

COMUNE DI PEDRENGO

PGT 2023



PIANO DI GOVERNO DEL TERRITORIO

PDR - QI

Quaderno del Piano delle Regole n. I

Atlante dei fabbricati

Febbraio 2023

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Dott. Francesco Fagiani

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I Nota introduttiva

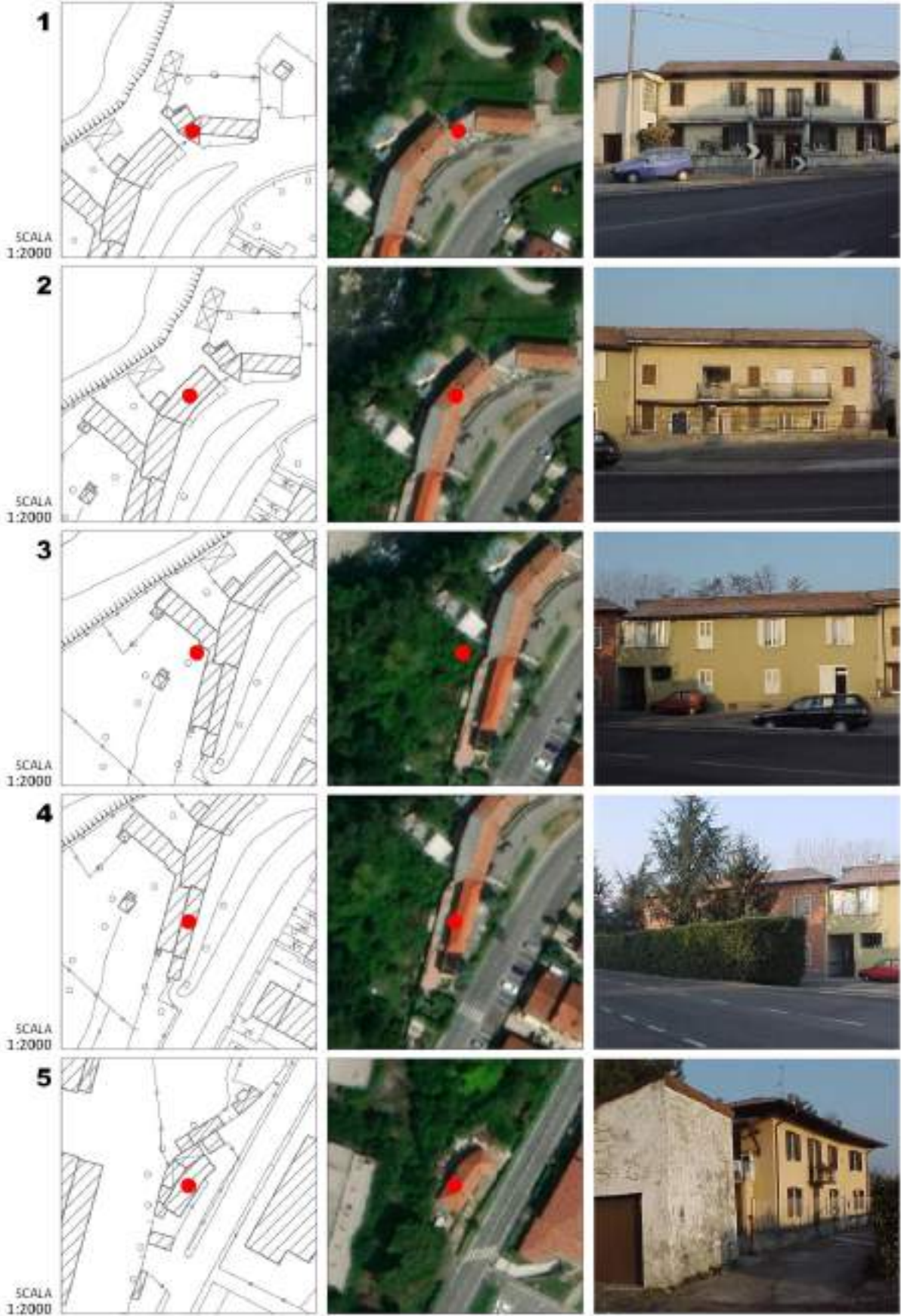
Questo documento riporta la classificazione dei fabbricati in relazione alle loro tipologie costitutive ed al loro rapporto con le aree aperte. È il risultato dell'aggiornamento del quaderno I del PGT2.0, approvato nel 2009, che a sua volta era basato sull'atlante tipologico già prodotto con il PRG 2005. L'aggiornamento è stato effettuato analizzando le pratiche SUE e SUAP presentate in comune a partire dal 2010 fino a dicembre 2022. L'ufficio tecnico ha messo a disposizione la banca dati contenente il tipo di intervento, l'oggetto, l'anno di fine lavori e il codice ecografico dell'edificio. Quest'ultimo dato ha permesso di georeferenziazione le pratiche ed individuare le demolizioni, le nuove costruzioni e gli ampliamenti di alcuni edifici.

La redazione di un atlante delle tipologie insediative non è prassi usuale nelle procedure di redazione di un Piano urbanistico alla scala comunale. Il significato di questa lettura risiede principalmente nella possibilità di poter affinare i successivi strumenti normativi in funzione non solo degli usi esistenti ma anche della configurazione formale dei manufatti, preparando dunque gli strumenti per poter definire obiettivi anche in questa direzione.

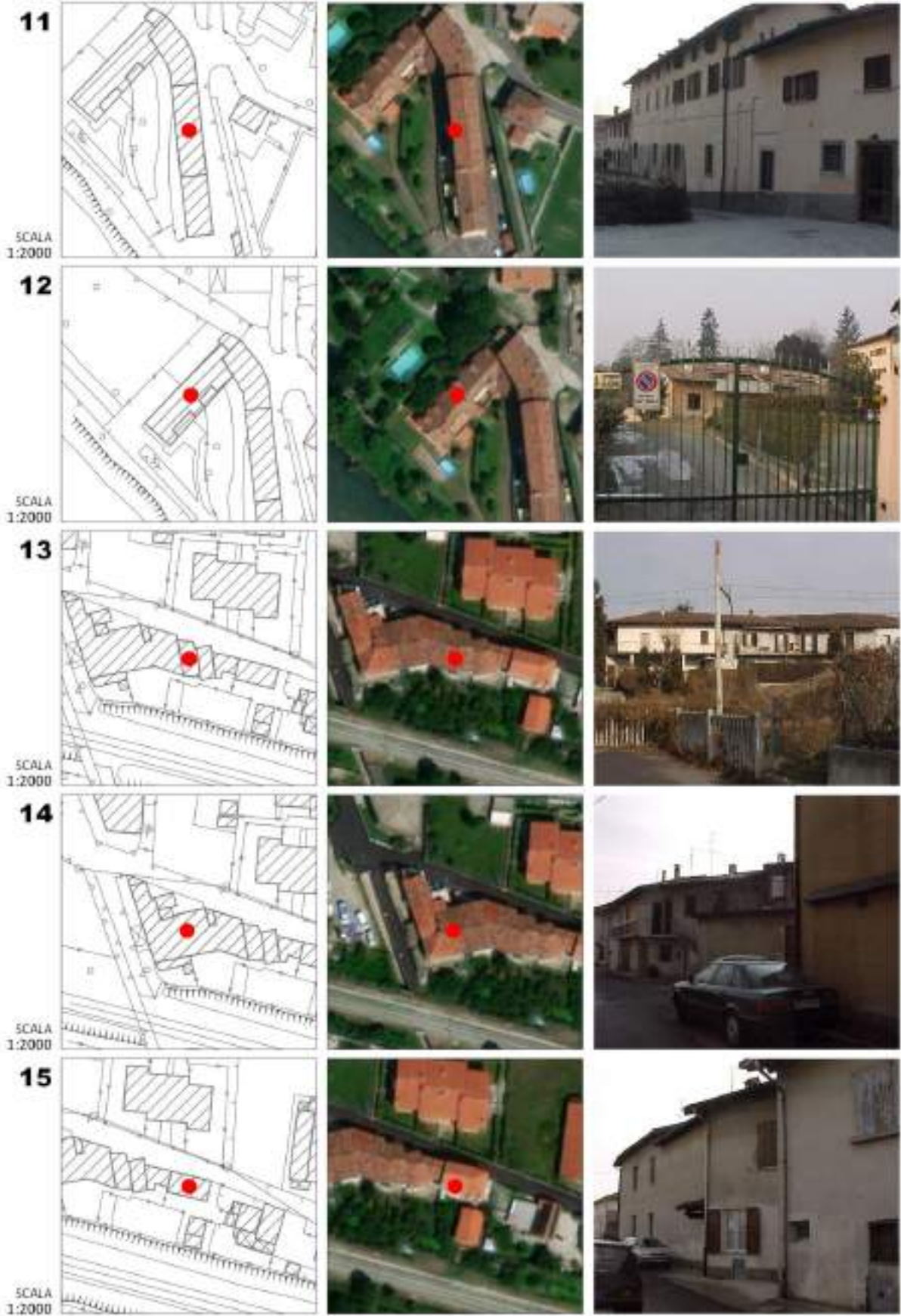
2 Insedimenti relazionati alle emergenze morfologiche e territoriali

