

PN-ACC-179

96740

Zoning Ordinance for the City of Tirana

Prepared for
**Department of Urban Planning
Tirana, Albania**

Prepared by
**Robert Y. Olsen
The Urban Institute
USAID Housing and Urban Development Project**

**Contract No. EPE-C-00-95-00110-00
UI RFS No. 111-02 (Amendment A)
PADCO Project No. 9571 25**

June 22, 1998

Zoning Ordinance for the City of Tirana

Table of Contents

Article 1	General Provisions	1
	1 1 Title	1
	1 2 Intent and Purpose	1
	1 3 Jurisdiction	1
Article 2	Rules and Definitions	2
	2 1 Rules	2
	2 2 Definitions	2
Article 3	Zoning Districts	4
	3 1 Regulatory Approach	4
	3 2 Description of Districts	5
	3 3 Zoning Districts Map	6
Article 4	District Regulations	6
	4 1 Downtown District	6
	4 2 Redevelopment District	9
	4 3 Management District	11
	4 4 Preservation District	13
	4 5 Conservation District	14
	4 6 Industrial I District	15
	4 7 Industrial II District	16
Article 5	Special Provisions	17
	5 1 Special Use Permits	17
	5 2 Non-Conforming Use of Land and Buildings	19
	5 3 Existing Illegal Construction	20
	5 4 Parking Regulations	22
Article 6	Administration and Enforcement	25
	6 1 Urban Planning Department	25
	6 2 Council of Territorial Adjustment for Tirana	26
	6 3 Urban Commission of the City Council	26
	6 4 Council for Territorial Adjustment for Albania	26
	6 5 Public Hearings	26
Appendix A	Summary of Development Criteria	27
Appendix B	Diagrams of Set Back Requirements	28
Appendix C	Diagrams of Floor Area Ratio	33

Article 1 General Provisions

1 1 Title

This ordinance, including the zoning maps made a part thereof, shall be known and may be referred to as "The Zoning Ordinance of the City of Tirana"

1 2 Intent and Purpose

This ordinance is intended to serve the following purposes to lessen congestion in the streets, to secure safety from fire, panic and other dangers, to promote health and general welfare, to avoid undue concentration of population, to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements, to conserve the value of buildings and other structures, to encourage the most appropriate use of land throughout the city, and to divide the city into zoning districts of such character, number, shape, and area as are best suited to effect the foregoing purposes

1 3 Jurisdiction

The legal basis of the Zoning Ordinance of the city of Tirana is found in Law No 7693 "On City Planning" dated 04/29/93 with amendments in Law No 8015 dated 10/19/95 Under the regulations established in the law, the administration of this ordinance is vested in the Department of Urban Planning , the Council of Territorial Adjustment and the Urban Commission of the City Council of the city of Tirana, and in the Council of Territorial Adjustment of Albania

This ordinance contains the rules for zoning of the city territory with determination of permissible uses of land in the zones criteria for use of parcels, procedures for deciding questions of land use and solving conflict over uses of land The ordinance includes the map of zoning of the city territory showing the boundaries of each zone These regulations are obligatory for

- 1 All owners of land parcels in the city
- 2 Design, research, construction, and engineering services doing work in the city irrespective of the location
- 3 All administrative departments of the city of Tirana in the planning, design, construction renovation repair, landscaping, and improvement of any city lands, buildings or structures

All city territories without any exception are subdivided into zoning districts New construction, reconstruction, additions and repair of buildings and structures, the use of land the allocation of land parcels and the planning to territories in every district must conform to the requirements established for such district by the ordinance Fines as set in Law No 7693 shall be assessed for development of buildings or use of land without obtaining proper zoning authorization

Rules and Definitions

If the legislation on which this ordinance is based is changed then the Zoning Ordinance shall be amended to reflect these changes. Amendments to the Zoning Ordinance are adopted by the City Council of Tirana.

Article 2 Rules and Definitions

2.1 Rules

For the purposes of this ordinance, the following rules shall be applied, except where the context indicates otherwise:

- 1 Words used in the present tense shall include the future, words used in the singular number shall include the plural, and the plural the singular
- 2 The word "shall" is always mandatory and not discretionary. The word "may" is permissive
- 3 Whenever a provision or regulation applies to a "building" or "structure", it shall be deemed to apply to any part or portion of such building or structure
- 4 The word "person" includes individuals, firms, corporations, partnerships, associations, governmental bodies and agencies, and all other legal entities
- 5 The words "used" and "occupied" shall be considered as though followed by the words "or arranged, intended, or designed to be occupied or used"
- 6 Unless otherwise specified, all distances shall be measured horizontally

2.2 Definitions

The following definitions shall be used in the understanding and interpretation of this ordinance:

- 1 *Building* a covered structure affixed to the land and built for the enclosure of persons, animals, chattels, movable property or operations of any kind
- 2 *Building, Maximum Height of* the vertical distance measured, in the case of flat roofs, from the mean curb level to the level of the highest point of the roof adjacent to the street wall, and in the case of pitched roofs, from the mean curb level to the mean height level of the roof. Where the walls of the building are not adjacent to the street curb, the height of the building shall be measured from the average elevation of the ground adjoining the walls
- 3 *Bulk Regulations* regulations controlling the size of structures and the relationships of structures to each other and to open areas and lot lines. Such regulations include maximum heights, maximum lot coverage, minimum lot area, minimum size of yards, and maximum floor area ratio
- 4 *Business Establishment* a place of business carrying on an operation which is physically separate and distinct from any other place of business

Rules and Definitions

- 5 *Clinic, Medical and Dental* a structure, the principal use of which is for offices of physicians and dentists for the examination and treatment of persons on an out-patient basis
- 6 *Development* any construction, reconstruction, modification extension or expansion of buildings or structures, placement of fill, dredging, drilling, mining, storage of materials, land excavation, land clearing, grading, paving, land improvement, or any combination thereof
- 7 *Dwelling Attached* a dwelling which is joined to another dwelling at one or more sides by and approved party wall or walls
- 8 *Dwelling, Multi-Family* a dwelling containing two or more dwelling units
- 9 *Dwelling, Single-Family* a dwelling containing one dwelling unit
- 10 *Dwelling Unit* one or more rooms in a dwelling which are used as living quarters for occupancy by one family
- 11 *Floor Area - for Determining Floor Area Ratio* the sum of the total area of the several floors of the structure, measured from the outside faces of exterior walls or from the centerline of party wall including the areas on each floor devoted to the basement, storage space, elevator shafts and interior stairwells, lobbies and common corridors, mechanical equipment, except that located on roofs, interior balconies and mezzanines, penthouses, attic space having a head room of 2.5 meters or more, enclosed porches, and accessory uses. Space permanently devoted to off-street parking or loading facilities shall not be included
- 12 *Floor Area Ratio (FAR)* the resulting number obtained by dividing the total floor area within the structure on a lot by the area of the lot (The FAR, as designated for certain districts, when multiplied by the lot area in square meters, shall determine the maximum permissible floor area for the principal structure and all accessory structures on the lot)
- 13 *Illegal Structure* a detached structure built without authorization on public or private land
- 14 *Lot* a parcel or portion of land which is recorded or which is recognized by proper authority
- 15 *Lot Area* the area of a horizontal plane bounded by lot lines
- 16 *Lot Line* a line bounding a lot as defined herein
- 17 *Non-Complying Building or Structure* any lawfully existing building or other structure which does not comply with the applicable bulk regulations of the district in which it is located
- 18 *Non-Conforming Use* any lawfully existing use of a building or other structure or land which does not conform to the applicable use regulations of the district in which it is located
- 19 *Parking Space* a designated area, open or enclosed in a structure, used for the off-street parking of a motor vehicle
- 20 *Permanent Open Space* a contiguous land area that is used for educational, recreational, or similar purposes with a 10 percent maximum structure coverage of such land area and that the buildings or structures allowed are accessory and incidental to the purpose for which the open space is created and designed
- 21 *Setback* the distance between a lot line and the wall of a building or structure

Rules and Definitions/Zoning Districts

- 22 *Street* a way open to common use which affords the principal means of vehicular access to adjoining or adjacent property
- 23 *Street Line* a right-of-way line of a street that coincide with a lot line
- 24 *Street Right-of-Way (r o w)* the distance in meters between the street lines on two sides of a street
- 25 *Use* any purpose for which a building, other structure, or tract of land may be used or occupied Also, any activity, occupation, business or operation carried on, or intended to be carried on, in a building or other structure or on a tract of land
- 26 *Use, Special* a use that may be authorized by the Councils of Territorial Adjustment under the procedures provided in this ordinance, together with such conditions and restrictions imposed thereon
- 27 *Use, Permitted* a use which is or may be lawfully established in a particular district, provided it conforms with all requirements and regulations for the district in which such use is located
- 28 *Use, Principal* the main use of land or structures as distinguished from an accessory use
- 29 *Use Regulations* the provisions of this ordinance which identify and enumerate permitted, conditional and accessory uses and impose use limitations
- 30 *Yard* the open space on a lot which is unoccupied and unobstructed from it lowest level to the sky
- 31 *Yard, Front* a yard extending along the full length of a front lot line and back to a line drawn parallel with such front lot line at a distance therefrom equal to the required front yard
- 32 *Yard, Rear* a yard extending along the full length of a rear lot line and back to a line drawn parallel with such rear lot line at a distance therefrom equal to the required rear yard
- 33 *Yard, Side* a yard extending along the side lot line to a line drawn parallel with such side lot line at a distance therefrom equal to the required side yard

Article 3 : Zoning Districts

3.1 Regulatory Approach

The city of Tirana is divided into seven general districts, described in Subsections 3 2 1 through 3 2 6 These districts (downtown, redevelopment, management, preservation, conservation, industrial I and industrial II) are for

- defining specific areas of the city of Tirana, each requiring different standards of development to meet different circumstances present within the district
- serving the purposes and intent of this Ordinance as outlined in Article 1

3.2 Description of Districts

The character and objectives of the seven general districts in Tirana are

3 2 1 Downtown district

The downtown district is provided to protect the area from incompatible land uses and to establish standards that promote a high-density, mixed-use area. The downtown needs economic redevelopment to improve the identity and character of the district in particular and the city in general. The area has a high development capability and can support the highest intensity of development. Selected areas of the downtown district are subject to additional regulation resulting from more detailed urban design studies.

