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The normative structure

Pietro Cozzani, Daniele Iselle

The normative apparatus subdivides the territory in urban zones (Ztio) according to a type-morphologic analysis and it proposes 'norm scheme' (schede norma). The aims are:

- a clear language;
- behavioural norms able to orient rather than to impose;
- not to refer exclusively to the homogenous zones as defined by Dm 1444/68;
- to work through plans paying attention both to local and urban scale.

The norms can be:

- directives, destined to orient and to condition the planning of the Pua, of the single parts and of the direct build permission;
- prescriptions and bounds, that have to be entirely respected.

The normative table distinguishes: Units minimal of intervention (Umi), subject to implementing urban plan, and the other areas, subject to the regimen of direct build permission.

The Umi are defined second the following criteria:

- areas that play a strategic role in the redesign of the city axis *Cardo massimo*;
- areas that play an essential role in the redesign of the green system and the urban equipment in the area to regenerate;
- areas with large dimension (at least 1 ha);
- areas on which it is already in course a plan of transformation (Prusst, Piru);
- areas on which it is possible record a 'disposability to transformation'.

In the Umi is necessary one implementing urban plan.

For each one a 'norm scheme' has been drawn that supplies all the indicative and prescriptive elements. These are constituted by:

- an indicative morphologic design;
- a plan with detailed prescription.

In order to define urban regeneration the normative structure indicates two criteria:

- functional criterion;
- density criterion.

The first one guarantees a mix in land uses and without homogenous zones. Maximum and minimal percentages have been defined for each function, and the sum is always more than 100%, so that the development can adapt to different combinations according to the 'question of transformation'.

As far as the density is concerned, the Masterplan proposes build indexes equally diffused (plafond) in all the zones with similar characteristics. The acknowledgement of the build right could be usable directly, or in some cases could be sold concurring with the property to concentrate the volumes recognized by the plafond (the index base) in a reduced part of the area total, using the remaining part to public green area, parking or to other facilities without having to resort to the expropriation.