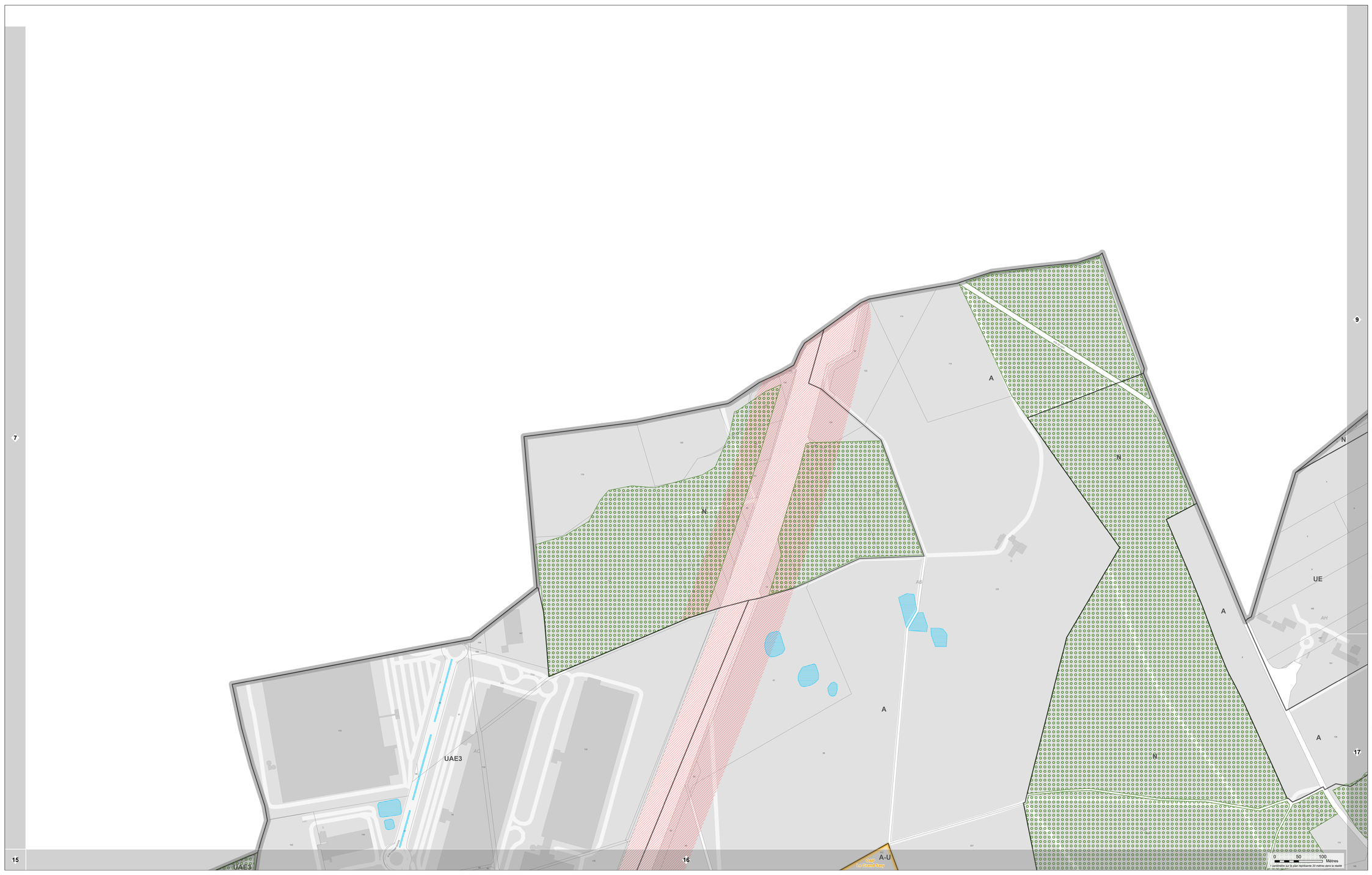
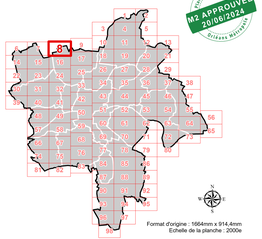


