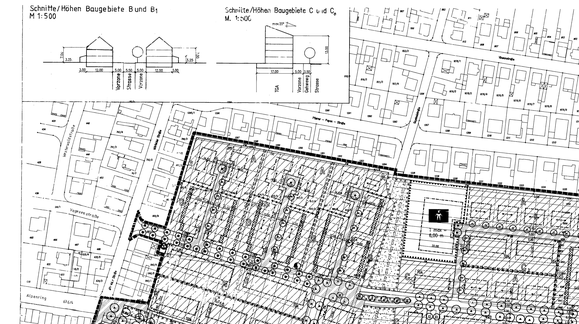
Schnitte/Höhen Baugebiete B und B1
M 1:500

Schnitte/Höhen Baugebiete C und C_2
M. 1:500



Planzeichenerklärung

- Grenze des räumlichen Geltungsbereichs des Bebauungsplanes (§ 9 (7) BauGB)
- Abgrenzung unterschiedlicher Nutzung oder Abgrenzung des Maßes der Nutzung innerhalb eines Baugebiets (z.B. § 1 (4) BauNVO)
- WA Baugebiete (§ 9 (1) 2 BauGB)
- Allgemeine Wohngebiete (§ 4 BauNVO), vgl. Text Nr. L1
  1 Geschoß
  D Dachgeschoß
  II Zwei Vollgeschosse
  FD Flachdach
  G Giebelform und Neigungswinkel
  II Zahl der Vollgeschosse
- Satzbaukörper
  FD Flachdach (§ 9 (1) 2 BauGB)
  G Giebelform
  II Zahl der Vollgeschosse
  (§ 20 BauNVO)
- Zahl der Vollgeschosse (zwingend) (§ 20 BauNVO)
- T max Traufhöhe (§ 18 BauNVO)
- offene Bauweise (§ 22 (2) BauNVO)
- Geschlossene Bauweise (§ 22 (3) BauNVO)
- Abweichende Bauweise, hinsichtlich d. Baulängen gilt die geschlossene Bauweise (§ 22 (4) BauNVO)
- nur Einzelgrupen zulässig (§ 22 (2) BauNVO)
- nur Einzel- und Doppelhäuser zulässig (§ 22 (2) BauNVO)
- Baugebiete
  Baugebiete, auf denen nur Wohngebäude errichtet werden dürfen, die mit Mitteln des sozialen Wohnungsbaus gefördert werden können (§ 9 (1) 7 BauGB)
- Einzelhäuser Einwohnergrenze (§ 9 (1) 6 BauGB) vgl. Text Nr. L3
- Anzahl der Wohnungen (§ 9 (1) 6 BauGB) vgl. Text Nr. L5
- Einzelhäuser Ein- und Ausfahrt der Tiefgaragen
- Umgrenzung von Flächen für Garagen und Stellplätze (§ 9 (1) 4 BauGB) vgl. Text Nr. L5
- Flächen für den Gemeinbedarf (§ 9 (1) 5 BauGB)
- Kindertagesstätte
- T_{ele} = Fernmeldegebäude - Telekom (§ 9 (1) 5 BauGB)
- Straßenverkehrsflächen (§ 9 (1) 11 BauGB)
- Straßenverkehrsflächen Fußstütung für einen potentiellen Bahnübergang
- Verkehrsflächen besonderer Zweckbestimmung (§ 9 (1) 11 BauGB)
- Fußweg, für Rettungsfahrzeuge befahrbar
- Wertstoffsammelstelle
- Trafostation, 6.30 x 2.80m „Sollte begrünt
- Empfohlene Bushaltestellen
- Grünflächen (öffentlich) (§ 9 (1) 15 BauGB)
- Spielplatz (§ 9 (1) 15 BauGB)
- Gehrecht zugunsten der Anwohner und Lieferanten zugunsten der Stadt Mörfelden Walldorf vgl. Text Nr. L11 (§ 9 (1) 21 BauGB)
- Leitungsrecht für die Ableitung von Oberflächenwasser
- empfohlene Grundstücksgrenze
- Fußgänger- und Radwegverkehr in öffentlichen Grünflächen
- Fußgänger- und Radwegverkehr in öffentlichen Grünflächen auch für Versorgungsfahrzeuge- Textzeiten
- Flächen für besondere Anlagen und Vorkehrungen zum Schutz von Lärmemissionen (§ 9 (1) 24 BauGB)
- Darstellung im weiteren Geltungsbereich und im M. 1:5000 - prägende Lage
- Mindesthöhe der Lichtraumdurchmesser über Gelände für Bewegungs Abschnitte (Durchfahrung im M. 1:5000)
- Flächen zum Anpflanzen von Bäumen,Sträuchern und sonstigen Bepflanzungen (§ 9 (1) 25a BauGB)
- Symbol für bestimmte Fassadengestaltung vgl. Text Nr. E.1
- Anpflanzen von Schlingp- und Kletterpflanzen (§ 9 (1) 25a BauGB)
- Grünanlage
- Grünverbindung
- Siedlungsrand
- Grünzone
- Spielplatz
- Lärmschutzanlage
- Anpflanzen von hochstämmigen Laubbäumen und Anpflanzen (§ 9(1) 25a BauGB)
- Tilia vulgaris "Pirami.." - Winterlinde
- Carpinus columna - Säulenhainbuche
- Prunus cerasus "Plena" - Vogelkirsche
- Prunus avium - Schwedische Mehlbeere

