



Given the state of infrastructure development in the country, it was deemed appropriate to include in the class of urban soil the distinction between urbanised soil and developable soil, so that the State may carry out programmed planning of the expansion of urban perimeters, anticipating territorial dynamics in response to demographic and economic dynamics and within a framework of environmental sustainability, the creation of conditions for greater competitiveness and the promotion of better living conditions for urban populations.

Rustic soil is that which, due to its recognised aptitude, is intended for

1. Administrative easements and public utility restrictions affecting the rules governing occupation, use and transformation of the land deriving from specific legal frameworks and having spatial expression and territorial impact shall be duly integrated and represented in the territorial plans at municipal level through the respective map of constraints.
2. In areas covered by administrative easements and public utility restrictions, the respective regimes shall prevail over the other provisions of the land use regimes of the categories in which they are integrated.

1. Soil classification shall be a planning option whereby a fundamental distinction is made between the classes of rural soil and urban soil, taking into account the nature, functions, potential and basic purpose of the soil.
2. The classification and reclassification of soil into the classes of rural and urban soil shall be defined in territorial plans with a municipal scope, under the terms laid down in this statute and in the legal regime of territorial planning instruments.

Soil shall be classified as urban or rural.

1. Soil shall be classified as rustic in accordance with its suitability for agricultural, forestry, livestock, mining and natural conditions, in accordance with its pedological characteristics, natural resources and existing environmental values, and shall also include any soil that is not suitable for, or does not justify, its allocation to urban purposes.
2. The classification aims at the balanced and sustainable development of the rural system, the framing and support of economic activities associated with agriculture, livestock, forestry and mining, the improvement of the quality of life of rural populations and the creation of conditions for their settlement, the protection of natural resources and the defence and enhancement of the environment, and shall be carried out within the framework of the planning strategy and land use planning objectives, with consideration of the following criteria:
  - a) Suitability for agricultural, forestry and livestock use;
  - b) Potential for exploitation of geological and energy resources;
  - c) Relevance in the conservation, enhancement or use of natural and

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growth and qualification of urban systems defined in territorial plans of

2. Reclassification to urban soil must comply with the criteria presented in the previous article.

The urban perimeter is delimited and shall comprise urban land, which includes partially urbanized or built-up land and, where expansion areas exist,

5. The subcategories of land are aimed at greater detail in the differentiation of permitted uses, namely at the level of their hierarchy, compatibility, incompatibility, or when they are necessary for the specific regulation of morphotyping issues, of the characteristics and dimensioning of urbanistic operations or of other land transformation actions.

1. Soil classification shall, in accordance with the planning objectives, soil classification, the established criteria and the dominant and admissible uses for the different categories or subcategories, establish a set of parameters, urban indexes and any other geometric or descriptive constraints that regulate the potential for building and the general conditions in which soil occupation and transformation may be built or promoted.

2. The parameters, indexes and constraints to be considered in the soil categories and subcategories may be, namely:

a) Parameters:

- i. Height of the facades; Height of the floors;
- ii. Maximum/minimum number of floors
- iii. Maximum/minimum clearances;
- iv. Maximum depth of the gable
- v. Maximum deployment polygon;
- vi. Maximum/minimum area of the plot of land;
- vii. Maximum/minimum frontage of the plot of land;

b) Indices:

- i. Construction ratio (construction area / area of the land);
- ii. Implantation (implantation area / plot area);
- iii. Impermeability index (area of impermeability / area of land);
- iv. Habitational (number of dwellings / area of ground);
- v. Population (number of inhabitants / area of land);
- vi. Of green areas or outdoor areas of collective use (green area / construction area per type of use);
- vii. Areas for collective use of equipment (equipment area / construction area per type of use);



viii. Parking (parking area or number of parking places / construction area per type of use);

c) Other constraints (geometric / descriptive):

- i. Setback angle (height / setback);
- ii. Alignment (vertical/horizontal);
- iii. Morphological;
- iv. Typological;
- v. Constructive processes, materials and construction finishes.

1. Territorial plans with a municipal scope and the regulations associated to soil qualification must prevent the coexistence of incompatible uses, and in each soil category or subcategory the criteria for the restriction or inadmissibility of the installation of uses or the carrying out of urbanistic operations must be identified.