PLAN LOCAL D'URBANISME MÉTROPOLITAIN

ORLÉANS MÉTROPOLE

PLAN DE ZONAGE AU 2000e
Planche n°8

M2 APPROUVÉE 20/06/2024



Format d'origine : 1664mm x 914.4mm
Echelle de la planche : 2000e

ORLÉANS MÉTROPOLE

- Prescrit par délibération du conseil métropolitain du 11/07/2017
- Approuvé par délibération du conseil métropolitain du 07/04/2022
- Mis à jour par arrêtés les 10/07/2022 (MA1), 19/01/2023 (MA2), 16/11/2023 (MA3), 20/06/2024 (MA4)
- Modifié par délibérations du conseil métropolitain les 22/06/2023 (M1), 16/11/2023 (M51), 20/06/2024 (M2)

Produit par Orléans Métropole - Edité le 3/05/2024

LÉGENDE DE LA PLANCHE

Zonages d'urbanisme

Zonage d'urbanisme

UC - zone Urbaine de Centralité
- UC1 - les centres-villes
- UC2 - les centres-villes
- UC3 - les centres-villes
- UC4 - les centralités de quartiers

UB - zone Urbaine de Boulevard
- les grands boulevards

UF - zone Urbaine de Faubourg
- UF1 - les faubourgs
- UF2 - les faubourgs résidentiels
- UF3 - les faubourgs ruraux

UR - zone Urbaine Résidentielle
- UR1 - les secteurs résidentiels urbains
- UR2 - les secteurs d'ensembles résidentiels
- UR3 - les secteurs pavillonnaires
- UR4 - les secteurs d'habitat diffus
- UR5 - les hameaux

UP - zone Urbaine de Projet
- les secteurs de projets et de restructuration urbaine

UAE - zone Urbaine d'Activités Economiques
- UAE1 - les secteurs d'activités industrielles
- UAE2 - les secteurs d'activités commerciales
- UAE3 - les secteurs d'activités industrielles
- UAE4 - les secteurs d'activités commerciales moyennes

UE - zone Urbaine d'Equipements
- les secteurs d'équipements à vocation collective

1AU - zone A Urbaniser à court et moyen terme
- les secteurs à urbaniser à court et moyen terme

2AU - zone A Urbaniser dans un 2e temps
- les secteurs à urbaniser à moyen et long terme

A - zone Agricole
- les secteurs agricoles

N - zone Naturelle
- les secteurs naturels et sensibles

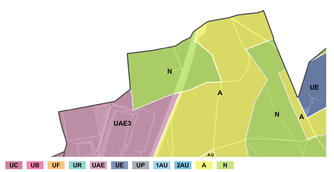
Prescriptions d'urbanisme

Prescriptions paysagères et environnementales
- Cône de vue et perspective majeure
- Arbre protégé
- Linéaire boisé
- Alignement d'arbres
- Cœur d'îlot
- Parc et jardin
- Boisement urbain et espace d'ornement
- Espace boisé classé
- Jardins familiaux et partagés
- Frange agricole ou paysagère
- Zone humide et d'aménagement hydraulique

Prescriptions d'aménagement du plan
- Bâti susceptible de changer de destination
- Elément bâti remarquable
- Ensemble patrimonial
- Linéaire commercial protégé
- Emplacement réservé
- Secteur de constructibilité limité
- Secteur imposant un minimum (+) ou un maximum (+) de logements locatifs sociaux
- Zone non aedificandi
- Stationnement de plus de 3 mois
- Secteur d'Orientation d'Aménagement et de Programmation
- Secteur de transports publics collectifs

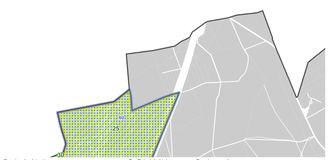
TMRh : Indice de taille minimale de logements (DC-1.3.2)