3 2 2 Redevelopment district

The redevelopment district is provided for the purpose of establishing standards to allow and encourage redevelopment and revitalization to compliment the mixed use character of the areas. These are medium- to high-density residential areas where private development is taking place. The standards for these areas allow higher density development while protecting the environment of adjacent structures. Of particular concern in this district is the construction of multi-story housing units on land that was once open space for existing privatized apartment buildings.

3 2 3 Management district

The management district is the principal district in the city of Tirana. The majority of land in the jurisdiction of the city is within the management district. It is mainly low- to medium-density residential uses with associated neighborhood commercial and service uses.

3 2 4 Preservation district

The predominate use in the preservation district is single-story residential on small land parcels. Housing units in this district are among the oldest in Tirana. The regulations are intended to protect the character of these areas by limiting the density of new development to that of existing neighborhoods.

3 2.5 Conservation district

The conservation district is provided to protect and/or conserve areas in the city of Tirana with environmentally sensitive land or existing open space. Boundaries of this district are drawn to encompass flood hazard areas and hilly or sloping land in the city of Tirana. It is the intent to protect the public interest and more specifically to provide protection from loss of life and property. The district is also designed to include lands that have been designated as recreation and permanent open space.

3.2 6 Industrial I and industrial II districts

Industrial districts include those areas with concentrations of light and heavy industries. It is the intention to locate these industries so that they do not negatively impact other uses within the city. Permitted uses and development criteria are different for the two industrial districts. Some industries that can be located in other districts as outlined in Article 4 District Regulations.

3 3 Zoning Districts Map

Districts established in this Ordinance are bounded and defined as shown on the Official District Map of the city of Tirana. The District Map is maintained in the office of the Director General of the Department of Urban Planning of the city of Tirana and is hereby made a part of this ordinance.

Article 4 District Regulations

Each of the seven zoning districts is described below, specifying the purpose and intent, permitted uses and development criteria. Development criteria given in this ordinance vary, based on the designated district in which a parcel is located.

4 1 Downtown District

4.1.1 Objective

The objective of downtown district regulations is to help maintain the central area of Tirana as the business, cultural, and government center of the city. Development controls for this district encourage a mix of high-density uses that serve the larger metropolitan region.

4.1.2 Permitted uses

The following uses of land, buildings and structures are permitted in the downtown district:

- 1 National, District and City government and judicial institutions
- 2 Higher and secondary educational establishments
- 3 Medical clinics
- 4 Banks
- 5 Offices for professional and other public organizations
- 6 Research and design organizations
- 7 Shopping centers, sales rooms and other retail trade stores
- 8 Theaters, cinemas, concert halls, and sports and entertainment centers
- 9 Museums and exhibition halls
- 10 Religious structures
- 11 City-wide and specialized libraries
- 12 Specialized clubs
- 13 Radio and television broadcasting stations
- 14 Central post office, telephone exchange and telegraph
- 15 Printing plants, publishing houses and editorial offices
- 16 Restaurants and cafes
- 17 City-wide and specialized sports centers and swimming pools
- 18 Tourist centers
- 19 City-wide and specialized establishments for consumer services
- 20 Parks and other landscaped areas of city-wide significance

District Regulations - Downtown District

- 21 Parking lots for temporary storage of cars and underground garages
- 22 Multi-family dwelling structures

The following uses shall only be permitted by a special use permit

- 23 Specialized Hospitals
- 24 Temporary pavilions and kiosks for various kinds of retail trade and services

4 1.3 Development criteria

The following criteria apply to all development, new construction and additions to existing structures in the downtown district

- 1 *Lot size* The minimum lot size for one- or two-story structures is 150 m² The minimum lot size for multi-story construction is 500 m² Existing parcels of land of a smaller size may continue to be used or may be redeveloped as long as the number of floors is not increased
- 2 *Setbacks* For new construction or additions to existing structures the following setbacks from property lines shall be observed Openings may not be placed in walls of buildings with no setback from the property line except when facing a public r o w

<i>Yard</i>	<i>Setback required</i>	<i>If there is a setback</i>
Front - with r o w less than 6 meters		
1-4 stories	3 meters	n a
5+ stories	5 meters	n a
more than 6 meters	none	3 metes
Sides	none	6 meters
Back - with r o w	none	8 meters
Back - lot line coincides with another lot line	8 meters	n a

For new buildings constructed on lots adjacent to private multi-unit residential buildings with a property line 1 (one) meter from the face of the building a minimum set back shall be provided according to the following schedule

<i>Number of stories</i>	<i>Setback required</i>
1 -2	5 meters
3 - 4	7 meters
5 - 6	9 meters
7 or more	11 meters

- 3 *Floor area ratio* The maximum floor area ratio for buildings in the downtown district shall not exceed 10 0 Additions may not be constructed to existing buildings if the permitted floor area ratio is exceeded

District Regulations - Downtown District

4 *Floor area premiums* Were buildings in the downtown district are set back from one or more property lines (other than as required under the setback criteria above), or parking spaces in addition to those required by this ordinance are provided, floor area ratio premiums may be added to the basic floor area ratio. Multi-story buildings fronting on streets with r o w of less than 6 meters may apply floor area premiums for set backs in addition to the required 3 or 5 meters. In all cases the ground area of setbacks shall be suitably paved or landscaped or both.

<i>Set back</i>	<i>Floor area premium</i>
On a lot where the first story above grade is set back at least 6 meters from the lot line for the entire frontage of the lot on a public street and provided that the set back shall be unobstructed except for columns or piers supporting upper stories or a roof	2
On a lot where all stories above grade are set back at least 6 meters from the lot line for the entire frontage of the lot on a public street	2.5
On a lot where the structure from the ground level up is set back from one or more lot lines other than setbacks required by this ordinance	three times the open area of the lot divided by the gross area of the lot
On a lot where on-site parking spaces above the number required by the parking regulations of this ordinance are provided	0.1 for each 3 additional parking spaces

4.1.5 Street width and improvements

A special use permit shall be required for development of a building of more than four (4) stories on a street with a right-of-way of less than six (6) meters. In lieu of a required setback, a dedication of land to increase the right-of-way of the street may be required. When there is new construction or redevelopment of a lot, sidewalks, curbs and gutters within the street right-of-way shall be repaired, replaced or developed to a level acceptable to the city of Tirana for the entire street frontage of a parcel.

4.1.6 Special Urban Study Areas

As shown on the Official District Map of the City of Tirana, selected areas have been designated as special urban study areas. Development within these areas shall be subject to additional development criteria established by detailed urban design studies. All projects within special urban study areas shall obtain a special use permit.

4 2 Redevelopment District

4 2 1 Objective

The objective of redevelopment district regulations is to encourage development in these areas of Tirana and to provide guidelines to assure that adequate open space and distances between buildings are provided. Development controls for this district encourage high-density residential development with supporting uses.

4 2 2 Permitted uses

The following uses of land, buildings and structures are permitted in a redevelopment district:

- 1 Multi-family dwelling units
- 2 Single-family dwelling structures
- 3 Primary, secondary and higher educational establishments
- 4 Preschool child care institutions
- 5 Detached, attached or built-in service shops, convenience stores, hairdressers, pharmacies, repair services, and workshops producing small goods
- 6 Detached, attached or built-in eating establishments, cafes, restaurants, and snack bars
- 7 Detached, attached or built-in administrative and professional offices, and service establishments, communal services, hospitals, health clinics, post offices, banks, and savings banks
- 8 Theaters and cinemas
- 9 Religious structures
- 10 Health, rest, tourist and sports facilities
- 11 Parking lots for temporary storage of cars and underground garages
- 12 Parks and permanent open space

The following uses shall only be permitted by a special use permit:

- 13 Temporary pavilions and kiosks for various kinds of retail trade and services

4.2 3 Development criteria

The following criteria apply to all development, new construction and additions to existing structures in redevelopment districts:

- 1 *Lot size* The minimum lot size for one- or two-story structures is 150 m². The minimum lot size for multi-story construction is 500 m². Existing parcels of land of a smaller size may continue to be used or may be redeveloped as long as the number of floors is not increased.
- 2 *Setbacks* For new construction or additions to existing structures the following setbacks from property lines shall be observed. Openings may not be placed in walls of buildings with no setback from the property line except when facing a public road.