2.1 FABBRICATI O NUCLEI MINORI ISOLATI





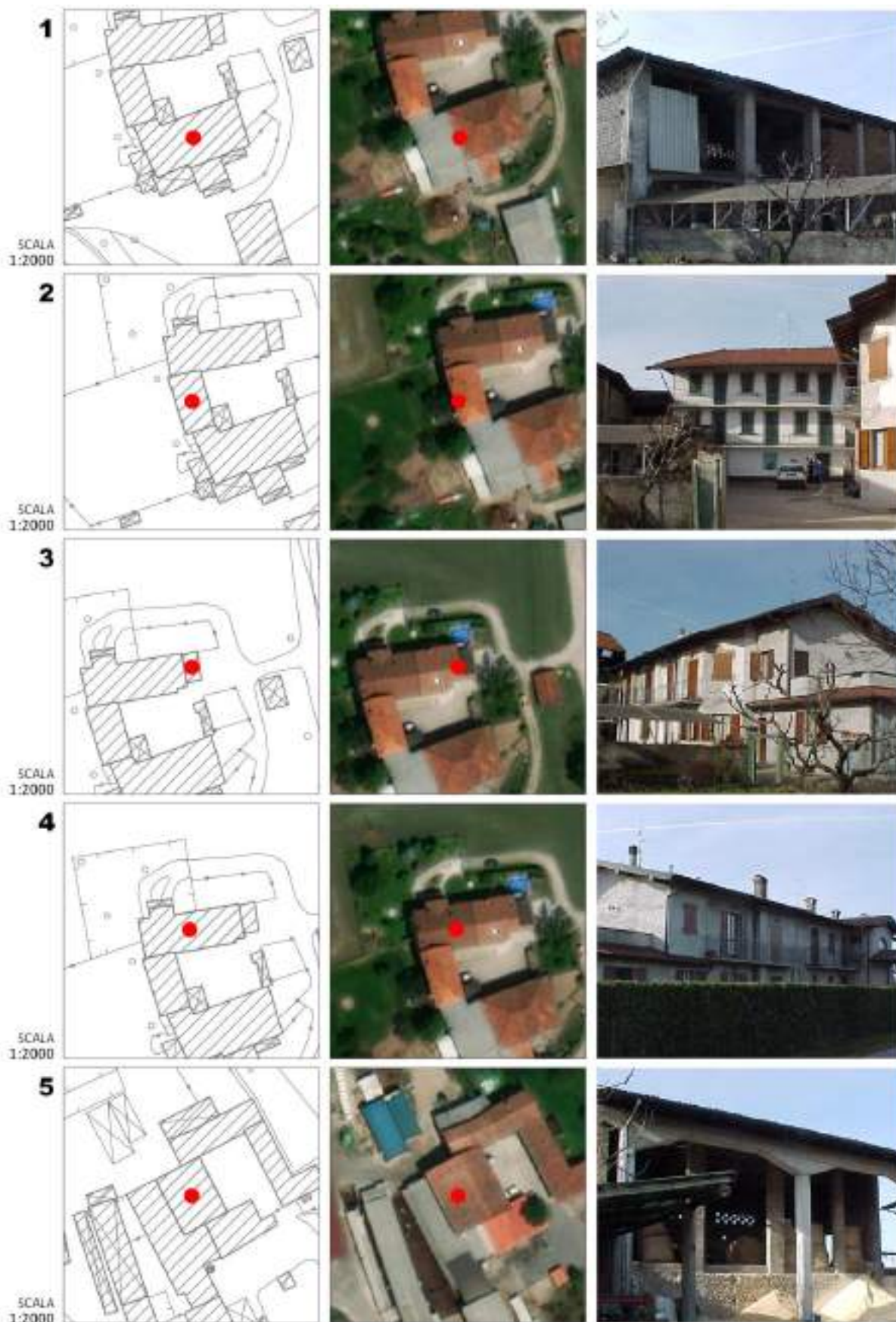


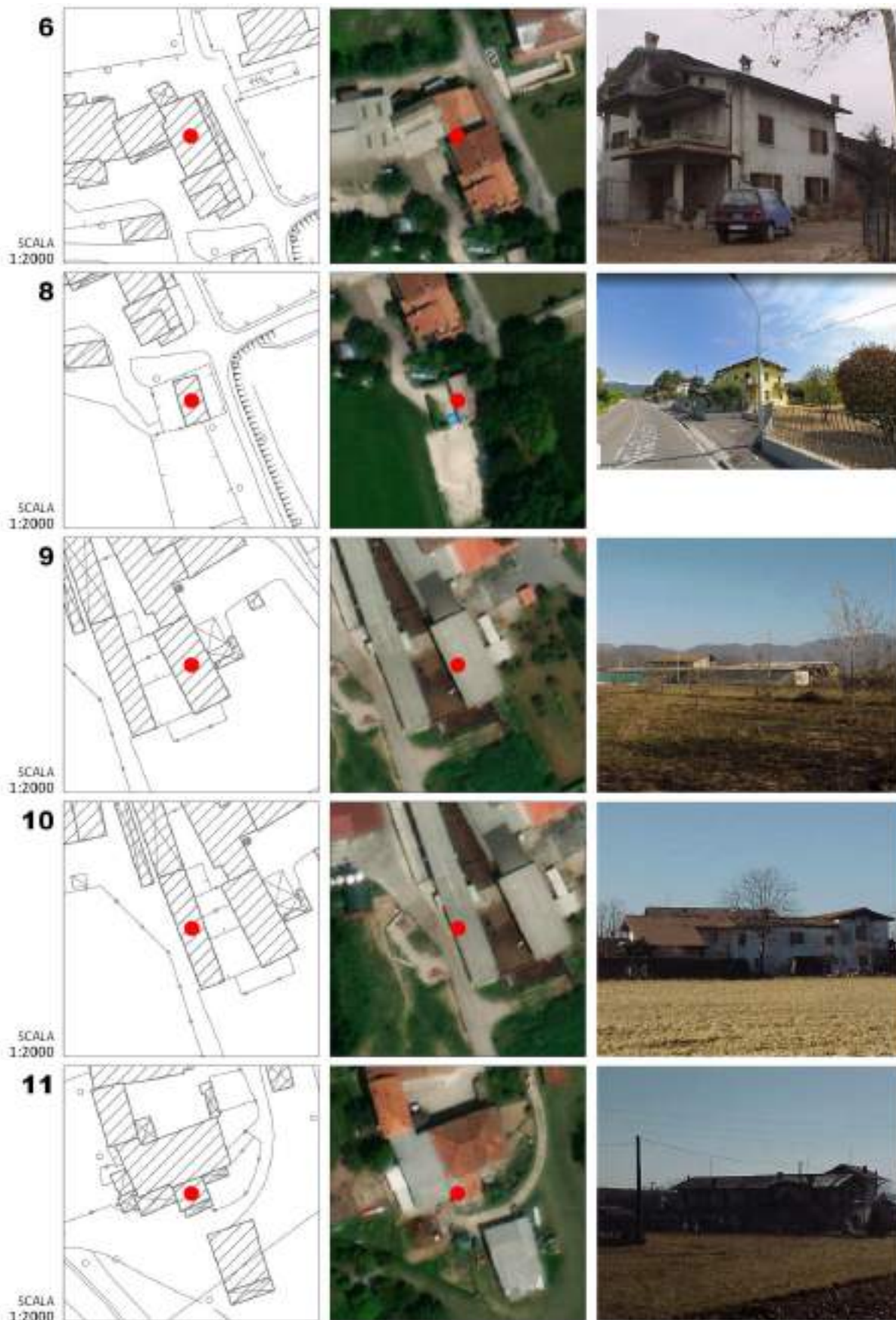




2.2 AGGREGAZIONI RURALI ISOLATE



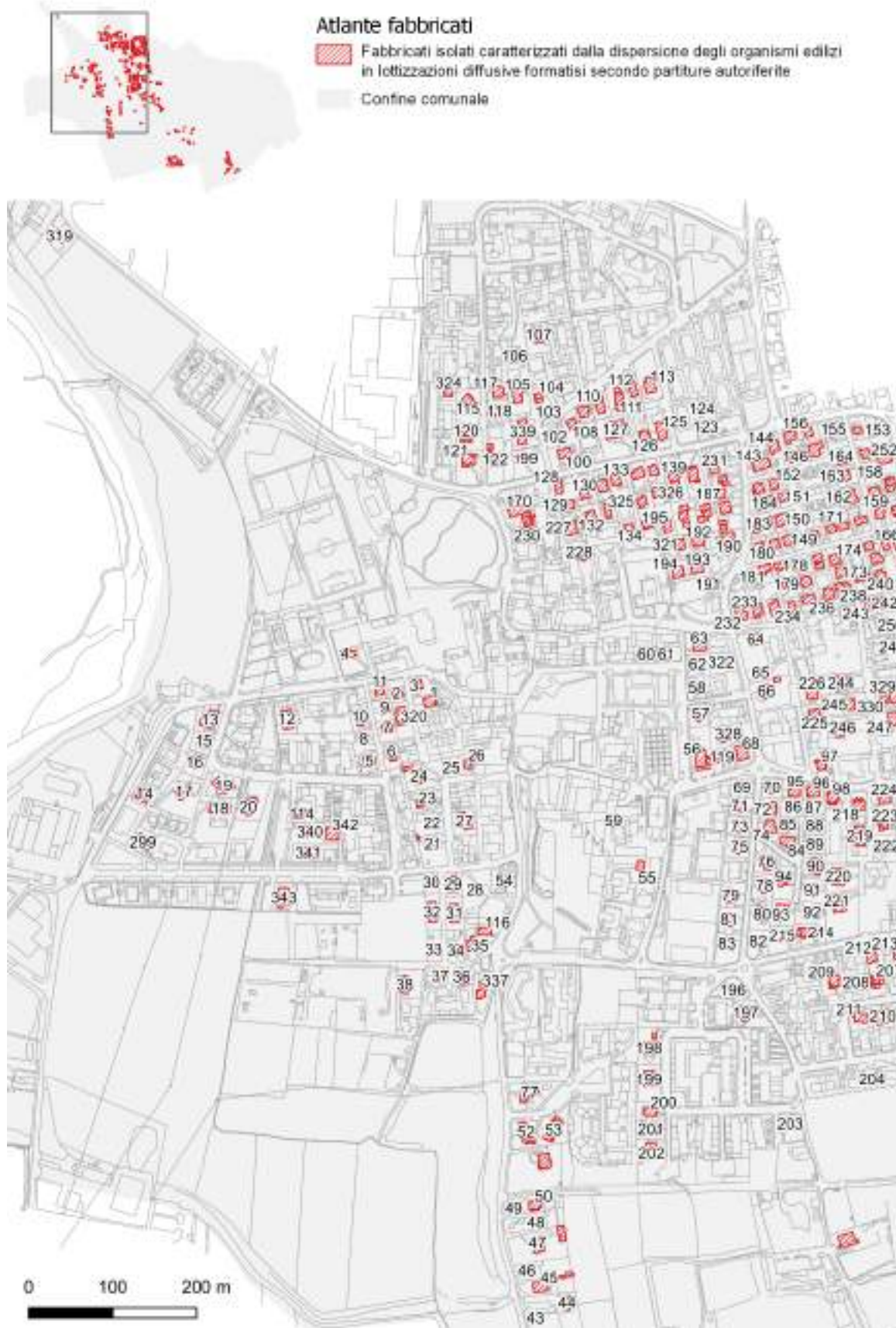


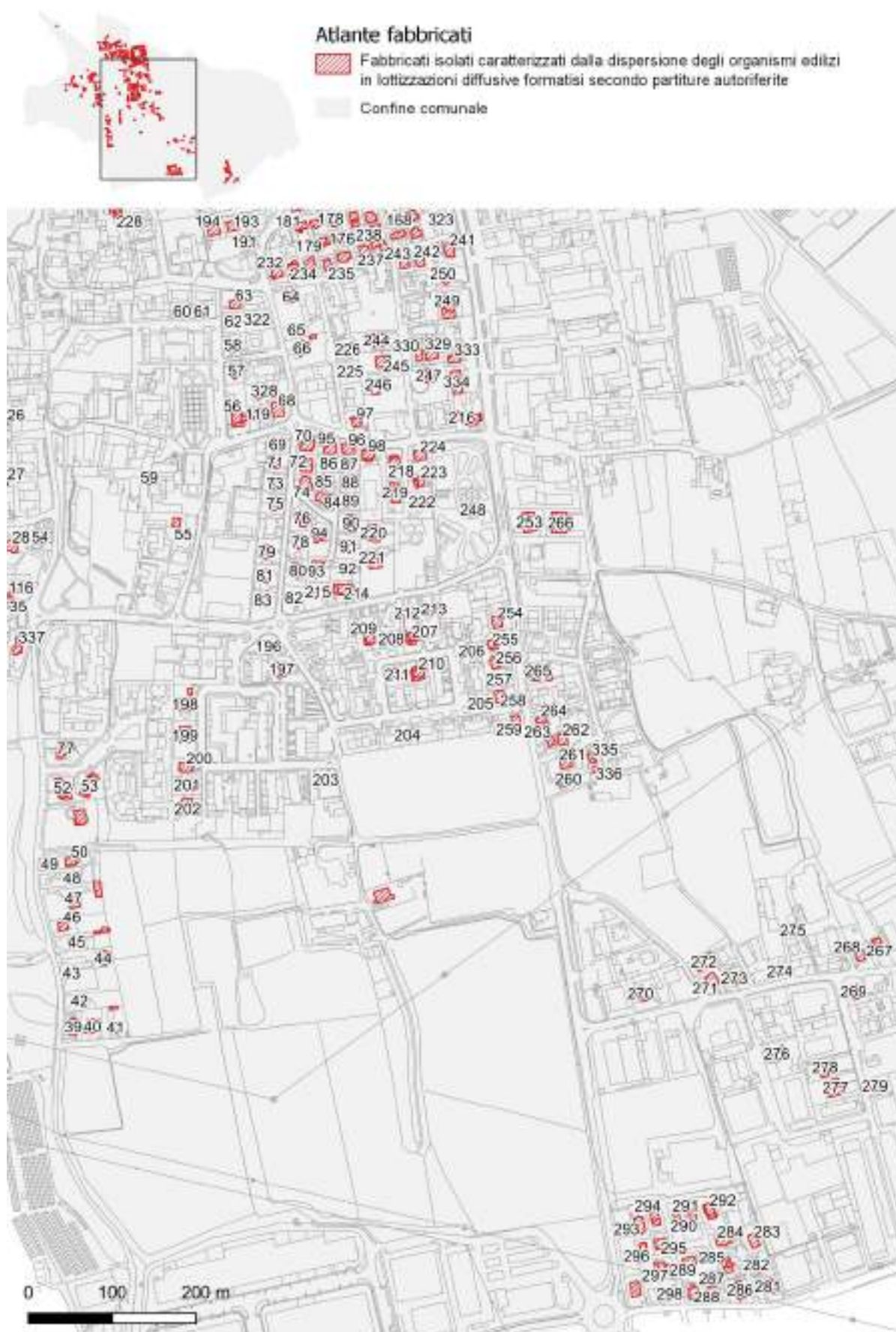






