

Master plan for the northern areas of Espoo, section I

MASTER PLAN SYMBOLS AND REGULATIONS:

GENERAL

The master plan indicates **the main use** of each area. Besides the area-specific regulations, the area destined for construction allows for the following, if it does not cause disturbances to the main use of the area:

1. building access roads and distributor roads as well as parking spaces;
2. building cycle and pedestrian routes, squares, parks, playgrounds and playing fields as well as other similar areas serving a local need;
3. building public local services;
4. building grocery shops and other commercial local services under 500 floor square metres;
5. building housing for the maintenance personnel serving the area's functions;
6. building buildings and equipment for community management;
7. building civil defence shelters;
8. building adjacent buildings serving housing;
9. renovation of buildings and structures;
10. expanding housing buildings so that the number of housing units is not increased, unless the area-specific regulations state otherwise;
11. building noise barriers and landscaping measures.

These are also allowed in the V and M areas, besides the actions indicated in the areas' special regulations:

- Building streets and roads with a lower class than the distributor roads as well as parking spaces,
- as well as building in accordance with the aforementioned general regulations 6-11.

The master plan map and regulations are completed by the master plan report and the maps appended to the master plan map. The appended maps demonstrate the structuring of the master plan map area reservations as well as design regulations and recommendations for more detailed land use planning.

AK

RESIDENTIAL AREA PREDOMINANTLY WITH RESIDENTIAL BLOCKS

The area is reserved primarily for residential blocks. In addition, the area allows for the construction of workspaces provided that they do not cause disturbances to housing.

AP

RESIDENTIAL AREA PREDOMINANTLY WITH DETACHED HOUSING

The area is reserved primarily for detached housing. In addition, the area allows for the construction of workspaces provided that they do not cause disturbances to housing.

AT

VILLAGE AREA

The area is reserved for detached housing and village activities. The area allows for:

1. the formation of properties adapting to the existing building stock and village milieu and the construction of 1+2-storeyed 1-apartment detached housing;
2. services serving the village and surrounding dispersed settlement as well as workspaces suited to the residential environment;
3. farm centres' housing, production and adjacent buildings.

Any exceptional permit and building permit applications must demonstrate that household water is readily available and that wastewater is managed so that surface water and ground-water are not contaminated.

C

AREA FOR CENTRAL ACTIVITIES

The area is reserved for facilities of administration, services and business. The area also allows for housing and industrial facilities suited to the central environment.

PY

AREA FOR PUBLIC SERVICES AND ADMINISTRATION

The area is primarily reserved for facilities of public services and administration.

PK**AREA FOR PRIVATE SERVICES AND ADMINISTRATION**

The area is primarily reserved for facilities of private services and administration. The area can also allow for industry suited to the area requiring facilities for warehousing and sales as well as education and accommodation facilities.

T**INDUSTRIAL AND WAREHOUSING AREA**

The area is primarily reserved for industry and warehousing and facilities serving those activities. The area can also allow for trading that is suitable for the area requiring large warehousing and sales facilities.

LM**ROAD TRAFFIC AREA**

The area is reserved for road traffic. The area allows for petrol stations, terminal, service and depot facilities as well as other buildings and equipment serving road traffic.

LR**RAIL TRAFFIC AREA**

The area is reserved for rail traffic. The area allows for station, service and depot facilities as well as equipment required by the rail traffic. There is no land use restriction for the tunnel sections.

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MAIN OUTDOOR RECREATION ROUTE

The main outdoor recreation route is a cycle and pedestrian traffic route primarily intended for outdoor recreation. The marking indicates the directive location of the main outdoor recreation route.

ET**COMMUNITY MANAGEMENT AREA AND SITE**

The area is reserved for the facilities and equipment of community management. The marking does not allow for the placement of a waste burning plant. The area reservation includes the necessary protection areas.

MAIN POWER LINE AREA

The area is reserved for constructing a power line of 110+400 kV.

EK**LANDFILL AREA**

The area is reserved for landfill activities. Once the landfill activities have ended, the area must be restored and planted. The area reservation also includes a protection area that does not allow for the formation of new construction sites and where the tree stand must be cared for in order to maintain an efficient vision barrier.

EH**CEMETERY AREA**

The area is reserved for cemetery use. The area allows for the construction of assembly, maintenance, storage and other facilities required by cemetery operations.

EM**RACE CIRCUIT AREA**

The area is reserved for motor sports, track training as well as for sports and recreational activities. The area allows for race circuit operations as well as for the construction of facilities and equipment for the needs of sports and recreational activities. Noise barriers must be implemented with race circuit and landfill area reservations (EM and EK).