District Regulations - Redevelopment District

<i>Yard</i>	<i>Setback required</i>	<i>If there is a setback</i>
Front - with row less than 6 meters		
1-4 stones	3 meters	n a
5+ stones	5 meters	n a
more than 6 meters	none	3 metes
Sides	none	6 meters
Back	8 meters	n a

For new buildings constructed on lots adjacent to private multi-unit residential buildings with a property line 1 (one) meter from the face of the building a minimum set back shall be provided according to the following schedule

<i>Number of stones</i>	<i>Setback required</i>
1 -2	5 meters
3 - 4	7 meters
5 - 6	9 meters
7 or more	11 meters

3 *Floor area ratio* The maximum floor area ratio for buildings in a redevelopment district shall not exceed 80. Additions may not be constructed to existing buildings if the permitted floor area ratio is exceeded

4 *Floor area premiums* Where buildings in a redevelopment district are set back from one or more property lines (other than as required under the setback criteria above) or parking spaces in addition to those required by this ordinance are provided, floor area ratio premiums may be added to the basic floor area ratio. Multi-story buildings fronting on streets with row of less than 6 meters may apply floor area premiums for set backs in addition to the required 3 or 5 meters or for backyards greater than the required 8 meters. In all cases the ground area of setbacks shall be suitably paved or landscaped or both

<i>Set back</i>	<i>Floor area premium</i>
On a lot where the first story above grade is set back at least 6 meters from the lot line for the entire frontage of the lot on a public street and provided that the set back shall be unobstructed except for columns or piers supporting upper stories or a roof	2
On a lot where all stones above grade are set back at least 6 meters from the lot line for the entire frontage of the lot on a public street	2.5
On a lot where the structure from the ground level up is set back from one or more lot lines other than setbacks required by this ordinance	three times the open area of the lot divided by the gross area of the lot
On a lot where on-site parking spaces above the number required by the parking regulations of this ordinance are provided	0.1 for each 3 additional parking spaces

4 2 5 Street width and improvements

A special use permit shall be required for development of a building of more than four (4) stories on a street with a right-of-way of less than six (6) meters. In lieu of a required setback, a dedication of land to increase the right-of-way of the street may be required. When there is new construction or redevelopment of a lot, sidewalks, curbs and gutters within the street right-of-way shall be repaired, replaced or developed to a level acceptable to the city of Tirana for the entire street frontage of a parcel.

4.3 Management District

4.3.1 Objective

The objective of management district regulations is to maintain the medium density character of many of the neighborhoods of Tirana. Development controls for this district encourage a mix of lower density one- and two-unit structure and medium density multi-unit apartment buildings.

4.3.2 Permitted uses

The following uses of land, buildings and structures are permitted in a management district:

- 1 Single-family dwelling units
- 2 Multi-family dwelling structures
- 3 Primary and secondary schools
- 4 Preschool child care institutions
- 5 Detached, attached or built-in service shops, cafes, convenience stores, hairdressers, pharmacies, repair services, snack-bars, and workshops producing small goods
- 6 Detached, attached or built-in administrative offices and service establishments, communal services, hospitals, health clinics, post offices, and savings banks
- 7 Religious structures
- 8 Health, rest, tourist and sports facilities
- 9 Parks and permanent open space

The following uses shall only be permitted by a special use permit:

- 10 Temporary pavilions and kiosks for various kinds of retail trade and services

The following accessory buildings and construction are permitted on every land parcel:

- 11 A detached, attached or built-in garage to park one car per dwelling unit for one- and two-unit structures
- 12 Garages and storage rooms in basements and ground floors of apartment buildings
- 13 Parking lots
- 14 Detached, attached or built-in accessory buildings
- 15 Conservatories and greenhouses
- 16 Toilet for one- and two-unit houses if sewage connection is not available

District Regulations - Management District

The following activities are permitted on a parcel of land growing flowers, fruits and vegetables, storage of compost, and keeping of animals

4 3 3 Development criteria

The following criteria apply to all development, new construction and additions to existing structures in management districts

- 1 *Lot size* The minimum lot size for a one- or two-unit dwelling is 200 m² The minimum lot size for a multi-unit building is 500 m² Existing parcels of land of a smaller size may continue to be used or may be redeveloped as long as the number of housing units or uses is not increased

- 2 *Setbacks* For new construction or additions to existing structures the following setbacks from property lines shall be observed Openings may not be placed in side walls of buildings with no setback from the property line except when facing a public r o w

One- and two-story residential and other use buildings

<i>Yard</i>	<i>Setback required</i>	<i>If there is a setback</i>
Front	none	2 meters
Sides	none	2 meters
Back	4 meters	n a

Three- to five-story buildings

<i>Yard</i>	<i>Setback required</i>	<i>If there is a setback</i>
Front	none	2 meters
Sides	4 meters	n a
Back	8 meters	n a

For new buildings constructed on lots adjacent to private multi-unit residential buildings with a property line 1 (one) meter from the face of the building a minimum set back shall be provided according to the following schedule

<i>Number of stories</i>	<i>Setback required</i>
1 -2	5 meters
3 - 4	7 meters
5	9 meters

- 3 *Lot coverage* New primary and secondary structures may not cover more than sixty (60) percent of a parcel of land Additions may not be constructed to existing buildings if this percentage of coverage is exceeded

- 4 *Construction height* Buildings in preservations zones may not be more than five stories high or more than sixteen (16) meters above the ground level

District Regulations - Preservation District

4 3 5 Street improvements

When there is new construction or redevelopment of a lot, sidewalks, curbs and gutters within the street right-of-way shall be repaired, replaced or developed to a level acceptable to the city of Tirana for the entire street frontage of a parcel

4 4 Preservation District

4 4 1 Objective

The objective of preservation district regulations is to maintain the character and density of some of Tirana's oldest residential neighborhoods. The existing fabric of these neighborhoods is primarily one-unit, one-story residential structures on small lots. The development criteria for preservation districts limits building height and lot coverage to assure that new construction in the area is compatible in scale and density with tradition development

4 4 2 Permitted uses

The following uses of land, buildings and structures are permitted in a preservation district

- 1 Single- and two-family dwelling units
- 2 Primary and secondary schools
- 3 Preschool child care institutions
- 4 Detached, attached or built-in service shops, cafes, convenience stores, hairdressers, pharmacies, repair services, snack-bars, and workshops producing small goods
- 5 Detached, attached or built-in administrative offices and service establishments, communal services, health clinics, post offices, and savings banks
- 6 Religious structures

The following accessory buildings and construction are permitted on every land parcel

- 7 A detached, attached or built-in garage to park one car per dwelling unit
- 8 Detached, attached or built-in accessory buildings
- 9 Conservatories and greenhouses
- 10 Toilet if sewage connection is not available

The following activities are permitted on a parcel of land: growing flowers, fruits and vegetables, storage of compost, and keeping of animals

4 4 3 Development criteria

The following criteria apply to all development, new construction and additions to existing structures in preservation districts

- 1 *Lot size* The minimum lot size for a one- or two-unit dwelling and for other permitted uses is 200 m². Existing parcels of land of a smaller size may continue to be used or may be redeveloped as long as the number of housing units or uses is not increased

District Regulations - Preservation District/Conservation District

2 *Setbacks* For new construction of additions to existing structures the following setbacks from property lines shall be observed. Openings may not be placed in side walls of buildings with no setback from the property line except when facing a public r o w

<i>Yard</i>	<i>Setback required</i>	<i>If there is a setback</i>
Front	none	2 meters
Sides	none	2 meters
Back	4 meters	n a

3 *Lot coverage* New primary and secondary structures may not cover more than fifty (50) percent of a parcel of land. Additions may not be constructed to existing buildings if this percentage of coverage is exceeded.

4 *Construction height* Buildings in preservation zones may not be more than two stories high or more than seven (7) meters above the ground level.

4.5 Conservation District

4 5 1 Objective

The objective of conservation district regulations is to maintain the existing parks, plazas and permanent open space within the city of Tirana. Construction of new buildings within conservation zones is discouraged but not prohibited. Sound justification of need must be provided to receive a special use permit for any new construction in this district.

4 5 2 Permitted uses

The following uses of land, buildings and structures are permitted in a conservation district:

- 1 Parks including specialized open spaces
- 2 Plazas
- 3 Protected landscapes
- 4 Recreation areas
- 5 Fountains and reservoirs
- 6 Sculptures and monuments
- 7 Greenhouses

The following uses shall only be permitted by a special use permit:

- 8 Resorts and sanatoria
- 9 Zoos
- 10 Administrative, maintenance and accessory structures
- 11 Temporary kiosks and pavilions for retail trade and services
- 12 Parking lots for users of facilities in conservation zones

4 5.3 Development criteria

A decision to permit new construction or to approve the continued use of existing illegal or temporary construction will be made on a case by case basis and include development criteria.