3 Fabbricati diffusi prevalentemente residenziali

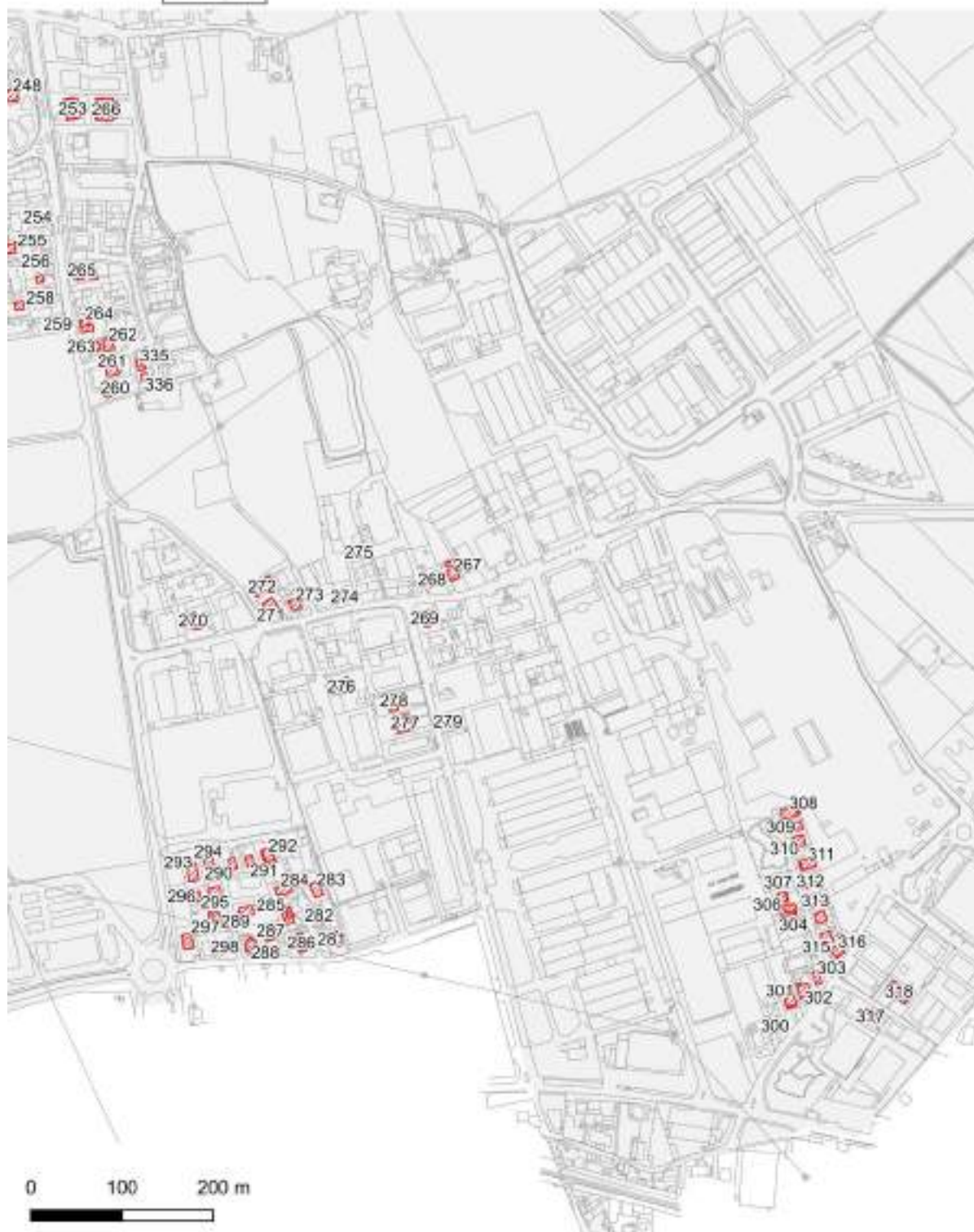
3.1 FABBRICATI ISOLATI CARATTERIZZATI DALLA DISPERSIONE DEGLI ORGANISMI EDILIZI IN LOTTIZZAZIONI DIFFUSIVE FORMATISI SECONDO PARTITURE AUTORIZFERITE