Satzungstext zum Bebauungsplan mit integriertem Landschaftsplan "Mörfelden-Walldorf Flassage-Lange Äcker"

Aufgrund des § 9 der Hessischen Gemeindeordnung (HGO) in der Fassung vom 01.04.1993 (GVBl. I S. 189), zuletzt geändert durch Gesetz vom 22.12.1993 (GVBl. I S. 729), des Baugesetzbuches (BauGB) in der Fassung vom 08.12.1986 (BGBl. I S. 2253), zuletzt geändert durch Gesetz vom 22.04.93 (BGBl. Teil I S. 466), der Baumnutzungsverordnung (BauNVO) in der Fassung vom 23.01.1990 (BGBl. I S. 132), der Verordnung über die Ausarbeitung von Bauleitplänen und die Darstellung des Planinhalts (PlanzeichenV) vom 18.12.1990 (BGBl. I S. 58), zuletzt geändert durch Verordnung (BGBl. I S. 132), der Verordnung über die Darstellung des Planinhalts (PlanzeichenV) vom 18.12.1990 (BGBl. I S. 58), zuletzt geändert durch Verordnung vom 22.04.1993 (BGBl. I S. 466), der Hessischen Bauordnung (HBO) in der Fassung vom 20.12.1993 (GVBl. I S. 655), zuletzt geändert durch Gesetz vom 22.12.1993 (GVBl. I S. 729), der Verordnung über die Darstellung des Planinhalts (PlanzeichenV) vom 18.12.1990 (BGBl. I S. 58), zuletzt geändert durch Verordnung vom 22.04.1993 (BGBl. I S. 466), der Hessischen Bauordnung (HBO) in der Fassung vom 20.12.1993 (GVBl. I S. 655), zuletzt geändert durch Gesetz vom 22.12.1993 (GVBl. I S. 729), der Bekanntmachungsverordnung (BekanntVO) vom 09.03.1987 (GVBl. I S. 75), zuletzt geändert durch Gesetz vom 22.12.1993 (GVBl. I S. 729) wird gemäß Beschluß der Stadtverordnetenversammlung vom 19.10.1994 der Bebauungsplan "Flassage/Lange Äcker" mit integriertem Landschaftsplan, bestehend aus Text und Zeichnung, als Satzung beschlossen.

1. PLANUNGSRECHTLICHE UND NICHTRECHTSWIRKSAME FESTSETZUNGEN

1. Art der baulichen Nutzung (vgl. § 9 (1) 1 BauGB)
   WA Allgemeines Wohngebiet (§ 4 BauNVO)
   Die gem. § 4 (2) zulässige Nutzung, durch die Versorgung des Gebietes mit Einzelhandelsbetrieben, Schankwirtschaften und sonstigen Handwerksbetrieben, sind nur ausnahmsweise zugelassen.
   Die nach § 4 (3) zulässigen Nutzungen für Betriebe, Anlagen, sowie für gewerbliche Zwecke sind nicht zur Ausnahme werden zugelassen.
   Die nach § 4 (3) ausnahmsweise zulässigen Nutzungen sind nicht zulässig.
2. Maß der baulichen Nutzung (vgl. § 9 (1) 1 BauGB und § 9 (1) 2 BauGB und § 16 (2) BauNVO)
   Traufhöhe (Schnittpunkt von aufgehendem Mauerwerk, gemessen an der Außenwand mit der Oberkante der Dachhaut)
   In den einzelnen Baugebieten dürfen folgende Traufhöhen nicht überschritten werden:

Baugebiet	Traufhöhe
A, B 1	max. 7.00 m
B, C, C_1, C_2, C, D	max. 6.50 m
E	max. 7.00 m
Erdgeschoßfuß Erschließungsstraße	max. 0.25 m

   Die zulässige GRZ darf um max. 15 % (bis) auf die Grundfläche (BauNVO gesamten Nutzungen) überschritten werden.
   Weitere Überfüllen in den Gebieten integriert, so wird die Fläche der Garagen weder auf die zulässige Grundfläche noch auf die zulässigen Geschoßflächen und Versicherung von Kinderspielgarasen anzuhalten.
   Die Höhenangaben sind auf die in Mitte gemessene Straßenoberfläche vor dem zugehörigen Grundstück (Hausmitte) bezogen.
3. Baweise - Überbaute Grundstücksfläche gemäß § 9 (1) 2 und4
   In der B Fläche primärstreifen bebauungen Gebäude ohne in den Baugebieten für Aussgangen und Hauptzellen können in der von der Straßenbegrenzung abgewandten Hälfte Garagen und Stellplätzen, Einzelfamilienhäuser für 2-3 Bewohnerhaushalten, Kinderspielplätze, Gartenhäuser und Gewächshäuser zugelassen werden, soweit das Maß der zulässigen Bauliichen Nutzung nicht überschritten wird.
   Die nicht überbaubare Grundstücksflächen sind als Hof- und Gartenfläche anzulegen und zu bepflanzen. Die Bepflanzung ist als Gartenfläche zugeschlossen, soweit in § der nicht überbaubaren Grundstücksflächen befestigt werden.
4. Mindestgröße der Baugrundstücke gemäß § 9 (1) 3 BauGB
   Die Mindestgröße der Grundstücke für die Errichtung von Einzelhäusern und Hausgruppen (B, C_1) ist mit 6.7.00 m² festgesetzt.
5. Stellplätze und Garagen gemäß § 9 (1) 4 BauGB und § 12 und 21 (4) BauNVO, § 9(1) 4(1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,88,89,90,91,92,93,94,95,96,97,98,99,100,101,102,103,104,105,106,107,108,109,110,111,112,113,114,115,116,117,118,119,120,121,122,123,124,125,126,127,128,129,130,131,132,133,134,135,136,137,138,139,140,141,142,143,144,145,146,147,148,149,150,151,152,153,154,155,156,157,158,159,160,161,162,163,164,165,166,167,168,169,170,171,172,173,174,175,176,177,178,179,180,181,182,183,184,185,186,187,188,189,190,191,192,193,194,195,196,197,198,199,200,201,202,203,204,205,206,207,208,209,210,211,212,213,214,215,216,217,218,219,220,221,222,223,224,225,226,227,228,229,230,231,232,233,234,235,236,237,238,239,240,241,242,243,244,245,246,247,248,249,250,251,252,253,254,255,256,257,258,259,260,261,262,263,264,265,266,267,268,269,270,271,272,273,274,275,276,277,278,279,280,281,282,283,284,285,286,287,288,289,290,291,292,293,294,295,296,297,298,299,300,301,302,303,304,305,306,307,308,309,310,311,312,313,314,315,316,317,318,319,320,321,322,323,324,325,326,327,328,329,330,331,332,333,334,335,336,337,338,339,340,341,342,343,344,345,346,347,348,349,350,351,352,353,354,355,356,357,358,359,360,361,362,363,364,365,366,367,368,369,370,371,372,373,374,375,376,377,378,379,380,381,382,383,384,385,386,387,388,389,390,391,392,393,394,395,396,397,398,399,400,401,402,403,404,405,406,407,408,409,410,411,412,413,414,415,416,417,418,419,420,421,422,423,424,425,426,427,428,429,430,431,432,433,434,435,436,437,438,439,440,441,442,443,444,445,446,447,448,449,450,451,452,453,454,455,456,457,458,459,460,461,462,463,464,465,466,467,468,469,470,471,472,473,474,475,476,477,478,479,480,481,482,483,484,485,486,487,488,489,490,491,492,493