District Regulations - Conservation District/Industrial I District

for each case. Decisions on development criteria will be based on the following guidelines:

- 1 *Lot coverage* Temporary kiosks and pavilions should not occupy more than ten (10) percent of any parcel of land in a conservation district. Administrative, maintenance and accessory structures should not occupy more than five (5) percent of any park or open space.
- 2 *Construction height* Buildings in a conservation district may not be more than two stories high or more than seven (7) meters above the ground level. There is no height restriction on monuments.

4.6 Industrial I District

4.6.1 Objective

The objective of industrial I district regulations is to locate light industrial and warehouse uses away from other uses in the city, particularly residential, in order to reduce the undesirable impact of these uses.

4.6.2 Permitted uses

Land, buildings and structures may be used for the following types of manufacturing and processing in an industrial I district:

- 1 Food processing enterprises and bakeries
- 2 Warehouse and facilities for fruit and vegetable trade
- 3 Transit facilities, garages, service stations, bus and car parks
- 4 Assembling of metal, wool and textile
- 5 Clothing manufacturing
- 6 Production of goods from natural fibers (flax, cotton, wool, fur, etc.) except curing, tanning and dyeing using chemicals
- 7 Machinery and machinery tool manufacturing
- 8 Musical instrument manufacturing
- 9 Plastic and rubber products (not including manufacturing of plastic or rubber)
- 10 Tool and hardware product manufacturing
- 11 Toys and novelty manufacturing
- 12 Furniture manufacturing and upholstering
- 13 Bottling of beverages except brewing and distilling

4.6.3 Development criteria

The following criteria apply to all development, new construction and additions to existing structures in industrial I districts:

- 1 *Setbacks* For new construction or additions to existing structures the following setbacks from property lines shall be observed. In all cases the ground area of setbacks shall be

District Regulations - Industrial I District/Industrial II District

suitably paved or landscaped or both. Openings may not be placed in side walls of buildings with no setback from the property line except when facing a public row

<i>Yard</i>	<i>Setback required</i>	<i>If there is a setback</i>
Front	3 meters	n a
Sides (interior)	none	3 meters
Sides (street corner)	3 meters	n a
Back	6 meters	n a

Where a side lot line, or portion thereof, in an industrial I district coincides with the side or rear lot line of a property in another zone, a minimum 6 meter set back will be required

- 2 *Floor Area Ratio* The maximum floor area ratio for structures in an industrial I district shall not exceed 3 0

4.7 Industrial II District

4.6 1 Objective

The objective of industrial II district regulations is to locate heavy industrial uses away from other uses in the city, particularly residential, in order to reduce the undesirable impact of these uses

4.6.2 Permitted uses

All uses permitted in an industrial II district must obtain a special use permit. Land, buildings and structures may be used for the following types of manufacturing and processing in an Industrial II district

- 1 Asphalt and asphalt products manufacturing
- 2 Breweries and distilleries
- 3 Brick, tile, clay, gypsum and similar products manufacturing
- 4 Chemical manufacturing
- 5 Explosive storage
- 6 Metal smelting
- 7 Grain storage, milling and processing
- 8 Leather tanning and dyeing
- 9 Metal treatment, processing, galvanizing and electroplating
- 10 Petroleum storage and distribution
- 11 Plastic and rubber manufacturing
- 12 Slaughterhouses and fish processing plants
- 13 Sewage disposal plants
- 14 Garbage processing and disposal of organic refuse
- 15 Garbage dumps, junkyards and other storage of scrap materials
- 16 Passenger and cargo stations
- 17 All types of uses permitted in industrial I districts

Special Provisions - Special Use Permits

4 7 3 Development criteria

The following criteria apply to all development, new construction and additions to existing structures in industrial II districts

- 1 *Setbacks* For new construction or additions to existing structures the following setbacks from property lines shall be observed. In all cases the ground area of setbacks shall be suitably paved or landscaped or both. Openings may not be placed in side walls of buildings with no setback from the property line

<i>Yard</i>	<i>Setback required</i>	<i>If there is a setback</i>
Front	6 meters	n a
Sides (interior)	none	6 meters
Sides (street corner)	6 meters	n a
Back	10 meters	n a

Where a side lot line, or portion thereof, in an industrial II district coincides with the side or rear lot line of a property in another zone, a minimum 10 meter set back will be required

- 2 *Floor Area Ratio* The maximum floor area ratio for structures in a industrial II district shall not exceed 6 0

Article 5 : Special Provisions

5.1 Special Use Permits

5 1 1 General provisions

Certain uses and projects will require a special use permit in order to be developed. This will give the city of Tirana the opportunity to review in more detail the impact of these uses and projects on the environment and character of the city. The types of uses and projects requiring special use permits and review procedures are outlined below

5 1 2 Types of land uses that require special use permits

Special use permits are required for the following uses of land

- 1 For the construction of any new buildings or group of buildings in all districts on a land parcel that is larger than 5,000 square meters (0 5 hectare)
- 2 Subdivision of a land to create three (3) or more new parcels for development
- 3 For the construction of any new buildings or group of buildings in special urban study areas in the downtown district
- 4 For construction or continuance of a temporary structure in any zoning district
- 5 For uses of land and construction of buildings as indicated in the regulations for each of the seven districts of this ordinance

Special Provisions - Special Use Permits

5 1 3 Special use permit review procedures

A special use permit for use of land or construction of buildings is granted by the Councils of Territorial Adjustments of Tirana or Albania based on a draft decision prepared by the Department of Urban Planning

To obtain a special use permit, the owner or his/her legal representative must submit a written application to the General Director of the Department of Urban Planning. The application is to contain the information necessary to make a decision on the intended use of the property and should include

- 1 Description and plans of the proposed use or construction
- 2 The impact on other property in the immediate neighborhood
- 3 The demand of the project on urban infrastructure (i.e. water supply, drainage, sewer system, electricity, and roads)
- 4 The expected traffic to be generated by the project and the impact on traffic and parking in the neighborhood
- 5 The impact on the architectural character of the neighborhood

In order to arrive at a draft decision, the Department may require the applicant to submit conclusions of city departments, independent experts, public organizations, and others. The Department of Urban Planning will review the submitted information and prepare a presentation for the appropriate Council of Territorial Adjustment. When reviewing the documentation and preparing a decision on issuing a special use permit, the Council of Territorial Adjustment will take into account the following factors

- 1 Compliance with the use and development criteria for the zoning district in which it is located
- 2 Protection of the interests and rights of the owners of adjacent properties
- 3 Impacts of the project on the environment and on public utilities
- 4 Changes to the historic appearance of the city and the compatibility of the new development with the character of the surrounding neighborhood

The draft decision prepared by the Department of Urban Planning for the Council of Territorial Adjustment may be one of the following propositions,

- 1 Issue a special use permit without conditions
- 2 Issue a special use permit with conditions that must be adhered to by the applicant
- 3 Turn down the application and not issue a special use permit

Special use permits are valid for a period of two (2) years from the date of their issue. If work has not commenced on the project at the end of two years, then the permit is no longer valid and the applicant must apply again.

Special Provisions - Special Use Permits/Non-conforming Use of Land and Buildings

5 1 4 Conditions for special use permits

As stated in section 5 1 3, the Council of Territorial Adjustment, based on recommendations of the Department of Urban Planning, may impose conditions with the approval of a special use permit. Conditions imposed by the Council can include but are not limited to

- 1 *Dedication of land* The dedication of land from the development for public utilities and purposes. This can be for streets, utility easements, and parks. The developer may be required to develop the streets and infrastructure services to a level acceptable to the city of Tirana before making the dedication.
- 2 *Cash in lieu of dedication* A cash contribution in lieu of actual land dedication, or a combination of land and cash, may be required.
- 3 *Capital improvements fees* If the proposed development will benefit from capital improvements to be done by the city of Tirana, the Board can assess a capital improvements fee to cover the share of these costs attributable to the development.
- 4 *Street improvements* The Board may require the restoration or development of sidewalks, curbs, gutters, and landscaping to a condition acceptable to the city of Tirana for the length of the street frontage of the property.

5 2 Non-conforming Use of Land and Buildings

5 2 1 General provisions

As a result of this city zoning ordinance, some uses of land parcels or buildings may be non-conforming to the requirements of permitted uses or other characteristics established for the zoning district in which they are located. In such case, the particular land parcels or buildings are considered non-conforming to the requirements established for the district.

Streets, roads and passageways, in districts or that serve as their boundaries, are territories of general use and zoning requirements do not extend to them unless specifically mentioned. The existing use of land, buildings, and structures that are within the boundaries of designated streets, roads, passageways or squares are non-conforming in all zoning districts. Additions to privatized apartment buildings that extend beyond the property line are non-conforming uses.

Most land parcels, buildings or structures that exist at the time of the adoption of these regulations and are non-conforming to the requirements for use, area, height or other criteria, may continue their use if no changes are made. Changes may be made only in accordance with these regulations. Unauthorized existing structures in conservation districts or in public rights-of-way may not be allowed to continue (see section 5 3).

5.2 2 Change of the area of a land parcel

The overall size and other dimensions of a non-conforming land parcel shall not be changed in any way except to eliminate the non-conformity. For example, adding new land to make an undersized parcel conforming.