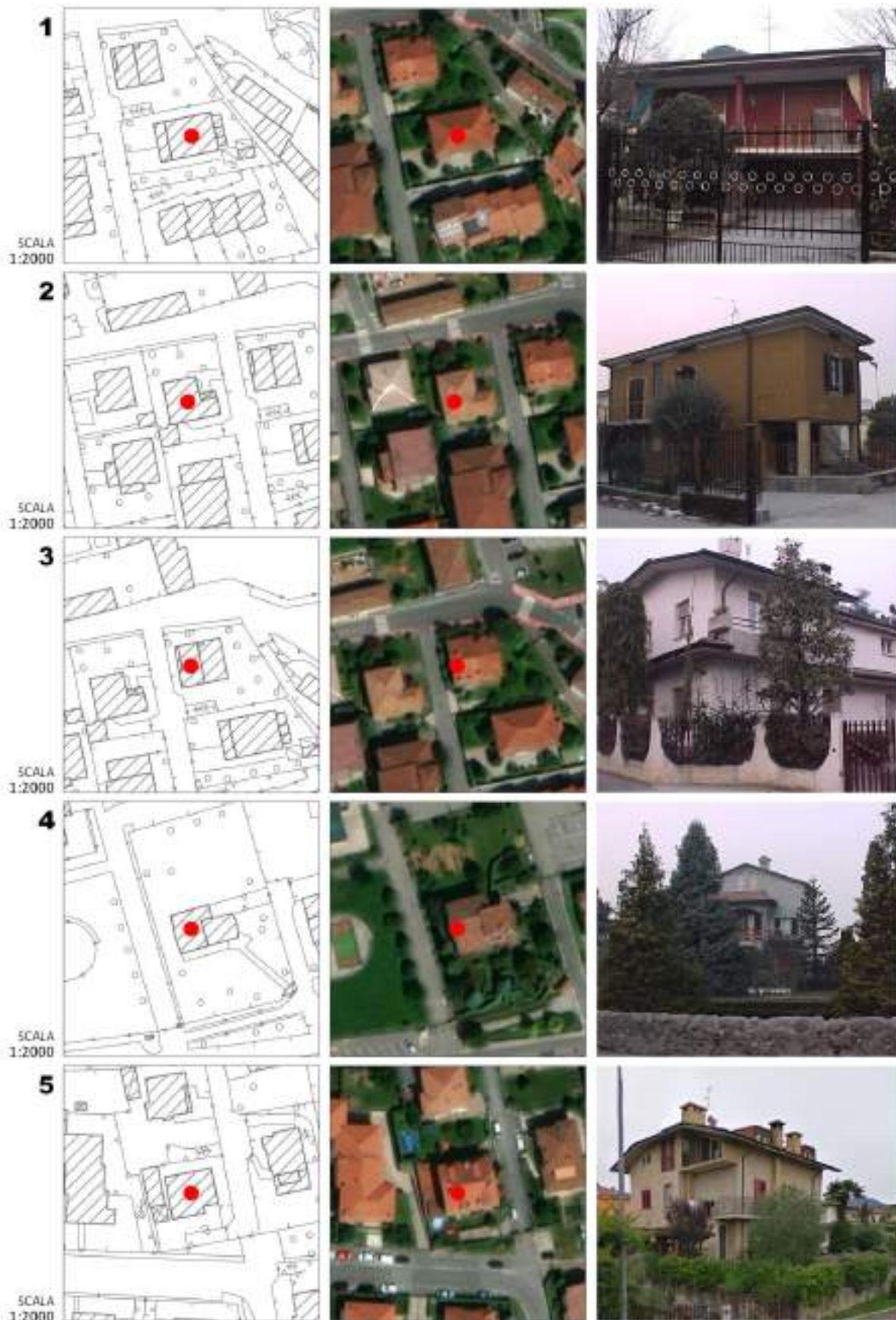




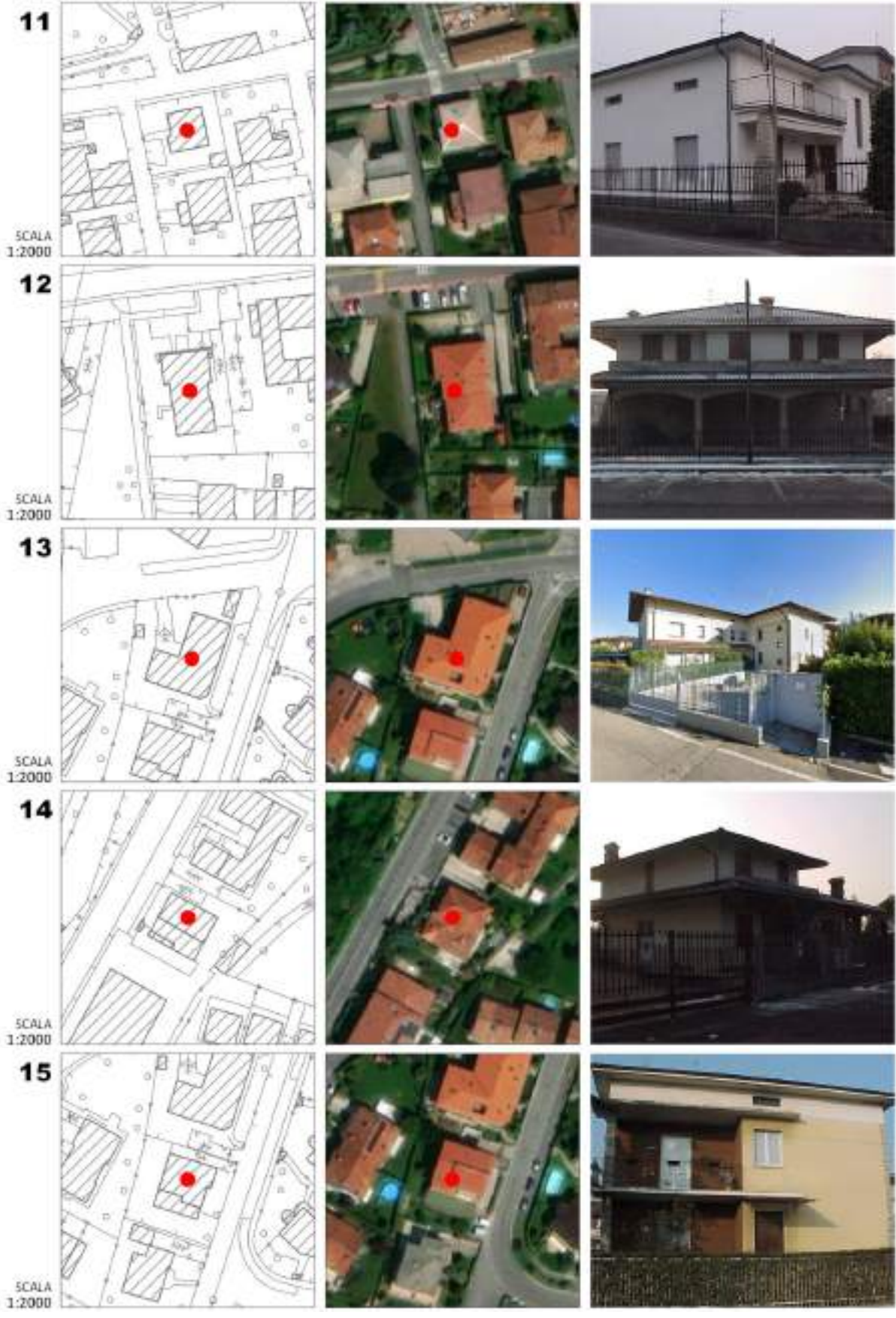
Atlante fabbricati

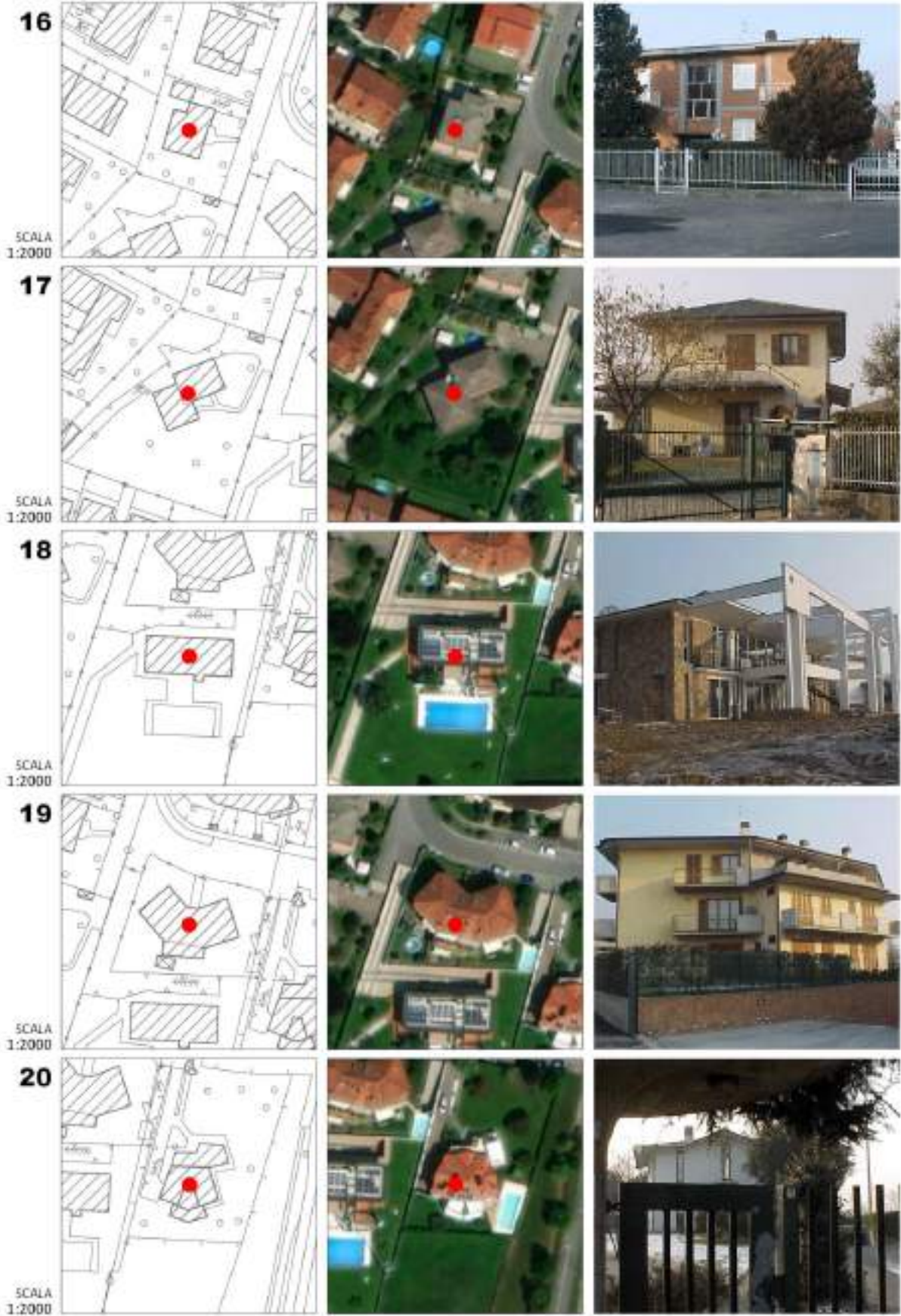
-  Fabbricati isolati caratterizzati dalla dispersione degli organismi edilizi in lottizzazioni diffuse formatesi secondo partiture autoriferite
-  Confine comunale