,494,495,496,497,498,499,500,501,502,503,504,505,506,507,508,509,510,511,512,513,514,515,516,517,518,519,520,521,522,523,524,525,526,527,528,529,530,531,532,533,534,535,536,537,538,539,540,541,542,543,544,545,546,547,548,549,550,551,552,553,554,555,556,557,558,559,560,561,562,563,564,565,566,567,568,569,570,571,572,573,574,575,576,577,578,579,580,581,582,583,584,585,586,587,588,589,590,591,592,593,594,595,596,597,598,599,600,601,602,603,604,605,606,607,608,609,610,611,612,613,614,615,616,617,618,619,620,621,622,623,624,625,626,627,628,629,630,631,632,633,634,635,636,637,638,639,640,641,642,643,644,645,646,647,648,649,650,651,652,653,654,655,656,657,658,659,660,661,662,663,664,665,666,667,668,669,670,671,672,673,674,675,676,677,678,679,680,681,682,683,684,685,686,687,688,689,690,691,692,693,694,695,696,697,698,699,700,701,702,703,704,705,706,707,708,709,710,711,712,713,714,715,716,717,718,719,720,721,722,723,724,725,726,727,728,729,730,731,732,733,734,735,736,737,738,739,740,741,742,743,744,745,746,747,748,749,750,751,752,753,754,755,756,757,758,759,760,761,762,763,764,765,766,767,768,769,770,771,772,773,774,775,776,777,778,779,780,781,782,783,784,785,786,787,788,789,790,791,792,793,794,795,796,797,798,799,800,801,802,803,804,805,806,807,808,809,810,811,812,813,814,815,816,817,818,819,820,821,822,823,824,825,826,827,828,829,830,831,832,833,834,835,836,837,838,839,840,841,842,843,844,845,846,847,848,849,850,851,852,853,854,855,856,857,858,859,860,861,862,863,864,865,866,867,868,869,870,871,872,873,874,875,876,877,878,879,880,881,882,883,884,885,886,887,888,889,890,891,892,893,894,895,896,897,898,899,900,901,902,903,904,905,906,907,908,909,910,911,912,913,914,915,916,917,918,919,920,921,922,923,924,925,926,927,928,929,930,931,932,933,934,935,936,937,938,939,940,941,942,943,944,945,946,947,948,949,950,951,952,953,954,955,956,957,958,959,960,961,962,963,964,965,966,967,968,969,970,971,972,973,974,975,976,977,978,979,980,981,982,983,984,985,986,987,988,989,990,991,992,993,994,995,996,997,998,999,1000,1001,1002,1003,1004,1005,1006,1007,1008,1009,1010,1011,1012,1013,1014,1015,1016,1017,1018,1019,1020,1021,1022,1023,1024,1025,1026,1027,1028,1029,1030,1031,1032,1033,1034,1035,1036,1037,1038,1039,1040,1041,1042,1043,1044,1045,1046,1047,1048,1049,1050,1051,1052,1053,1054,1055,1056,1057,1058,1059,1060,1061,1062,1063,1064,1065,1066,1067,1068,1069,1070,1071,1072,1073,1074,1075,1076,1077,1078,1079,1080,1081,1082,1083,1084,1085,1086,1087,1088,1089,1090,1091,1092,1093,1094,1095,1096,1097,1098,1099,1100,1101,1102,1103,1104,1105,1106,1107,1108,1109,1110,1111,1112,1113,1114,1115,1116,1117,1118,1119,1120,1121,1122,1123,1124,1125,1126,1127,1128,1129,1130,1131,1132,1133,1134,1135,1136,1137,1138,1139,1140,1141,1142,1143,1144,1145,1146,1147,1148,1149,1150,1151,1152,1153,1154,1155,1156,1157,1158,1159,1160,1161,1162,1163,1164,1165,1166,1167,1168,1169,1170,1171,1172,1173,1174,1175,1176,1177,1178,1179,1180,1181,1182,1183,1184,1185,1186,1187,1188,1189,1190,1191,1192,1193,1194,1195,1196,1197,1198,1199,1200,1201,1202,1203,1204,1205,1206,1207,1208,1209,1210,1211,1212,1213,1214,1215,1216,1217,1218,1219,1220,1221,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