Special Provisions - Non-conforming Use of Land and Buildings
Existing Illegal Construction

5 2.3 Change of a non-conforming use

Non-conforming use of land can be changed only to achieve conformity. One non-conforming use of a parcel of land cannot be changed to another non-conforming use. If a non-conforming use is suspended for a period of a year or longer, it may not be renewed or continued.

If there are both conforming and non-conforming uses on a parcel of land, the non-conforming use cannot be enlarged or moved to occupy space which is occupied by permitted uses.

5 2.4 Change of non-conforming buildings and structures

Changes in the use or characteristics of non-conforming buildings or structures may be made only if changes result in greater conformity with development criteria for the location. Non-conforming buildings and structures may be repaired, maintained and reconstructed if this will not result in further non-conformity. Any non-conforming building or structure cannot be changed to another non-conforming building or structure.

If a non-conforming building or structure is demolished or damaged as a result of a disaster or deliberate actions, it may be restored to its original non-conforming use only if the cost of restoration is half or less of its actual value prior to demolition or damage.

5 2.5 Forced Non-conformity

If the characteristics of a land parcel (insufficient size, complicated configuration, unfavorable construction conditions, etc.) do not allow it to be used or developed in accordance with the established criteria for the district in which it is located, the Council for Territorial Adjustment may grant it the status of non-conformity. This status is permanent unless changes are made to the parcel to bring it into conformity.

To get a ruling by the council, information must be provided to show that this non-conformity is necessary for the effective use of the land, does not inflict damage to the interests of the city, does not abridge rights of neighbors, and is permitted by esthetic and ecological considerations.

5 2.6 Fines for non-conformance

Unauthorized construction or use of land that does not conform to the requirements of the district in which it is located shall be subject to fines as stipulated in Law No. 7693 or as determined by the Council of Territorial Adjustment.

5 3 Existing Illegal Construction

5.3.1 General provisions

During the last few years there has been an extensive amount of illegal building in Tirana. There are concentrations of construction, mostly commercial, along the banks of the Lana River and in most parks and open spaces in the downtown area. Illegal construction is also scattered through most of the residential neighborhoods of the city. Temporary structures are permitted under the regulations of this ordinance but must obtain special use permits from the Council of Territorial Adjustment (see section 5.1).

Special Provisions - Existing Illegal Construction

Illegal construction is private, unauthorized building on public land or on private land not owned by the person constructing the building. These structures are generally not connected to another structure. Illegal construction should not be confused with non-conforming uses which do not meet some requirements of the zoning regulations but are located on an approved parcel of land belong to the owner(s) of the use or building or additions to conforming structures that extend beyond the property line.

Under the provisions of this ordinance new temporary structures must obtain a special use permit. There will be a moratorium of one (1) year from the date of approval of this ordinance on the approval of new temporary structures. Additions or modifications to existing temporary structures may not be made. The use of a temporary structure may not be changed. If a temporary structure is vacant or not used for six (6) consecutive months, the use of the building must be permanently discontinued.

This section outlines criteria for review of illegal construction and possible classifications for these uses. Where illegal structures are located on private land, property owners should seek to resolve their disputes through the courts.

5.3.2 Illegal construction in public parks, plazas and open space

Parks, plazas and open space within the city of Tirana are a critical component of the urban environment and provide the public with important amenities. The objective of the provisions of this ordinance is to reclaim much of the public open space that has been illegally occupied by construction. Existing illegal structures on public land are temporary structures and do not come under the provisions of non-conforming uses outlined in section 5.2. The following criteria will be used in determining the temporary status of illegal construction in public parks, plazas and open space. Illegal structures shall not

- 1 Substantially and adversely affect the maintenance, development, use and taxable value of other property in the district
- 2 Substantially and adversely affect the public's unincumbered use of the site as park land or public open space
- 3 Be located in flood plains, drainage and utility easements, or environmentally sensitive lands

As indicated in section 4.5.3, the objective of this ordinance is that not more than ten (10) percent of any park, plaza and open space will be occupied by temporary structures.

5.3.3 Illegal construction in road rights-of-way

Many illegal structures have been located in the rights-of-way of streets in most areas of Tirana. Those structures that are not physically connected to a conforming building can only be designated as temporary structures. The following criteria will be used in determining the temporary status of illegal construction in public rights-of-way. Illegal structures shall not

- 1 Substantially and adversely affect the maintenance, development, use and taxable value of other property in the district

Special Provisions - Existing Illegal Construction/Parking Regulations

- 2 Block access, light, or air to adjacent structures
- 3 Obstruct the public sidewalk There must be an unincumbered width of a minimum of 1.5 meters in front of a temporary structure
- 4 Be located on drainage and utility easements

5.3.4 Designations of temporary status for illegal construction

In granting a special use permit as a temporary structure to illegal construction, the Council of Territorial Adjustment may do one of the following

- 1 *Give notice to vacate immediately* If the council determines that a structure is a danger to public health or safety or occupies land needed for public activities, they can issue a notice that the property shall be vacated immediately by the present owner or tenant Also if the council determines that a property has been vacant for six (6) consecutive months or more it may not be re-occupied for any use No compensation shall be paid for illegal structures that will be removed by the city of Tirana once they are vacated
- 2 *Give notice to vacate after a set period of time* If the council determines that the land occupied by an illegal structure is needed for public purposes but not in the immediate future, they can grant temporary status for a specific period of time to allow the owner a reasonable amortization period to recover the cost of the building A monthly rental fee for use of the land and the length of the lease will be set by the council based on the estimated cost of and income from the structure but shall not be for a period of more than five (5) years At the end of the lease the structure shall be vacated by the user and removed by the city of Tirana No compensation shall be paid for illegal structures
- 3 *Lease for a set period of time with an option to renew* If the council determines that the existing illegal structure does not adversely affect the use of public land or the other property in the district and is also within the guidelines of this ordinance, they can grant temporary status for a specific period of time A monthly rental fee for use of public land shall be paid by the owner of the structure The lease will be for a period of not more than five (5) years and is subject to renewal by the city of Tirana

5.4 Parking Regulations

5.4.1 General provisions

The purpose of this section is to lessen or prevent congestion of public streets to promote the safety and welfare of the public by establishing minimum requirements for the off-street parking of motor vehicles in accordance with the use of land The number of parking spaces required herein for uses and activities has been necessarily varied according to the location and intensity of development of different zoning districts The scope of the regulations are as follows

- 1 For structures erected and uses of land established after the effective date of this ordinance, accessory off-street parking shall be provided as required for such structures or uses

Special Provisions - Parking Regulations

- 2 When the intensity of use is increased through addition of space or facilities, off-street parking as required shall be provided for the increase in intensity of use. Parking will not be required if the increase in use is less than ten (10) percent of the capacity before the addition.
- 3 Whenever the existing use of a structure shall be changed to a new use, off-street parking shall be provided as required for the new uses. However, if the structure was erected prior to the effective date of this ordinance, additional off-street parking is required only in the amount by which the requirements for the new use exceed those for the existing use.

5 4 2 Off-street parking regulations

Off-street parking facilities shall be in accordance with the following regulations

- 1 *Utilization* Parking spaces provided for uses in accordance with this section shall be solely for the parking of motor vehicles. In no case shall required parking spaces be used for storage of vehicles for sale or hire.
- 2 *Exemptions* When the application of the off-street parking regulations results in a requirement of not more than two spaces on a single lot, such parking spaces need not be provided for all uses except residential.
- 3 *Size* Each parking space shall have not less than 18 square meters in area, exclusive of access drives and aisles.
- 4 *Access* Each parking space shall be designed with safe and efficient means of vehicular access to a street or to an alley not less than 5 meters in width.
- 5 *Location* Off-street parking spaces shall be located on the same lot as the use or structure served or on land within 100 meters of the lot line of the use or structure.
- 6 *Multiple-use Structures* Parking requirements shall be accumulative for all uses proposed for a building. Any exceptions for the primary use shall establish the final parking requirement.

5 4 3 Required off-street parking spaces

Off-street parking spaces shall be provided as shown in the following chart

Special Provisions - Parking Regulations

<i>Use</i>	<i>Districts</i>	<i>Parking Requirement</i>
Single- and two-family dwelling units	all districts	one space for each unit
multi-family structures	downtown, redevelopment	one space for each 300 m ² of construction
	all other districts	one space for each 200 m ² of construction
Offices (business, government professional), commercial establishments & banks	downtown, redevelopment	one space for each 200 m ² of floor area in excess of 500 m ²
	all other districts	one space for each 100 m ² of floor area in excess of 500 m ²
Hotels	downtown, redevelopment	one space for each 8 rooms
	all other districts	one space for each 4 rooms
Restaurants	downtown, redevelopment	one space for each 100 m ² of floor area
	all other districts	one space for each 50 m ² of floor area
Auditorium, concert halls, theaters	all districts	one space for each 20 persons of rated capacity
Primary and secondary schools	all districts	one space for each 10 teachers or other employees
Higher educational establishments	all districts	one space for each 5 teachers or other employees plus one space for each 30 students on campus at any one time
Religious structures	all districts	one space for each 40 seats
health clinics	all districts	one space for each 50 m ²
Hospitals	all districts	one space for each 20 beds plus one space for each 10 employees including staff doctors
Other uses not listed	all districts	To be determined by the Council of Territorial Adjustment if a special use permit is required

Article 6 · Administration and Enforcement

The administration of this ordinance is vested in the Department of Urban Planning, the Council of Territorial Adjustment and the Urban Commission of the City Council of the city of Tirana, and in the Council of Territorial Adjustment of Albania. Responsibilities and powers of the various organizations are given in Law No 7693 "On City Planning" dated 04/29/93 with amendments in Law No 8015 dated 10/19/95. This article summarizes the responsibilities of each group and outlines administrative procedures.