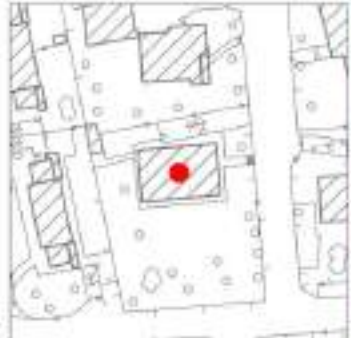
















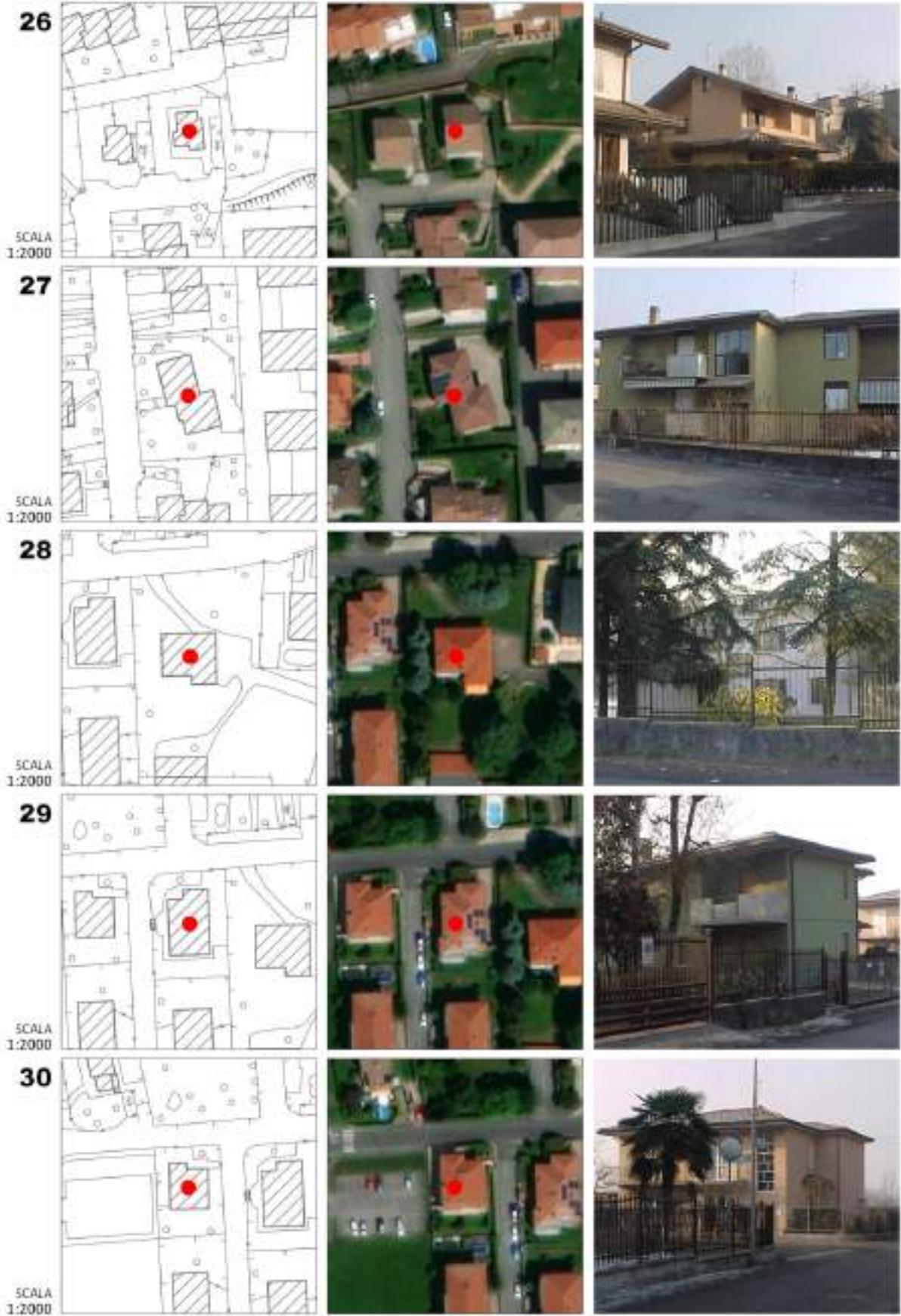


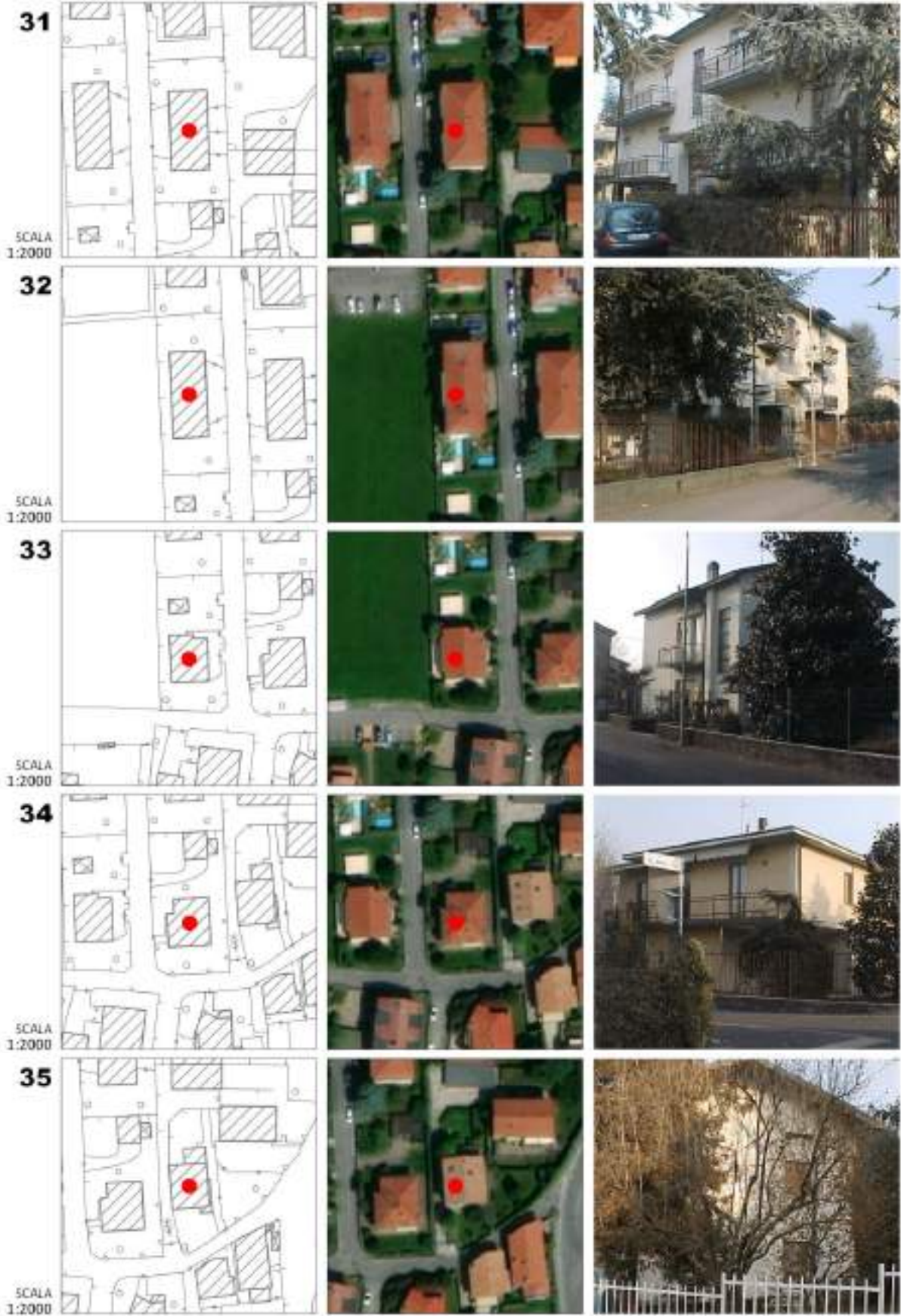


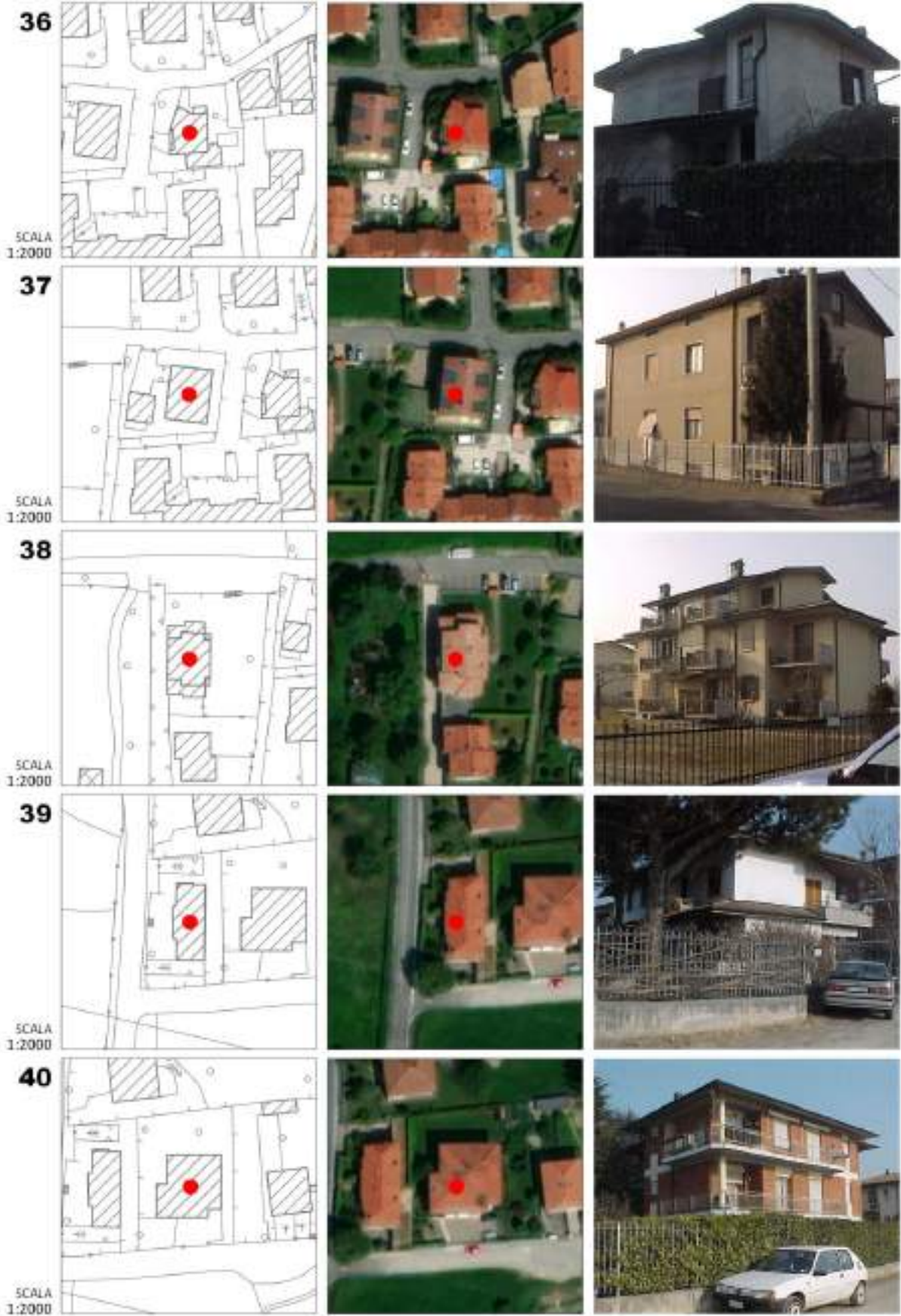




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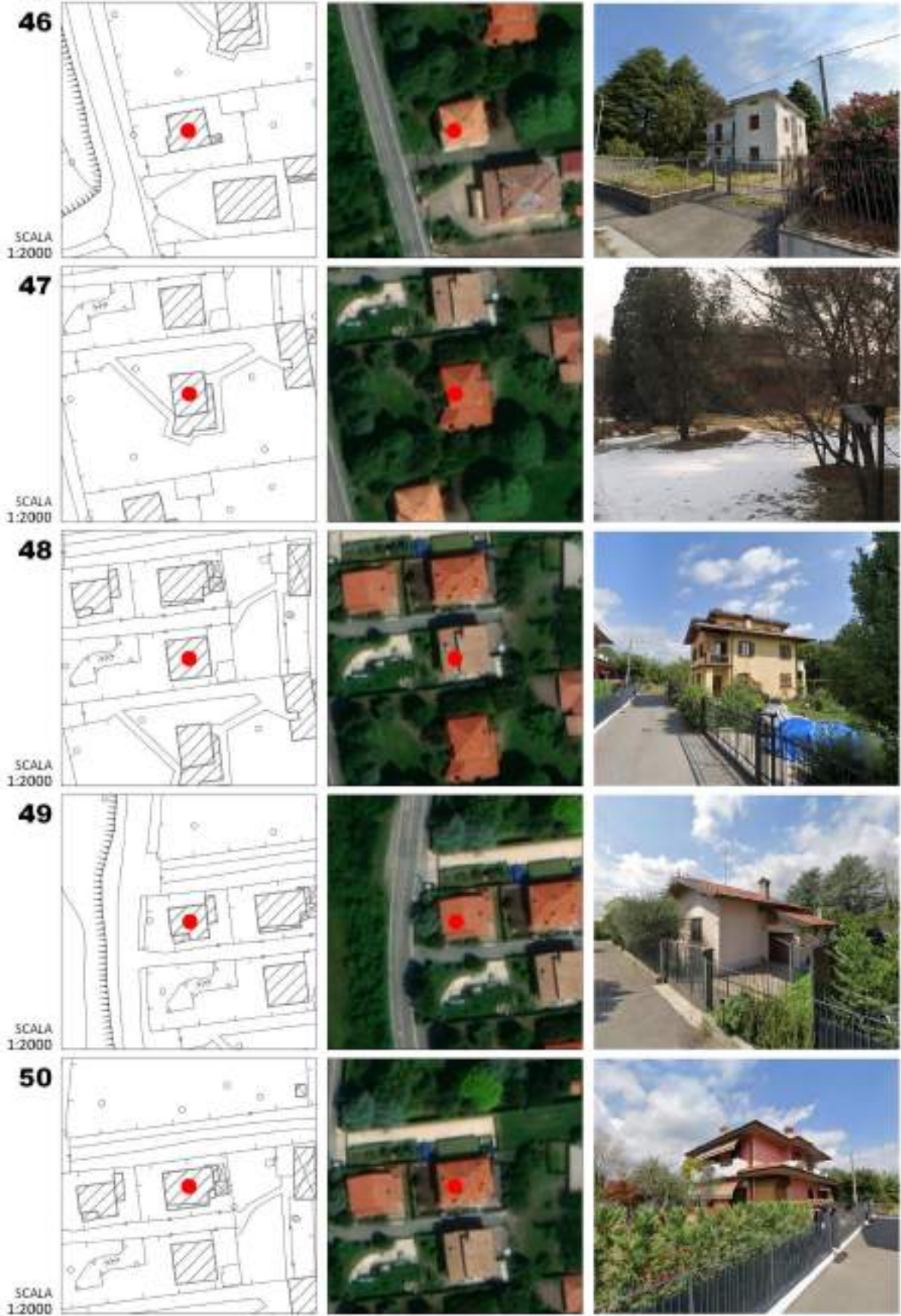


