



RĪGA CITY COUNCIL

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Binding regulations

Rīgā

15 December 2021

No. 103 (Minutes No. 41, 5 §)

Binding Regulations on the Land Use and Building in the Territory of Rīga

Issued pursuant to Section 12 Paragraph One, Section 25 Paragraph One of the Spatial Development Planning Law, Section 43 Paragraph One Clause 1 of the Law On Local Governments, Article 91 of the Cabinet of Ministers Regulations No. 628 Regulation on Local Government Spatial Development Planning Documents dated 14 October 2014

- 1 To approve the Regulations of the land use and building and the graphic part that includes maps such as Functional Zoning and Main Protection Zones and Other Restrictions on the Land Use that form the Rīga Spatial Plan (hereinafter – Plan).
- 2 As of the day of enforcement of the Plan, deem the following as having lost their legal force:
 - 2.1 Binding Regulations No. 34 of the Rīga City Council “Regulations on Land Use and Building of the Territory of Rīga” dated 20 December 2005;
 - 2.2 Binding Regulations No. 87 of the Rīga City Council “On Approval of the Detailed Plan for the Territory Near Zunda Channel (Amendments to the Rīga Development Plan 1995–2005, Approved by the Rīga City Council Decision No. 2819 dated 12 December 1995 “On Adoption of the Rīga Development Plan 1995–2005 and Approval of the Rīga City Building Regulations”)” dated 22 February 2005;
 - 2.3 Binding Regulations No. 63 of the Rīga City Council “Binding Regulations on the Land Use and Building of the Territory of the Torņakalns Administrative Centre” dated 13 April 2010, as long as those apply to the territories outside the Historic Centre of Rīga and its Protection Area; the detailed plan remains in force in the territory of the Historic Centre of Rīga and its Protection Area;

- 2.4 Binding Regulations No. 118 of the Rīga City Council "Binding Regulations on the Land Use and Building in the Parts of Rīga Administrative Territory: Land Plots on Slokas iela 65 (cadastre No. 01000640177), Mildas iela 6 (cadastre No. 01001132228), Berģu iela 4 (cadastre No. 01001272028), and Murjāņu iela 72, Murjāņu iela without number (cadastre No. 01001230097, No. 01000922556)" dated 9 September 2014;
- 2.5 Binding Regulations No. 124 of the Rīga City Council "On the Detailing of Red Lines in the Administrative Territory of Rīga" dated 4 November 2014, as long as those apply to the territories outside the Historic Centre of Rīga and its Protection Area; the local plan remains in force in the territory of the Historic Centre of Rīga and its Protection Area.
- 3 The detailed plans that are still being developed as of beginning of implementation of the Plan outside the territory of the Historic Centre of Rīga and its Protection Area may be completed in accordance with Binding Regulation No. 34 of the Rīga City Council "Regulations on Land Use and Building in the Territory of Rīga" dated 20 December 2005, provided that such detailed plans are approved no later than within 24 months after the Plan comes into force.
- 4 Implementation of the detailed plan outside the territory of the Historic Centre of Rīga and its Protection Area approved by the binding regulations shall be started within 24 months after beginning of implementation of the Plan. It is considered that the beginning of implementation of the detailed plan is the date when construction permit is issued.
- 5 The local plans that are still being developed as of beginning of implementation of the Plan, in regard to which the Rīga City Council has not taken a decision on publishing the local plan for public discussion and receipt of institutional opinions, shall be completed in line with the Plan.
- 6 The local plans that are still being developed as of beginning of implementation of the Plan, in regard to which the Rīga City Council has taken a decision on publishing the local plan for public discussion and receipt of institutional opinions, shall be completed in line with Binding Regulation No. 34 of the Rīga City Council "Regulations on Land Use and Building in the Territory of Rīga" dated 20 December 2005, and the respective graphic parts thereof.
- 7 The land survey projects that are still being developed as of beginning of implementation of the Plan may be completed in accordance with Binding Regulation No. 34 of the Rīga City Council "Regulations on Land Use and Building in the Territory of Rīga" dated 20 December 2005, provided that such land survey project is approved no less than within 6 months after the Plan comes into force.

Chairman of the Rīga City Council

M. Staķis