6.1 Department of Urban Planning

The administration of this ordinance will be the responsibility of the General Director of the Department of Urban Planning of the city of Tirana. The General Director will be assisted by the staff of the Department of Urban Planning.

6.1.1 Duties

The General Director of the Department of Urban Planning will administer and enforce this ordinance. He/she shall

- 1 Issue zoning authorizations for routine matters and make and maintain records thereof
- 2 Initiate and request inspections of structures and use of land to determine compliance with the terms of this ordinance and, where there are violations, initiate action to secure compliance
- 3 Maintain permanent and current records of the ordinance including maps, amendments, special use permits, and non-complying uses
- 4 Receive, file, review and forward with recommendations to the appropriate body applications for special use permits
- 5 Receive, file and forward to the Urban Commission applications for appeals and any other matters on which the Urban Commission must act
- 6 Initiate, direct and review from time to time a study of the provisions of this ordinance and make reports and recommendations to the City Council
- 7 Assist the City Solicitor in the preparation of proposed amendments to the provisions of this ordinance as may be necessary from time to time
- 8 Publish periodically this ordinance including the zoning maps
- 9 Perform such other matters as required under this ordinance

6.1.2 Application procedures

The application for a zoning authorization shall be submitted to the Department of Urban Planning. The application should be accompanied by a plot plan, indicating the parcel of land and location, drawn to scale and fully dimensioned. The plot plan should show the ground area, height and bulk of the structure, the structure in relation to the lot lines, the use to be made of the structure or land, and such other information as may be required by the Department of Urban Planning for the proper administration and enforcement of this ordinance. When a structure is of the type that requires off-street parking, information for calculating the required spaces will be provided on the plot plan.

6.2 Council for Territorial Adjustment for Tirana

Law No 7693 as amended gives authority to the Council of Territorial Adjustment for Tirana (CTAT) for making decisions on the development of sites smaller than 0.5 hectares. Under the provisions of this ordinance the CTAT will make decisions on the granting of special use permits for uses as required in this ordinance and on properties over which they have jurisdiction. Regulation of illegal and temporary structures on public lands will also be one of the responsibilities of the CTAT. More detail on special use permits and regulating illegal structures is given in sections 5.1 and 5.3.

6.3 Urban Commission of the City Council

Each complaint or appeal for decisions of the Council for Territorial Adjustment for Tirana must be addressed to the City Council. Appeals will be reviewed according to the law.

6.4 Council for Territorial Adjustment for Albania

The law "On City Planning", No 7693, gives responsibility for approving development on all properties of 0.5 hectares or larger to the Council for Territorial Adjustment for Albania (CTAA). Under this ordinance all properties of this size require a special use permit which will be granted by the CTAA. This is in addition to other responsibilities outlined in the enabling legislation. The Department of Urban Planning will prepare all documentation and studies required by the CTAA to make its decision. The CTAA may also approve development but contingent on the developer meeting certain conditions. Section 5.1 gives more information on the process of obtaining a special use permit.

6.5 Public Hearings

A public hearing shall be held prior to the granting of a special use permit by the Council of Territorial Adjustment for the following uses listed in section 5.1.2:

- 1 Construction of any new buildings or group of buildings in all districts on a land parcel that is larger than 5,000 square meters (0.5 hectare)
- 2 Subdivision of a land to create three (3) or more new parcels for development
- 3 Construction of any new buildings or group of buildings in special urban study areas in the downtown district
- 4 Uses of land and construction of buildings as indicated in the regulations for each of the seven districts of this ordinance

It will not be necessary to hold a public hearing for the granting of special use permits for

- 5 Construction or continuance of a temporary structure in any zoning district

Special Provisions - Public Hearings

A public notice must be given and a public hearing must be held in accordance with the following procedures

- 1 When all required documentation has been submitted to the Department of Urban Planning by the owner or his representative, notice shall be given to the public of the pending application. Information shall include the location of the land parcel, the type of development proposed, the time and place at which members of the public may view the file, and the time and place at which a public hearing on the matter shall take place.
- 2 Such public hearing shall be held not sooner than 15 days and not later than 45 days after notice has been given.
- 3 Public notice shall be given in at least two of the following ways: by advertisement in a newspaper that circulates in Tirana, by press release to the news media, by letters sent to the owners or users of land parcels adjoining and within 50 meters of the site of the proposed use, or by posting a sign on the land parcel that is the subject of the application.

Appendix A
Summary of Development Criteria for Zoning Districts

District	Minimum Lot Size (m ²)	FAR	Lot Coverage (%)	Max Bldg Height	Required Setback (m)			Minimum Setback (m) - if used	
					1.0 w = 6m+ front	side	rear	front	side
Downtown	150 - 1 & 2 story 500 - multi-story	100	--	--	none	none	8	3	6
Redevelopment	150 - 1 & 2 story 500 - multi-story	80	--	--	none	none	8	3	6
Management	200 - 1 & 2 story 500 - multi-story	--	60	5 stories 16 m	*none #none	none 4	4 8	*2 #2	2 --
Preservation	200 - 1 & 2 story	--	50	2 stories 7 m	none	none	4	2	2
Conservation	--	--	max 10 by temp	2 stories 7 m	--			--	
Industrial I	--	30	--	--	3	none 6 (another zone)	6	--	3
Industrial II	--	60	--	--	6	none 10 (another zone)	10	--	6

* 1 & 2 stories # 3 to 5 stories

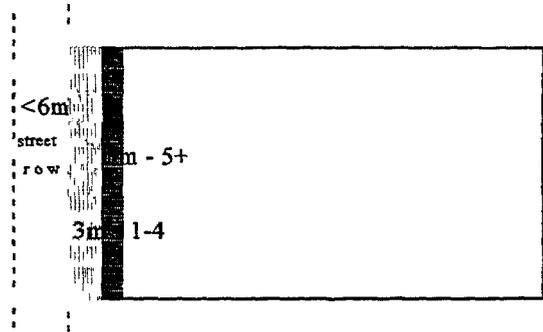
**Appendix B
Set Back Requirements
Downtown District**

Street right-of-way less than 6 meters

Required setback

Front yard 3 meters - 1 - 4 stories

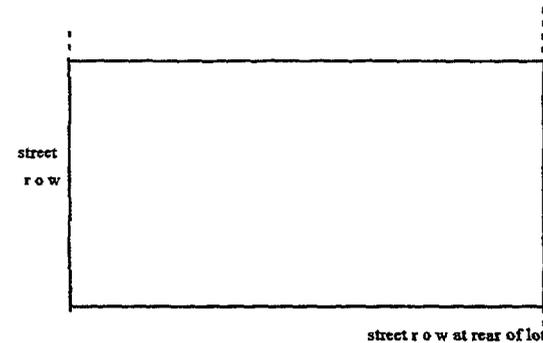
Front yard 5 meters - 5+ stories



Street right-of-way greater than 6 meters

If there is a public right-of-way (6 meters or more) at the rear

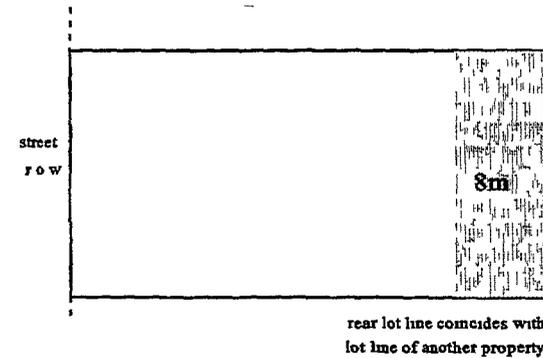
No setbacks are required



If rear lot line coincides with the lot line of another property

Required setback

Back yard 8 meters

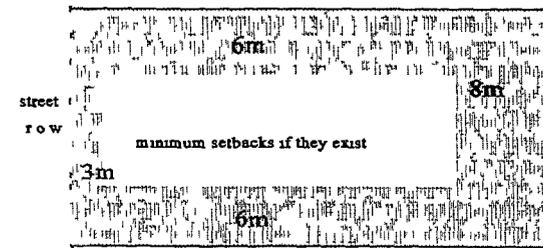


Minimum setbacks if they exist

Front yard 3 meters

Side yards 6 meters

Back yard 8 meter

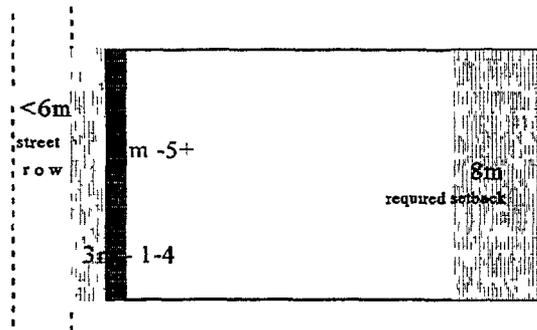


**Appendix B
Set Back Requirements
Redevelopment District**

Street right-of-way less than 6 meters

Required setbacks

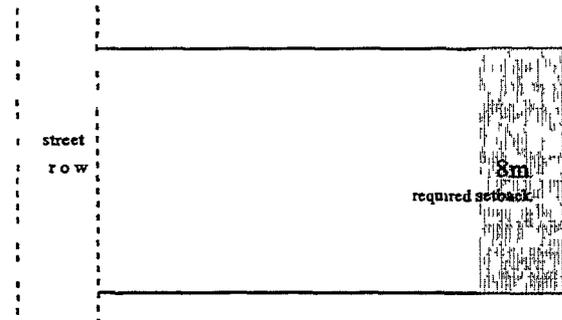
- Front yard 3 meters - 1-4 stories
- Front yard 5 meters - 5+ stories
- Rear yard 8 meters