EXTRAIT INDICATIF DU ZONAGE D'URBANISME EN COULEUR



UC | UB | UF | UR | UAE | UE | UP | 1AU | 2AU | A | N

EXTRAIT INDICATIF DU PLAN DES EMPRISES

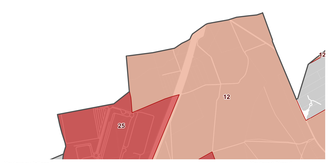


Emprise de pleine terre :
- de 0% (0.0m²)
- de 20% (0.0m²)
- de 60% (0.0m²)
- DPLuC

Coefficient de biotope :

Emprise au sol :
- 0.0 m² au titre du PLUM
- Zone par PPRI

EXTRAIT INDICATIF DU PLAN DES HAUTEURS



Hauteur au faîtage
- R+1 (3.0m)
- R+2 (6.0m)
- R+3 (9.0m)
- R+4 (12.0m)
- R+5 (15.0m)
- R+6 (18.0m)
- R+7 (21.0m)
- R+8 (24.0m)
- R+9 (27.0m)
- R+10 (30.0m)
- R+11 (33.0m)
- R+12 (36.0m)
- R+13 (39.0m)
- R+14 (42.0m)
- R+15 (45.0m)
- R+16 (48.0m)
- R+17 (51.0m)
- R+18 (54.0m)
- R+19 (57.0m)
- R+20 (60.0m)
- R+21 (63.0m)
- R+22 (66.0m)
- R+23 (69.0m)
- R+24 (72.0m)
- R+25 (75.0m)
- R+26 (78.0m)
- R+27 (81.0m)
- R+28 (84.0m)
- R+29 (87.0m)
- R+30 (90.0m)
- R+31 (93.0m)
- R+32 (96.0m)
- R+33 (99.0m)
- R+34 (102.0m)
- R+35 (105.0m)
- R+36 (108.0m)
- R+37 (111.0m)
- R+38 (114.0m)
- R+39 (117.0m)
- R+40 (120.0m)
- R+41 (123.0m)
- R+42 (126.0m)
- R+43 (129.0m)
- R+44 (132.0m)
- R+45 (135.0m)
- R+46 (138.0m)
- R+47 (141.0m)
- R+48 (144.0m)
- R+49 (147.0m)
- R+50 (150.0m)
- R+51 (153.0m)
- R+52 (156.0m)
- R+53 (159.0m)
- R+54 (162.0m)
- R+55 (165.0m)
- R+56 (168.0m)
- R+57 (171.0m)
- R+58 (174.0m)
- R+59 (177.0m)
- R+60 (180.0m)
- R+61 (183.0m)
- R+62 (186.0m)
- R+63 (189.0m)
- R+64 (192.0m)
- R+65 (195.0m)
- R+66 (198.0m)
- R+67 (201.0m)
- R+68 (204.0m)
- R+69 (207.0m)
- R+70 (210.0m)
- R+71 (213.0m)
- R+72 (216.0m)
- R+73 (219.0m)
- R+74 (222.0m)
- R+75 (225.0m)
- R+76 (228.0m)
- R+77 (231.0m)
- R+78 (234.0m)
- R+79 (237.0m)
- R+80 (240.0m)
- R+81 (243.0m)
- R+82 (246.0m)
- R+83 (249.0m)
- R+84 (252.0m)
- R+85 (255.0m)
- R+86 (258.0m)
- R+87 (261.0m)
- R+88 (264.0m)
- R+89 (267.0m)
- R+90 (270.0m)
- R+91 (273.0m)
- R+92 (276.0m)
- R+93 (279.0m)
- R+94 (282.0m)
- R+95 (285.0m)
- R+96 (288.0m)
- R+97 (291.0m)
- R+98 (294.0m)
- R+99 (297.0m)
- R+100 (300.0m)
- R+101 (303.0m)
- R+102 (306.0m)
- R+103 (309.0m)
- R+104 (312.0m)
- R+105 (315.0m)
- R+106 (318.0m)
- R+107 (321.0m)
- R+108 (324.0m)
- R+109 (327.0m)
- R+110 (330.0m)
- R+111 (333.0m)
- R+112 (336.0m)
- R+113 (339.0m)
- R+114 (342.0m)
- R+115 (345.0m)