2. Under no circumstances may:

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2. The safeguard regime establishes conditions for the occupation, use and



- g) Other categories of land.
3. The territorial plans at municipal level may disaggregate the categories referred to in the previous point into subcategories that are appropriate to the local development strategy and to the model for spatial organisation of the municipal territory.
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1. The dominant use of the agricultural space regime is agricultural and livestock activities, based on the characteristics, aptitude and potential for the effect of the lands covered, and shall promote their use in an economically and environmentally sustainable manner.
  2. The permitted use must not compromise the natural functions of the soils that jeopardise the ecological balance and environmental performance of the territory, namely regarding the hydrological cycle, the prevention of natural risks or carbon sequestration.
  3. 3. Other uses may be occasionally admitted when inherent or necessary for the development and sustainability of agricultural or livestock activities, namely in the area of housing, infrastructures, public facilities, industry, storage or exploitation of natural resources, if duly justified and as long as there is no proven prejudice to the dominant use.
  4. Tourist, recreational, leisure, cultural or religious use may also be permitted on an exceptional and occasional basis, when justified on the basis of the cultural or natural heritage and landscape and provided that there is no proven prejudice to the dominant use.
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1. The dominant use of the forestry space regime is forestry, based on the characteristics, aptitude and potential for the effect of the land covered, and shall promote its use in an economically and environmentally sustainable manner.

2. The permitted use may not compromise the natural functions of the soils that jeopardise the ecological balance and environmental performance of the territory, namely as regards the hydrological cycle, the prevention of natural risks or carbon sequestration.
3. Other uses may be occasionally admitted when inherent or necessary for the development and sustainability of the forestry activity, namely in the domain of housing, infrastructures, collective equipment, industry, storage or exploitation of natural resources, if duly justified and as long as there is no proven prejudice to the dominant use.
4. Tourist, recreational, leisure, cultural or religious use may also be permitted exceptionally and occasionally, when justified on the basis of the cultural or natural heritage and landscape and provided that there is no proven prejudice to the dominant use.

1. The regime of spaces for exploitation of natural resources has as its dominant use the economic exploitation of energy and mineral resources, is based on the characteristics, aptitude and potential of the land covered and must promote such exploitation in an economically and environmentally sustainable manner.

2. The rules for the use of the land shall provide for the minimisation of environmental impacts and mechanisms for promoting the natural regeneration and landscaping of intervened areas at the end of the term defined for the exploitation.

3. Other uses may only be admitted when they prove to be inherent, necessary or compatible with the exploration activity and do not aggravate the environmental impacts resulting therefrom.

1. The natural spaces regime is destined for areas identified as having sensitive and relevant



located on rural land, having infrastructures and services of proximity, but for which the classification as urban land is not appropriate, namely as regards building rules, requirements and dimensioning of equipments and infrastructures, location and dimensioning of green spaces or spaces for collective use and conciliation or incompatibility of uses.

2. The rules of occupation, use and transformation of the soil must consider the necessary conciliation between the imperative of improving conditions of habitability, comfort, safety and salubrity of dwellings, services and collective spaces and the protection and enhancement of the built heritage and of the traditional forms of habitation and community life of the rural populations.

1. The territorial plans at municipal level may establish, in accordance with the planning options and the territorial organisation model adopted and in conformity with existing territorial and sectoral guidelines and programmes, other categories of rustic soil for areas of anthropic occupation that do not determine the classification of the soil they occupy as urban and justify the establishment of a c G[ot]5(h)-3(er)411(a)-o3-7( G[ot]5(h)-3(er)411(n)-3(t)oTf1 j0 g00 G[

- e) Dispersed buildings: area occupied by dispersed buildings, supporting activities located on rural land, which must be subject to a specific regime of use aimed at its containment and improvement of its quality, namely the habitability conditions and the provision of infrastructure and public support services.

1. The classification of urban soil into categories and subcategories is based on the grounds for its classification and also on the following criteria:

- a) Alignment witT/F10008872The classification of urba



- a) The planning categories are established for the purposes of the execution of the territorial plan of municipal scope based on the degree of soil urbanisation, the degree of consolidation of the urban fabric and the programming of urbanisation and building, relying on the fundamental distinction between urbanised soil and developable soil;
  - b) The functional categories shall be established on the basis of the dominant function and morphotopolitical characteristics of urban space organisation.
3. Functional categories are compulsory for urbanised soil and recommended for urbanismmendedameban0 1(3.)JTJETQq0.000-59(a)-6(n)-3(d)-3( )-59(r)6(ec)-7(omm)-

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