Street right-of-way greater than 6 meters

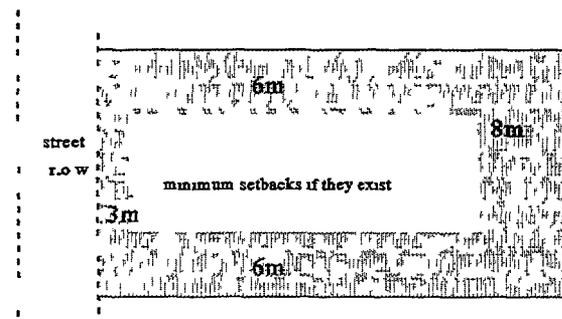
Required setback

- Rear yard 8 meters



Minimum setbacks if they exist

- Front yard 3 meters
- Side yards 6 meters



**Appendix B
Set Back Requirements
Management District**

1 and 2 Story Structures

Required setback
rear yard 4 meters

Maximum coverage 60%

Minimum setbacks if they exist
front yard 2 meters
side yards 2 meters

Maximum coverage 60%

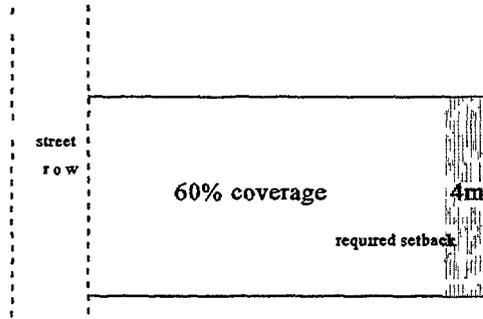
3 to 5 Story Structures

Required setbacks
side yards 4 meters
back yard 8 meters

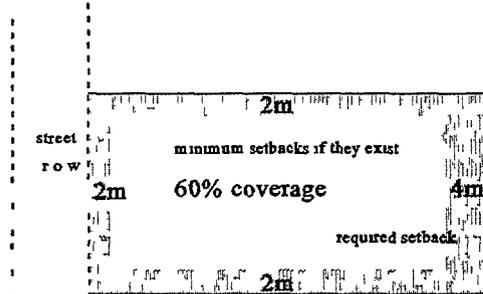
Maximum coverage 60%

Minimum setback if it exists
front yard 2 meters

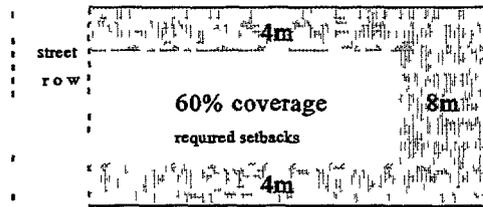
Maximum coverage 60%



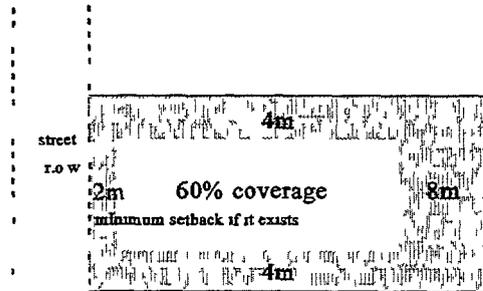
1 & 2 story structures



1 & 2 story structures



3 to 5 story structures

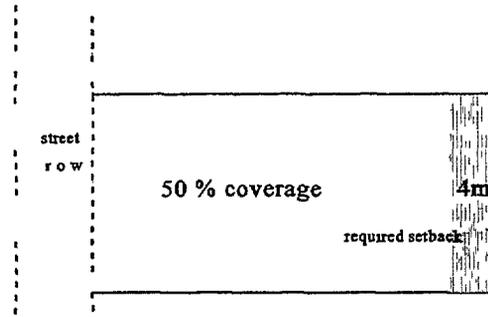


3 to 5 story structures

Appendix B
Set Back Requirements
Preservation District

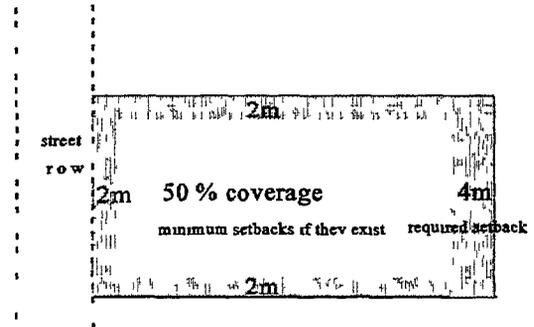
Required setback
rear yard 4 meters

Maximum coverage 50%



Minimum setbacks if they exist
front yard 2 meters
side yards 2 meters

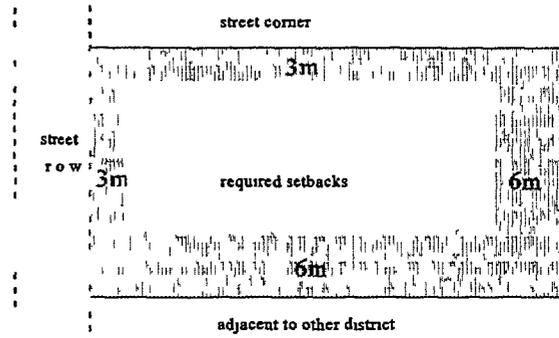
Maximum coverage 50%



Appendix B
Set Back Requirements
Industrial I District

Required setbacks

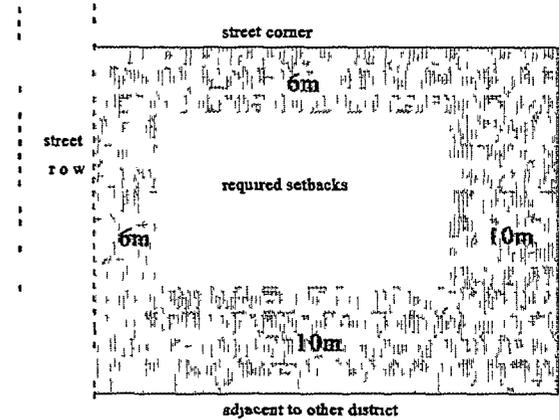
- Front yard 3 meters
- Side yards 3 meters (street corner)
- Yard 4 meters (adjacent to other district)
- Back yard 6 meters



Industrial II District

Required setbacks

- Front yard 6 meters
- Side yards 6 meters (street corner)
- Yard 8 meters (adjacent to other district)
- Back yard 10 meters



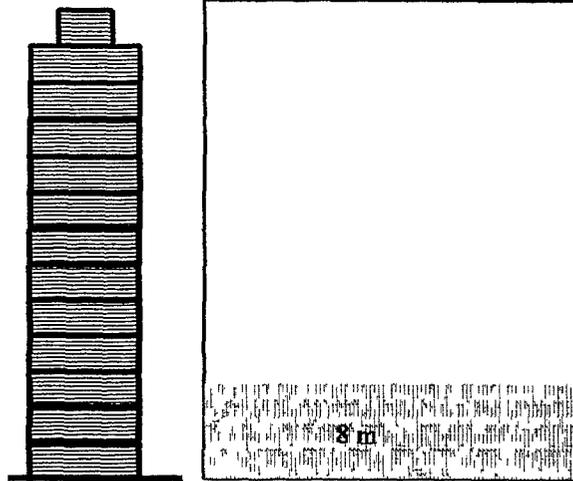
Appendix C
Floor Area Ratio
Downtown District FAR = 10.0

