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**San Marino territory.
Guidelines for the
settlement**

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**The major issues of the
research**

San Marino Republic suffers today from a peculiar environmental fragility because of deep transformations, largely due to the urbanization in the second half of the last century. Such considerations led us to an evaluation of the ongoing transformations beginning from a wide notion of 'sustainability' which nevertheless needs to be considered in a 'closed system'. This is in fact a small territory fully exploited and overcrowded by flows of commuting workers (62 kmq, 29,000 inhabitants, 11,000 city users), where the capacity of carrying new transformations is really reduced: any intervention in a sector immediately generates consequences on other sectors with significant effects.

It is to be hoped that the future master plan take into consideration any kind of impacts (environmental, visual, etc.) in the regulation of land uses and transformations in order to act as a real 'layout of territory'.

**The predominance of
urban interests: policies
and social practices**

Between the fifties and the sixties new settlements have been created either by 'regulatory plans' regarding peripheral zones or by private apportionments. The employment in the private sector of building companies does constitute from now on a significant element of integration to the offer in the public employment.

The first regulatory plan (1981) sets some rules all over the territory, including agricultural zones, green

areas and urban parks, and provides a hierarchization of the urban system. At the end of its validity, the regulatory plan failed its target: the mechanism of single cases agreements prevails, feeding expectations of building exploitation, whilst the forecasts about public works haven't been effective because of the objective narrowness of the public budget.

The new regulatory plan (1992) sets a division of the territory into homogeneous areas. The implementation would have needed detailed plans, but once more it did not happen: the major efforts would have been transferred to urban renewal and to the realization of urban facilities. Yet, the forecasts of this plan, beyond the end of its term, have been fulfilled only for a 65-70% of its capacity. The main problem is the persisting discrimination between owners of urban grounds and owners of grounds appointed to public roads and/or public services, which only can be resolved collecting rights and obligations inside homogeneous districts called *comparti*.

**The transformations of
the landscape and the
environmental and
perceptive evaluation**

The urban sprawl and the irrational settings of the territory have left heavy morphological and functional modifications. Some historical patterns such as *casine*, *casalini* (farms), *capanne* (huts) and traditional cultivations are been canceled. Abandonment, decay expressively induced and reconstructions increasing the dimensions of dwellings are the most frequent phenomena. On the other hand, the survival of traditional forms of agriculture, such as olive groves and vineyards, depends most of the times on the interests of part time

farmers, who sometimes use their productions more or less as an alibi for getting new planning permissions. We must mention the increasing phenomenon of the splitting up (often real apportionments) even in those agricultural zones preserved by the law. Still, signs of attention are increasing: we must mention the Consortium Terra di San Marino, that gathers farmers' cooperatives with the purpose of a quality label, and a law (l. 126/95) concerning environment preservation and safeguard of landscape in its components (vegetation, flora, etc.).

The comparison between environmental resources and the new 'urbanization patterns' applied to districts identified in the *Green Notebook* of San Marino Republic (1995) put into evidence opportunities and threats. These are classified in four main issues: the environmental properties, the vulnerability, the landscape features and the interferences within the visual field. The tool of evaluation is a matrix whose purpose is to represent complex problems in a simple way; helping the understanding of trends, priority problems, environmental risks, in order to support the decisional processes and to promote the integration of the environmental matters inside local policies.

**The new figure insediative
risks and potentialities**

The most direct origin of *figure insediative* (urbanization patterns) is usually recognized in the French school of the 'social morphology' or in the studies of the Chicago school regarding urban ecology. Beginning from such origins, the studies developed all along the last decades, giving place to manifold declinations of the relationships between settlement forms and uses

of the human space. The *figura insediativa* represents a model of organization of the space which gives account of an attribution of value and of sense. It tries to interpret social relationships through their material results, including the cultural and the symbolic expressions, and those that we can define as 'market issued'. The models in space organization that emerge from the contemporary reading of the different patterns make us underline the cumulative effects of the urban growth on the environment and on the landscape.

The start phase is represented by the 'building lump', in which the colonization is revealed through new knots of compact fabric. Subsequently, the connection between the lump and consolidated fabric ('extroversion') evolves into the constitution of a 'built ring'. This phase assumes the existence of some requirements, such as the existence of a road system able to support the settlement and of an urban nucleus, strong enough to be the engine of this shift. The connection between the different nucleuses, even if not completely realized, provokes a phenomenon of insularization and land exploitation of the residual internal space. The following phases, represented by the 'compressed fabric' and 'accumulation', carry gradually to the completion by a saturation of the open space still free from buildings. For each of the phases, it is possible to point out some monitoring parameters and corrective actions, i.e. the recourse to a sort of 'equalization' by relocating edification rights inside homogeneous districts: this can respond to the expectations of the community, safeguarding the integrity of the suburban territory as well.