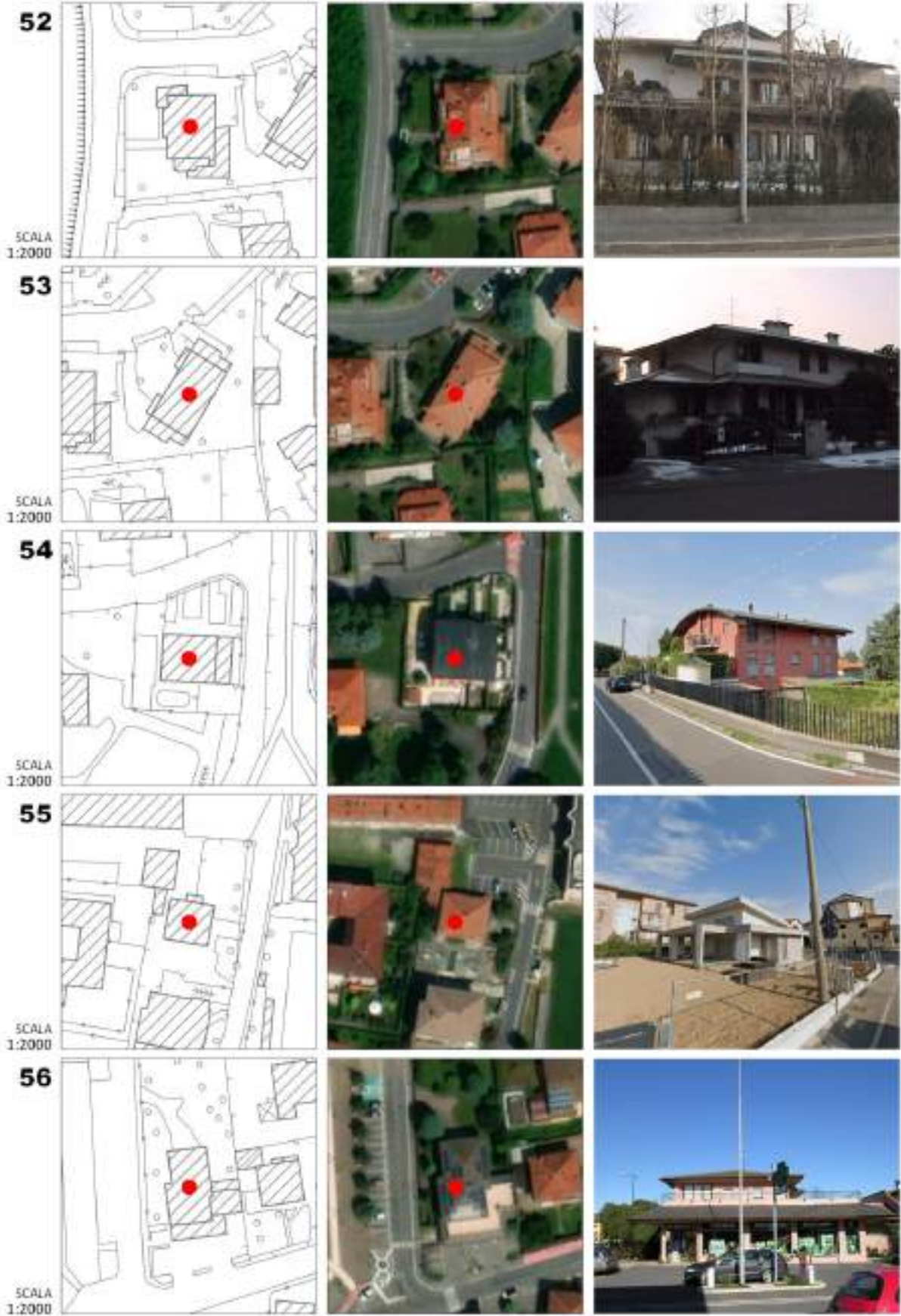
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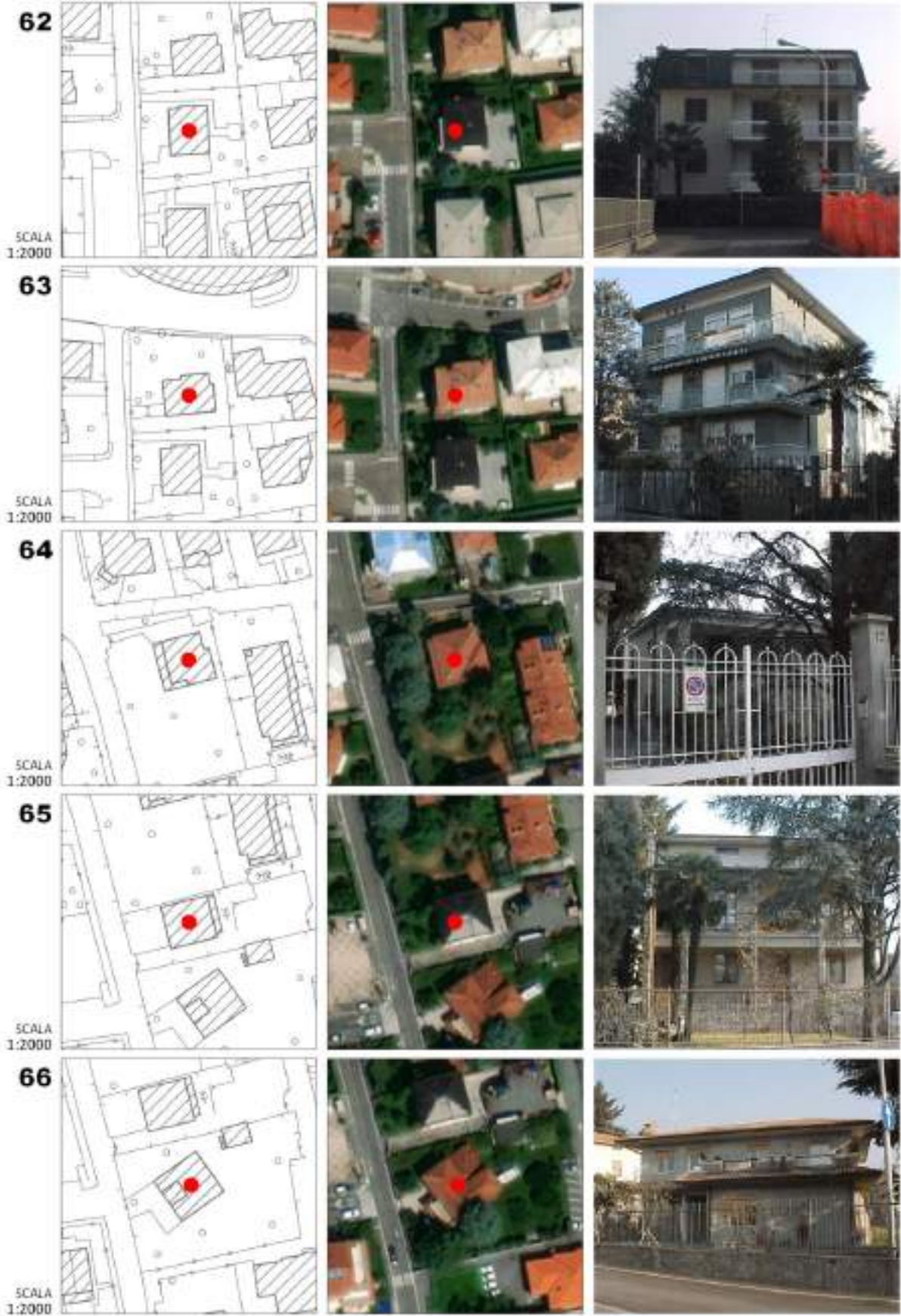
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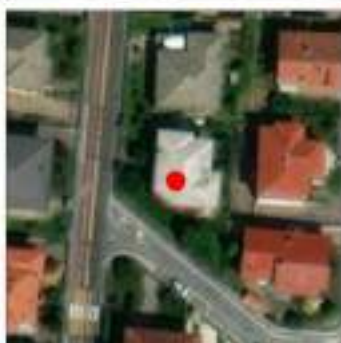
