas-, Faserverbunde, ausgenommen Treppentisch. Die Stützkonstruktion ist überwiegend als Stahlbeton auszuführen.
 - Eine Unter- und Überbauung der Löwenstraße und des Löwenplatzes in den Unter- und Obergeschossen bis ca. 120m ist möglich.
 - Wohnungen können erst ab dem 2. Obergeschoss errichtet werden.
 - § 21 a Abs. 5 BauNVO findet Anwendung.
 - Mindestens 70 % der notwendigen Pkw-Einzelplätze sind auf dem Grundstück nachzuweisen.
 - Die Andienung der Grundstücke hat über die Ochsen gasse zu erfolgen.
 - in Flächennutzungsplan §§ 11.05, 11.06, 11.07, 11.08, 11.09, 11.10, 11.11, 11.12, 11.13, 11.14, 11.15, 11.16, 11.17, 11.18, 11.19, 11.20, 11.21, 11.22, 11.23, 11.24, 11.25, 11.26, 11.27, 11.28, 11.29, 11.30, 11.31, 11.32, 11.33, 11.34, 11.35, 11.36, 11.37, 11.38, 11.39, 11.40, 11.41, 11.42, 11.43, 11.44, 11.45, 11.46, 11.47, 11.48, 11.49, 11.50, 11.51, 11.52, 11.53, 11.54, 11.55, 11.56, 11.57, 11.58, 11.59, 11.60, 11.61, 11.62, 11.63, 11.64, 11.65, 11.66, 11.67, 11.68, 11.69, 11.70, 11.71, 11.72, 11.73, 11.74, 11.75, 11.76, 11.77, 11.78, 11.79, 11.80, 11.81, 11.82, 11.83, 11.84, 11.85, 11.86, 11.87, 11.88, 11.89, 11.90, 11.91, 11.92, 11.93, 11.94, 11.95, 11.96, 11.97, 11.98, 11.99, 12.00, 12.01, 12.02, 12.03, 12.04, 12.05, 12.06, 12.07, 12.08, 12.09, 12.10, 12.11, 12.12, 12.13, 12.14, 12.15, 12.16, 12.17, 12.18, 12.19, 12.20, 12.21, 12.22, 12.23, 12.24, 12.25, 12.26, 12.27, 12.28, 12.29, 12.30, 12.31, 12.32, 12.33, 12.34, 12.35, 12.36, 12.37, 12.38, 12.39, 12.40, 12.41, 12.42, 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