RA**HOLIDAY HOUSING AREA**

The area is reserved for holiday housing. The area allows for up to two holiday housing units per construction site, if the size of the construction site is at least 10,000 m², otherwise no more than one holiday housing unit. In addition, the construction of lightweight adjacent buildings, separate saunas and boathouses is allowed. Any exceptional permit and building permit applications must demonstrate that household water is readily available and that wastewater is managed so that surface water and groundwater are not contaminated. If the farm has in use more housing units than described above when the City Council approves the master plan, their number remains as the farm's permitted building volume. Housing intended for year-round use is only allowed on the construction sites that are already in said use when the master plan is accepted.

RP**COLLECTIVE GARDENING AREA**

The area is reserved for holiday housing units of one apartment and collective gardening. In addition, the area allows for common facilities required by the use of the area, such as assembly, maintenance and storage facilities.

RM**TOURIST AREA**

The area is reserved for tourist attractions, holiday resorts and hotels.

RT**CAMPING AREA**

The area is reserved for camping. The area allows for the construction of accommodation, assembly, maintenance and storage facilities required by camping operations.

V**RECREATIONAL AREA**

The area is reserved for public recreation, outdoor and sports activities. The area allows for:

1. the construction of facilities, equipment, fields as well as outdoor recreation routes and paths required by public recreation, outdoor and sports activities;
2. the practice of agriculture and forestry as well as construction serving agriculture and forestry in accordance with the regulations of the M areas;
3. year-round or holiday housing only in the construction sites that are at the time of the acceptance of the master plan already in such use. The number of housing units cannot be increased or holiday housing converted into year-round housing. Any exceptional permit and building permit applications must demonstrate that household water is readily available and that wastewater is managed so that surface water and groundwater are not contaminated.

M**AREA PREDOMINANTLY FOR AGRICULTURE AND FORESTRY**

The area is primarily reserved for agriculture and forestry. The area allows for:

1. the practice of agriculture and forestry and the construction of housing, production and adjacent buildings serving such activities;
2. other dispersed settlement housing so that the permitted building volume is:
 - 1 housing unit in a farm of 1-5 ha,
 - 1 housing unit in a farm over 5 ha + 1 housing unit for every beginning 20 ha of the farm's area.If a farm under 1 ha is in residential use when the City Council approves the master plan, it will maintain its permitted building volume. If the farm has in use more housing units than described above when the City Council approves the master plan, their number remains as the farm's permitted building volume. Housing must be placed in the vicinity of already existing housing or roads.
3. construction serving public recreational and outdoor activities. Any exceptional permit and building permit applications must demonstrate that household water is readily available and that wastewater is managed so that surface water and groundwater are not contaminated.

SL1**NATURE RESERVE**

An area protected or intended to be protected by nature conservation legislation.

The area's protection purpose is safeguarded by the Building Act until the preservation decision in accordance with the nature conservation legislation takes effect. In the area, excavation, quarrying, levelling or filling, tree-felling or corresponding action may not be carried out without a permit as is regulated in Section 124(a) of the Building Act.

SL2**NATURE RESERVE**

An area of value in terms of its natural characteristics. The area holds significant aesthetic values and special natural deposits that must not be destroyed. In the area, excavation, quarrying, levelling or filling, tree-felling or corresponding action may not be carried out without a permit as is regulated in Section 124(a) of the Building Act.



GROUNDWATER PROTECTION AREA

The marking indicates groundwater areas that are especially significant in terms of water supply and the maintenance of water usability.

The area does not allow for:

1. extensive use or storage of substances spoiling groundwater;
2. housing or industry without sewers;
3. landfills or open-air composting;
4. snow dumping areas;
5. extraction of soil reaching the groundwater surface.

The area allows for the following only with special protection measures:

1. construction of sewers;
2. construction of public roads;
3. construction of collective gardens and holiday housing.



HISTORICAL AREA AND SITE

An area or site protected by the Antiquities Act.



HISTORICAL AREA AND SITE

The marking indicates the location of remains requiring research activities as meant in the Antiquities Act. All land use and project plans and actions regarding the area require a statement by the National Board of Antiquities.



SIGNIFICANT ENVIRONMENT IN TERMS OF CULTURAL HISTORY

Buildings, structures and old roads with significant protection value should be conserved. Construction must fit into the surroundings in terms of the construction method and location. In the area, excavation, quarrying, levelling or filling, tree-felling or corresponding action may not be carried out without a permit as is regulated in Section 124(a) of the Building Act.



WATER AREA

The area allows for construction only for the purposes of the fishing industry, public recreation, water traffic, community management and environmental management.



SURVEY AREA



CITY BOUNDARY



BOUNDARY OF THE MASTER PLAN AREA



BOUNDARY OF THE AREA



BOUNDARY BETWEEN THE AREA SECTIONS UNDER DIFFERENT MASTER PLAN REGULATIONS



DIRECTIVE BOUNDARY BETWEEN THE AREA SECTIONS

Drawing no. 4510.

Confirmed at the Ministry of the Environment on 27 June 1996.