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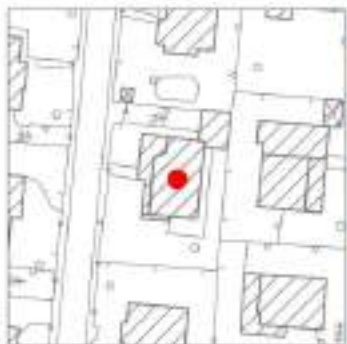
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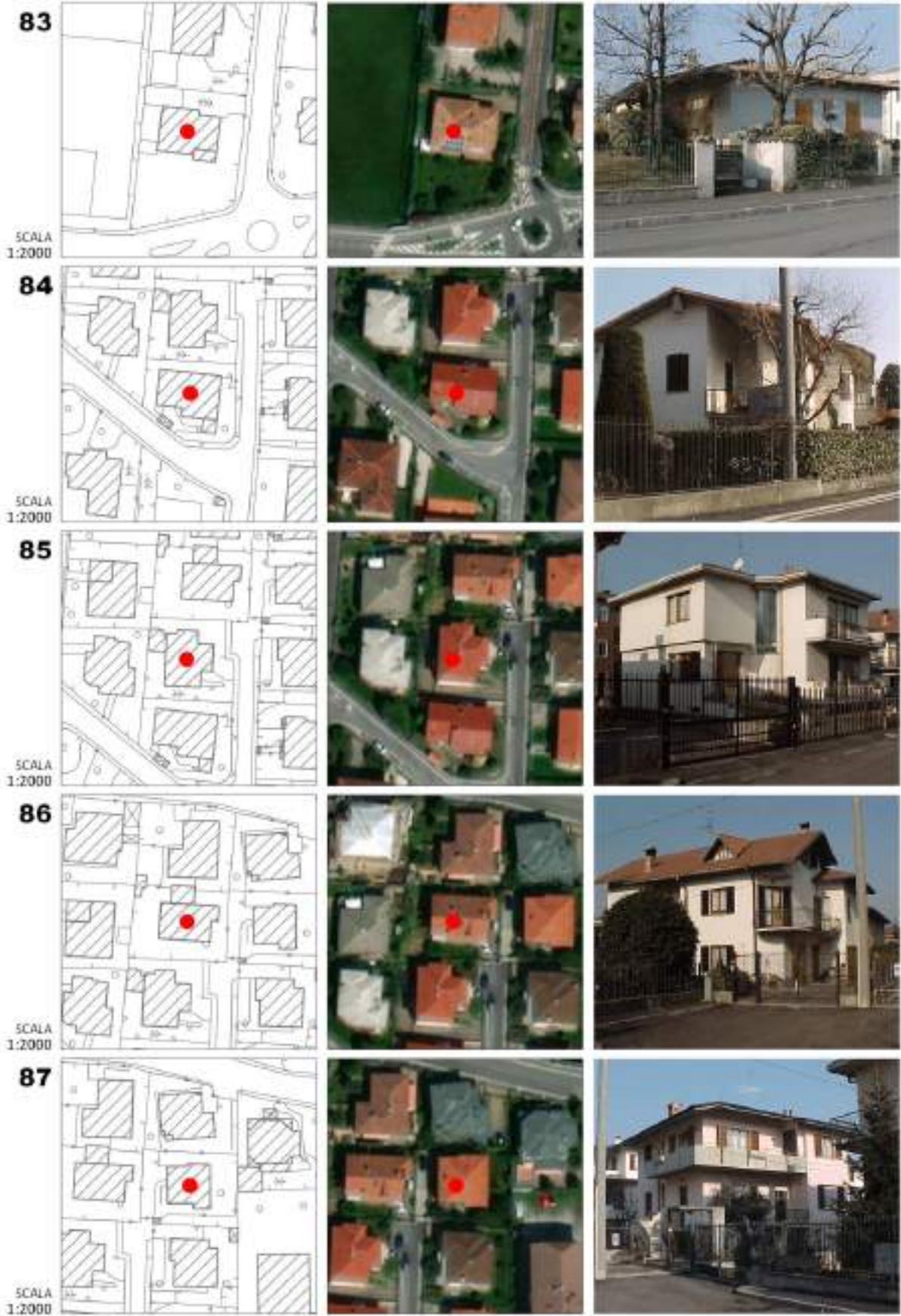


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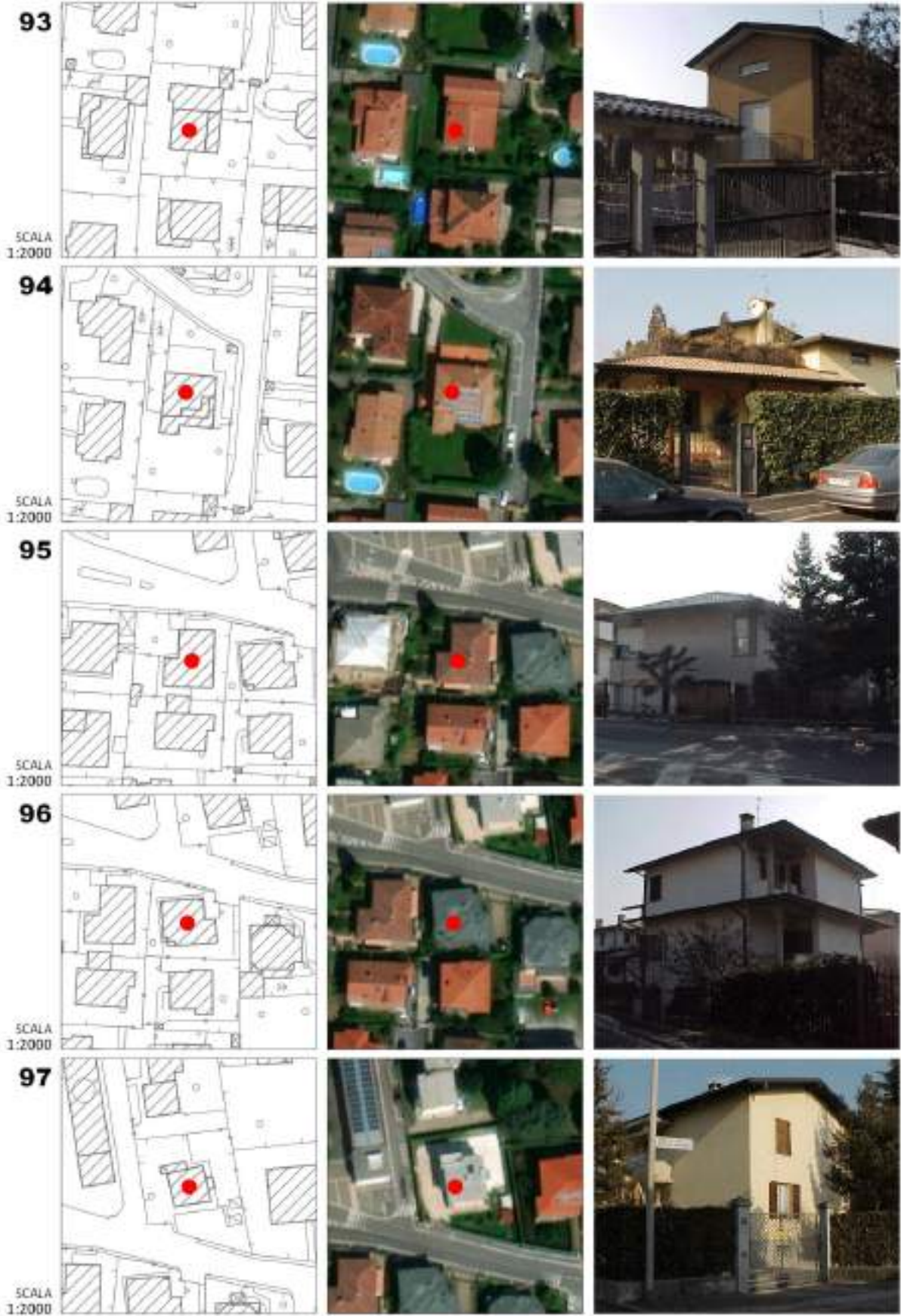