Site Area 40m X 34m = 1,360 m²
 Floor Area 10 X 1,360 = 13,600 m²

Back yard 8 X 34 = 272 m²

Building area 1,088 m²

Stories 12.5



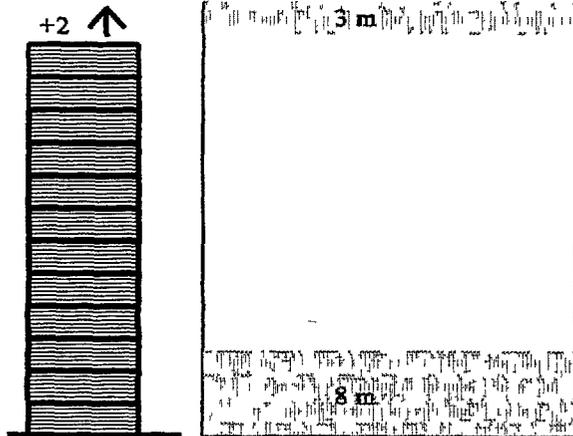
$102/1360 = 0.075 \times 3 = 0.225$
 FAR = 10.225
 Floor area 13,906

Back yard 8 X 34 = 272 m²

Front yard 3 X 34 = 102 m²

Building area 986 m²

Stories 14



$218/1360 = 0.203 \times 3 = 0.609$
 FAR = 10.609
 Floor area 14,428

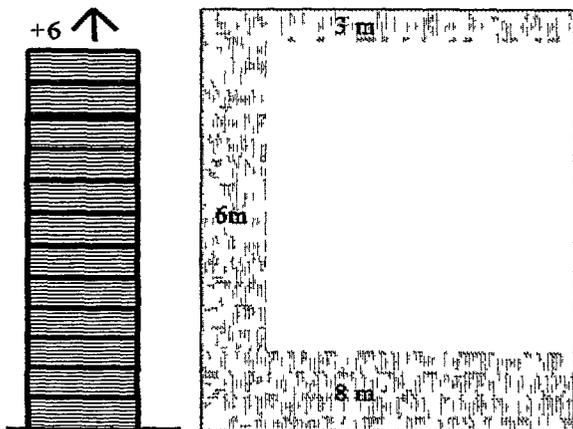
Back yard 8 X 34 = 272 m²

Front yard 3 X 34 = 102 m²

Side yard 6 X 29 = 174 m²

Building area 812 m²

Stories 18

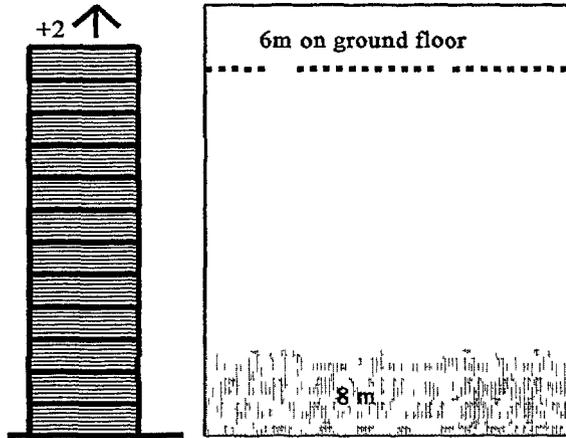


Appendix C
Floor Area Ratio
Downtown District FAR = 10.0

Back yard $8 \times 34 = 272 \text{ m}^2$
 Front **6m setback on ground floor**
 FAR $10.0 + 2.0 = 12.0$
 Floor Area $12 \times 1,360 = 16,320 \text{ m}^2$

Building Area 884 Ground floor
 1088 Upper Floors

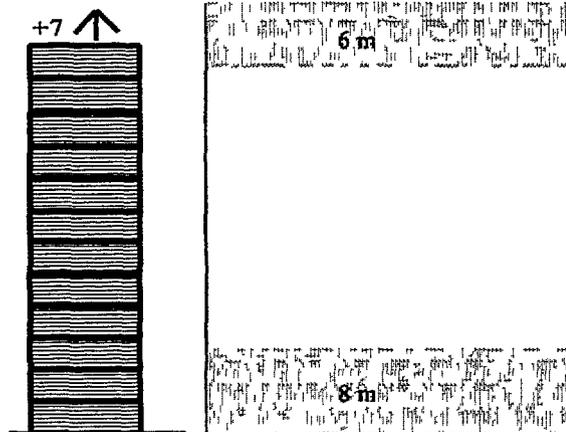
Stories 14



Back yard $8 \times 34 = 272 \text{ m}^2$
 Front yard **6m setback - $6 \times 34 = 204 \text{ m}^2$**
 FAR $10.0 + 2.5 = 12.5$
 Floor Area $12.5 \times 1,360 = 17,000 \text{ m}^2$

Building Area 884 m^2

Stories 19



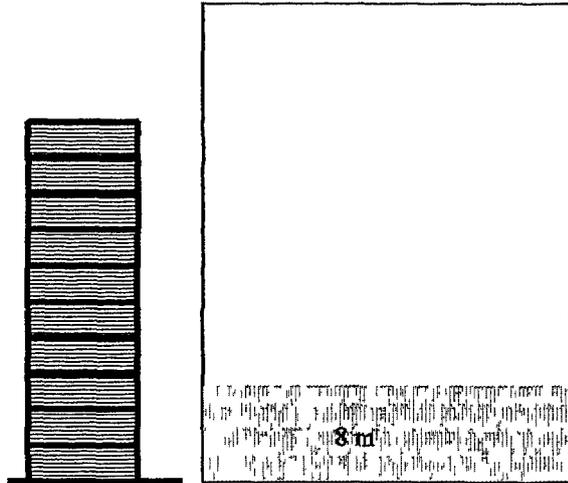
**Appendix C - Floor Area Ratio
Redevelopment District
FAR = 8.0**

Site Area 40m X 34m = 1,360 m²
 Floor Area 8 X 1,360 = 10,880 m²

Back yard 8 X 34 = 272 m²

Building area 1,088 m²

Stories 10



$102/1360 = 0.075 \times 3 = 0.225$
 FAR = 8.225

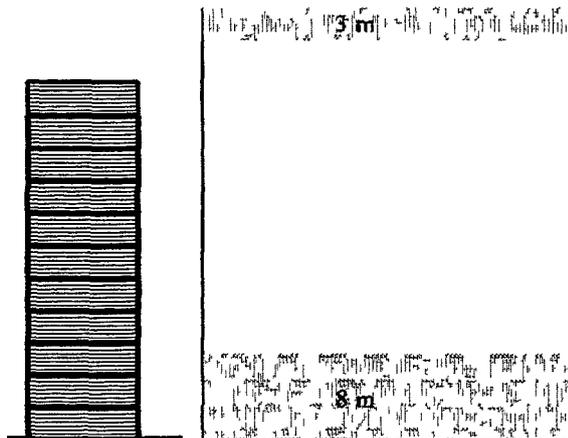
Floor area 11,186

Back yard 8 X 34 = 272 m²

Front yard 3 X 34 = 102 m²

Building area 986 m²

Stories 11



$276/1360 = 0.203 \times 3 = 0.609$

FAR = 8.609

Floor area 11,708

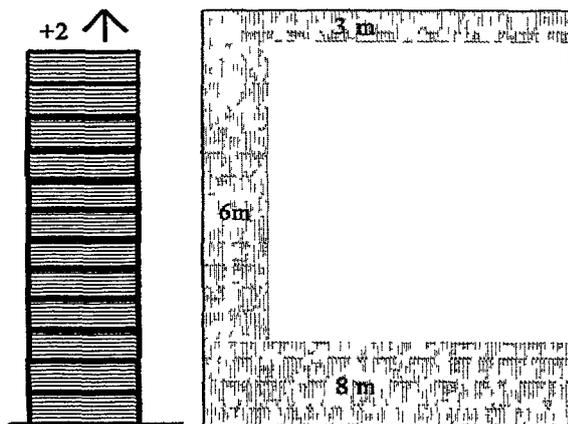
Back yard 8 X 34 = 272 m²

Front yard 3 X 34 = 102 m²

Side yard 6 X 29 = 174 m²

Building area 812 m²

Stories 14

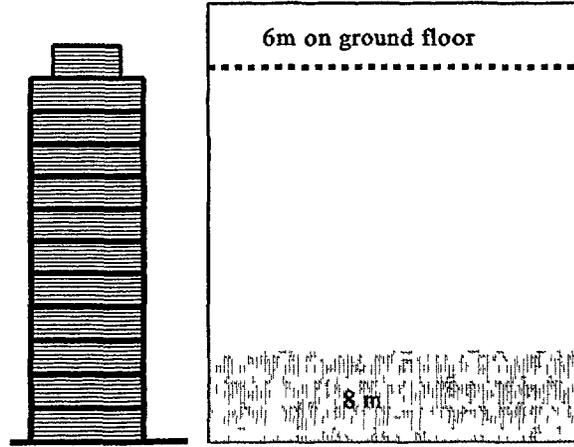


**Appendix C - Floor Area Ratio
Redevelopment District
FAR = 80**

Back yard $8 \times 34 = 272 \text{ m}^2$
Front **6m setback on ground**
floor
 FAR $80 + 20 = 100$
 Floor Area $10 \times 1,360 = 13,600 \text{ m}^2$

Building Area 884 Ground floor
 1088 Upper Floors

Stories 117



Back yard $8 \times 34 = 272 \text{ m}^2$
Front yard **6m setback - $6 \times 34 = 204$**
 m^2
 FAR $80 + 25 = 105$
 Floor Area $105 \times 1,360 = 14,280 \text{ m}^2$

Building Area 884 m^2

Stories 16

