



Urban planning regulations

Main purpose

- Zone for small, medium, and large companies.
- Not permitted: companies causing air pollution containing heavy metals or odour components.

Additional authorized functions

- Retail if inherent and subsidiary to the production or craft activity.
- Warehouses for goods for wholesale activities with a limited sales area (no department store).
- Buildings with communal facilities for the business park (e.g. café, restaurant, child care, petrol station, conference rooms, etc.).
- Caretaker's home: maximum floor area of 200 m², must not exceed 1/4 of the company's total floor area, must be architecturally integrated into the company's building.

Building placement guidelines

- The following indices apply:
 - Lot coverage: 50
 - Floor space index (FSI): 75
- Façade 10 m behind the front garden area.
- Rear façade at minimum distance, equal to the building height, of the rear parcel boundary.
- Minimum width side setback area.

Parcel width (at the building line)	Total parcel surface	Minimum width setback area
< 100 m	< 1 ha	6 m
Between 50 and 100 m	> 1 ha	8 m
> 100 m	Unlimited	10 m

- Avoid ramps in the side setback or, when approved by the fire department, integrate them into the environment as much as possible.
- Setback area along the side/rear parcel boundary must be planted with greenery over an average width of 3 m, with a minimum of 1.5 m (green area), the rest of the setback area and undeveloped zones are to be laid out and maintained as a garden.
- Car parks are allowed in the setbacks on the condition that they are hidden from view from the public highway.
- Setting up open-air depots in the setback areas is prohibited.
- In the setback area, build a service road on at least 1 side (minimum width 4 m) for the emergency services.
- Building height maximum 15 m.
- Sculptural façade and roof elements are permitted.

Partitions between lots

- Unless they consist of plants, partitions between lots must only be built using wire-mesh fencing.
- Fencing to be installed on the rear boundary with the front garden area.

Paved zones

- Open-air depots for machines, materials, or waste produced by the company are only authorized if they are hidden from view from the road zone (e.g. by greenery).
- Storing (car) wrecks not allowed.
- Except for entrance(s), service road(s), and parking spaces for staff/visitors, bicycle parking area, depots, and buffer reservoir, the terrain must not be paved.
- If the buffer reservoir is a hard buffer (concrete construction), it is part of the paved surface area.
- If a soft buffer (ditch) is planned, it may be considered part of the internal green zones, but it must be constructed as naturally and responsibly as possible with regard to the landscape.
- Distance from the hard buffer reservoir to the parcel boundary: minimum 3 m.
- Width entrance for lorries (deliveries) and vehicles: 7 m.
- Access ramps that are exclusively for passenger vehicles (e.g. to car parks) may be 6 m wide.
- Limit the number of access ramps and entrances to a minimum.

Greenery

- Setback and unpaved areas per company parcel must be laid out as green zones.
- Total green area at least 15% of the parcel's total surface area.
- Green zone to be laid out/planted immediately after the building complex is constructed, based on a planting plan.
- Planting must be done as scenically and naturally as possible with indigenous plants, consisting mainly of low-maintenance plants and lawns.