- R+116 (348.0m)
- R+117 (351.0m)
- R+118 (354.0m)
- R+119 (357.0m)
- R+120 (360.0m)
- R+121 (363.0m)
- R+122 (366.0m)
- R+123 (369.0m)
- R+124 (372.0m)
- R+125 (375.0m)
- R+126 (378.0m)
- R+127 (381.0m)
- R+128 (384.0m)
- R+129 (387.0m)
- R+130 (390.0m)
- R+131 (393.0m)
- R+132 (396.0m)
- R+133 (399.0m)
- R+134 (402.0m)
- R+135 (405.0m)
- R+136 (408.0m)
- R+137 (411.0m)
- R+138 (414.0m)
- R+139 (417.0m)
- R+140 (420.0m)
- R+141 (423.0m)
- R+142 (426.0m)
- R+143 (429.0m)
- R+144 (432.0m)
- R+145 (435.0m)
- R+146 (438.0m)
- R+147 (441.0m)
- R+148 (444.0m)
- R+149 (447.0m)
- R+150 (450.0m)
- R+151 (453.0m)
- R+152 (456.0m)
- R+153 (459.0m)
- R+154 (462.0m)
- R+155 (465.0m)
- R+156 (468.0m)
- R+157 (471.0m)
- R+158 (474.0m)
- R+159 (477.0m)
- R+160 (480.0m)
- R+161 (483.0m)
- R+162 (486.0m)
- R+163 (489.0m)
- R+164 (492.0m)
- R+165 (495.0m)
- R+166 (498.0m)
- R+167 (501.0m)
- R+168 (504.0m)
- R+169 (507.0m)
- R+170 (510.0m)
- R+171 (513.0m)
- R+172 (516.0m)
- R+173 (519.0m)
- R+174 (522.0m)
- R+175 (525.0m)
- R+176 (528.0m)
- R+177 (531.0m)
- R+178 (534.0m)
- R+179 (537.0m)
- R+180 (540.0m)
- R+181 (543.0m)
- R+182 (546.0m)
- R+183 (549.0m)
- R+184 (552.0m)
- R+185 (555.0m)
- R+186 (558.0m)
- R+187 (561.0m)
- R+188 (564.0m)
- R+189 (567.0m)
- R+190 (570.0m)
- R+191 (573.0m)
- R+192 (576.0m)
- R+193 (579.0m)
- R+194 (582.0m)
- R+195 (585.0m)
- R+196 (588.0m)
- R+197 (591.0m)
- R+198 (594.0m)
- R+199 (597.0m)
- R+200 (600.0m)
- R+201 (603.0m)
- R+202 (606.0m)
- R+203 (609.0m)
- R+204 (612.0m)
- R+205 (615.0m)
- R+206 (618.0m)
- R+207 (621.0m)
- R+208 (624.0m)
- R+209 (627.0m)
- R+210 (630.0m)
- R+211 (633.0m)
- R+212 (636.0m)
- R+213 (639.0m)
- R+214 (642.0m)
- R+215 (645.0m)
- R+216 (648.0m)
- R+217 (651.0m)
- R+218 (654.0m)
- R+219 (657.0m)
- R+220 (660.0m)
- R+221 (663.0m)
- R+222 (666.0m)
- R+223 (669.0m)
- R+224 (672.0m)
- R+225 (675.0m)
- R+226 (678.0m)
- R+227 (681.0m)
- R+228 (684.0m)
- R+229 (687.0m)
- R+230 (690.0m)
- R+231 (693.0m)
- R+232 (696.0m)
- R+233 (699.0m)
- R+234 (702.0m)
- R+235 (705.0m)
- R+236 (708.0m)
- R+237 (711.0m)
- R+238 (714.0m)
- R+239 (717.0m)
- R+240 (720.0m)
- R+241 (723.0m)
- R+242 (726.0m)
- R+243 (729.0m)
- R+244 (732.0m)
- R+245 (735.0m)
- R+246 (738.0m)
- R+247 (741.0m)
- R+248 (744.0m)
- R+249 (747.0m)
- R+250 (750.0m)
- R+251 (753.0m)
- R+252 (756.0m)
- R+253 (759.0m)
- R+254 (762.0m)
- R+255 (765.0m)
- R+256 (768.0m)
- R+257 (771.0m)
- R+258 (774.0m)
- R+259 (777.0m)
- R+260 (780.0m)
- R+261 (783.0m)
- R+262 (786.0m)
- R+263 (789.0m)
- R+264 (792.0m)
- R+265 (795.0m)
- R+266 (798.0m)
- R+267 (801.0m)
- R+268 (804.0m)
- R+269 (807.0m)
- R+270 (810.0m)
- R+271 (813.0m)
- R+272 (816.0m)
- R+273 (819.0m)
- R+274 (822.0m)
- R+275 (825.0m)
- R+276 (828.0m)
- R+277 (831.0m)
- R+278 (834.0m)
- R+279 (837.0m)
- R+280 (840.0m)
- R+281 (843.0m)
- R+282 (846.0m)
- R+283 (849.0m)
- R+284 (852.0m)
- R+285 (855.0m)
- R+286 (858.0m)
- R+287 (861.0m)
- R+288 (864.0m)
- R+289 (867.0m)
- R+290 (870.0m)
- R+291 (873.0m)
- R+292 (876.0m)
- R+293 (879.0m)
- R+294 (882.0m)
- R+295 (885.0m)
- R+296 (888.0m)
- R+297 (891.0m)
- R+298 (894.0m)
- R+299 (897.0m)
- R+300 (900.0m)
- R+301 (903.0m)
- R+302 (906.0m)
- R+303 (909.0m)
- R+304 (912.0m)
- R+305 (915.0m)
- R+306 (918.0m)
- R+307 (921.0m)
- R+308 (924.0m)
- R+309 (927.0m)
- R+310 (930.0m)
- R+311 (933.0m)
- R+312 (936.0m)
- R+313 (939.0m)
- R+314 (942.0m)
- R+315 (945.0m)
- R+316 (948.0m)
- R+317 (951.0m)
- R+318 (954.0m)
- R+319 (957.0m)
- R+320 (960.0m)
- R+321 (963.0m)
- R+322 (966.0m)
- R+323 (969.0m)
- R+324 (972.0m)
- R+325 (975.0m)
- R+326 (978.0m)
- R+327 (981.0m)
- R+328 (984.0m)
- R+329 (987.0m)
- R+330 (990.0m)
- R+331 (993.0m)
- R+332 (996.0m)
- R+333 (999.0m)
- R+334 (1002.0m)
- R+335 (1005.0m)
- R+336 (1008.0m)
- R+337 (1011.0m)
- R+338 (1014.0m)
- R+339 (1017.0m)
- R+340 (1020.0m)
- R+341 (1023.0m)
- R+342 (1026.0m)
- R+343 (1029.0m)
- R+344 (1032.0m)
- R+345 (1035.0m)
- R+346 (1038.0m)
- R+347 (1041.0m)
- R+348 (1044.0m)
- R+349 (1047.0m)
- R+350 (1050.0m)
- R+351 (1053.0m)
- R+352 (1056.0m)
- R+353 (1059.0m)
- R+354 (1062.0m)
- R+355 (1065.0m)
- R+356 (1068.0m)
- R+357 (1071.0m)
- R+358 (1074.0m)
- R+359 (1077.0m)
- R+360 (1080.0m)
- R+361 (1083.0m)
- R+362 (1086.0m)
- R+363 (1089.0m)
- R+364 (1092.0m)
- R+365 (1095.0m)
- R+366 (1098.0m)
- R+367 (1101.0m)
- R+368 (1104.0m)
- R+369 (1107.0m)
- R+370 (1110.0m)
- R+371 (1113.0m)
- R+372 (1116.0m)
- R+373 (1119.0m)
- R+374 (1122.0m)
- R+375 (1125.0m)
- R+376 (1128.0m)
- R+377 (1131.0m)
- R+378 (1134.0m)
- R+379 (1137.0m)
- R+380 (1140.0m)
- R+381 (1143.0m)
- R+382 (1146.0m)
- R+383 (1149.0m)
- R+384 (1152.0m)
- R+385 (1155.0m)
- R+386 (1158.0m)
- R+387 (1161.0m)
- R+388 (1164.0m)
- R+389 (1167.0m)
- R+390 (1170.0m)
- R+391 (1173.0m)
- R+392 (1176.0m)
- R+393 (1179.0m)
- R+394 (1182.0m)
- R+395 (1185.0m)
- R+396 (1188.0m)
- R+397 (1191.0m)
- R+398 (1194.0m)
- R+399 (1197.0m)
- R+400 (1200.0m)
- R+401 (1203.0m)
- R+402 (1206.0m)
- R+403 (1209.0m)
- R+404 (1212.0m)
- R+405 (1215.0m)
- R+406 (1218.0m)
- R+407 (1221.0m)
- R+408 (1224.0m)
- R+409 (1227.0m)
- R+410 (1230.0m)
- R+411 (1233.0m)
- R+412 (1236.0m)
- R+413 (1239.0m)
- R+414 (1242.0m)
- R+415 (1245.0m)
- R+416 (1248.0m)
- R+417 (1251.0m)
- R+418 (1254.0m)
- R+419 (1257.0m)
- R+420 (1260.0m)
- R+421 (1263.0m)
- R+422 (1266.0m)
- R+423 (1269.0m)
- R+424 (1272.0m)
- R+425 (1275.0m)
- R+426 (1278.0m)
- R+427 (1281.0m)
- R+428 (1284.0m)
- R+429 (1287.0m)
- R+430 (1290.0m)
- R+431 (1293.0m)
- R+432 (1296.0m)
- R+433 (1299.0m)
- R+434 (1302.0m)
- R+435 (1305.0m)
- R+436 (1308.0m)
- R+437 (1311.0m)
- R+438 (1314.0m)
- R+439 (1317.0m)
- R+440 (1320.0m)
- R+441 (1323.0m)
- R+442 (1326.0m)
- R+443 (1329.0m)
- R+444 (1332.0m)
- R+445 (1335.0m)
- R+446 (1338.0m)
- R+447 (1341.0m)
- R+448 (1344.0m)
- R+449 (1347.0m)
- R+450 (1350.0m)
- R+451 (1353.0m)
- R+452 (1356.0m)
- R+453 (1359.0m)
- R+454 (1362.0m)
- R+455 (1365.0m)
- R+456 (1368.0m)
- R+457 (1371.0m)
- R+458 (1374.0m)
- R+459 (1377.0m)
- R+460 (1380.0m)
- R+461 (1383.0m)
- R+462 (1386.0m)
- R+463 (1389.0m)
- R+464 (1392.0m)
- R+465 (1395.0m)
- R+466 (1398.0m)
- R+467 (1401.0m)
- R+468 (1404.0m)
- R+469 (1407.0m)
- R+470 (1410.0m)
- R+471 (1413.0m)
- R+472 (1416.0m)
- R+473 (1419.0m)
- R+474 (1422.0m)
- R+475 (1425.0m)
- R+476 (1428.0m)
- R+477 (1431.0m)
- R+478 (1434.0m)
- R+479 (1437.0m)
- R+480 (1440.0m)
- R+481 (1443.0m)
- R+482 (1446.0m)
- R+483 (1449.0m)
- R+484 (1452.0m)
- R+485 (1455.0m)
- R+486 (1458.0m)
- R+487 (1461.0m)
- R+488 (1464.0m)
- R+489 (1467.0m)
- R+490 (1470.0m)
- R+491 (1473.0m)
- R+492 (1476.0m)
- R+493 (1479.0m)
- R+494 (1482.0m)
- R+495 (1485.0m)
- R+496 (1488.0m)
- R+497 (1491.0m)
- R+498 (1494.0m)
- R+499 (1497.0m)
- R+500 (1500.0m)