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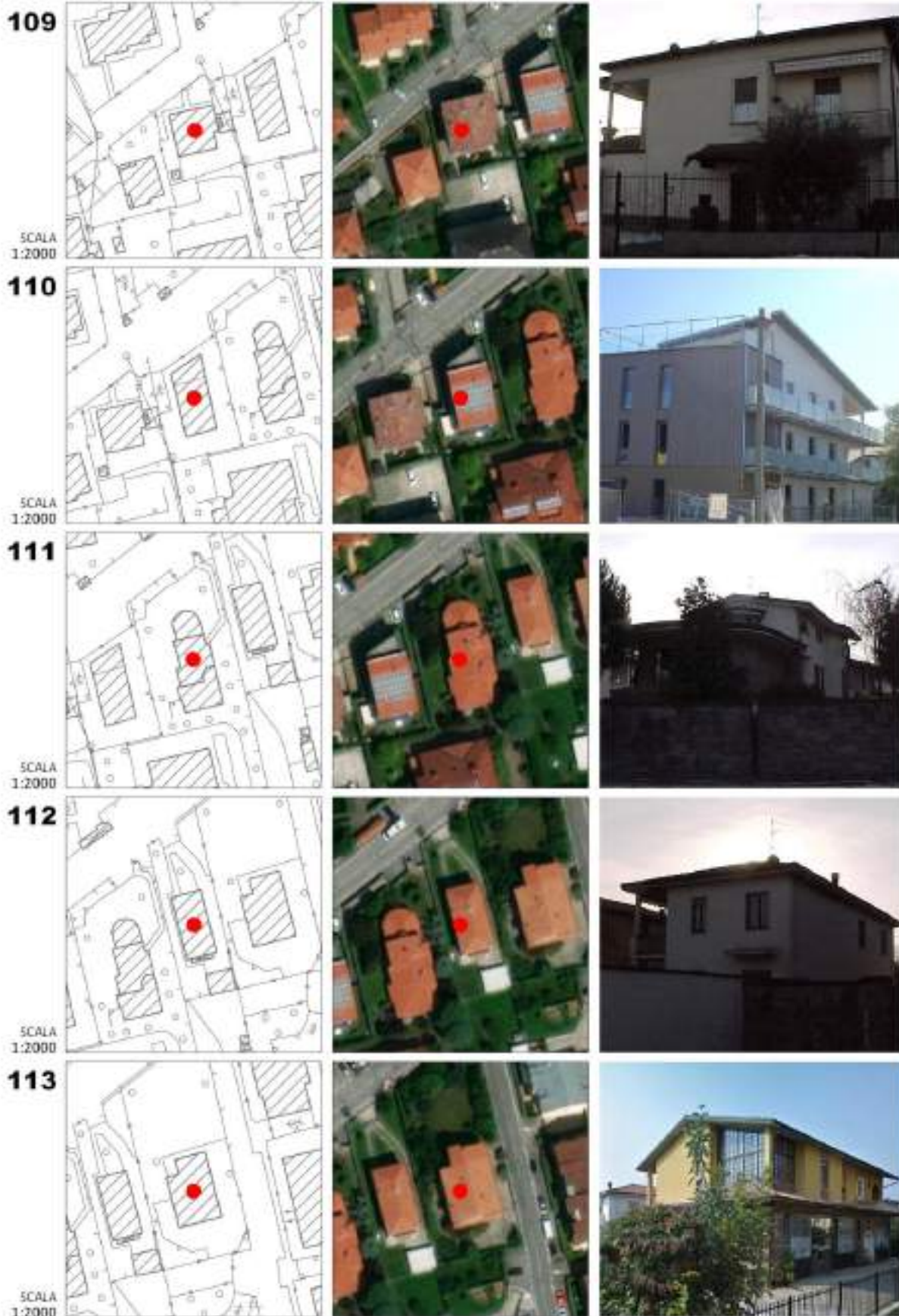


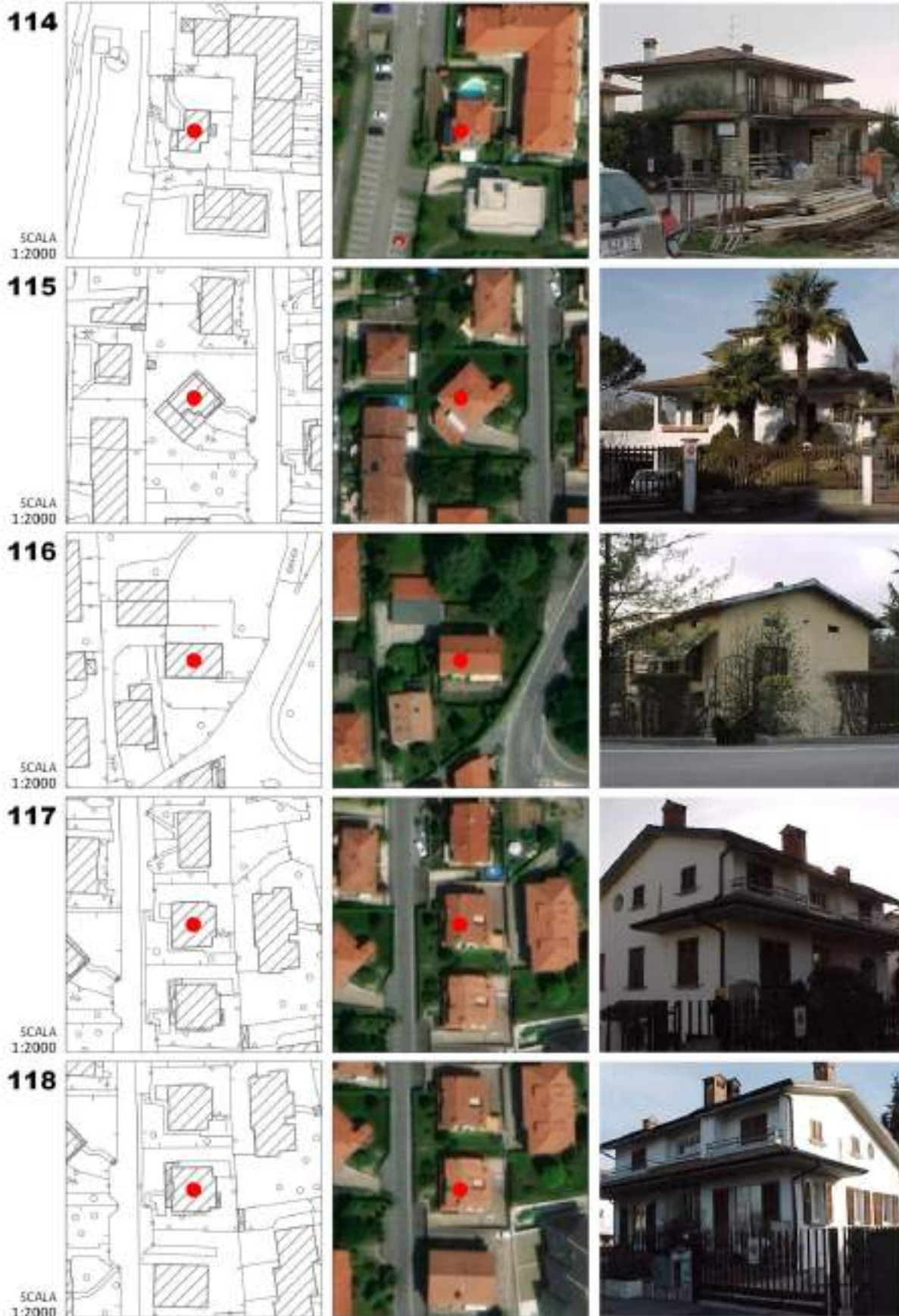








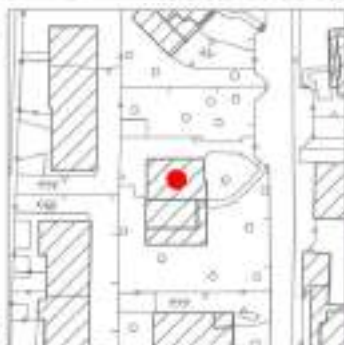




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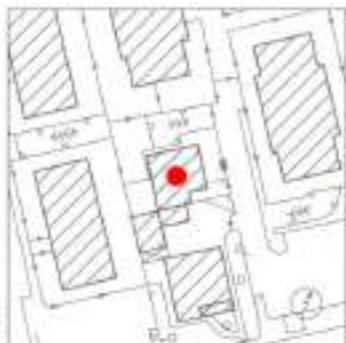
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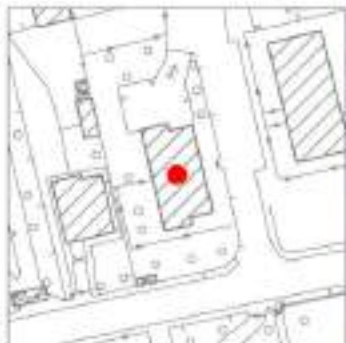
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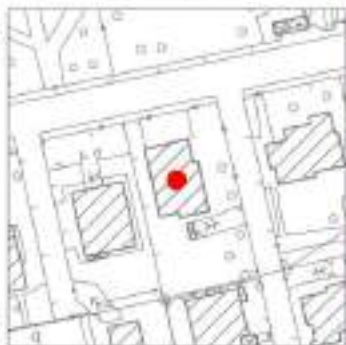
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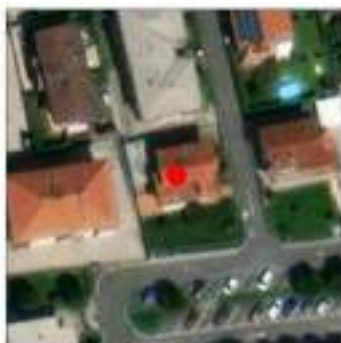
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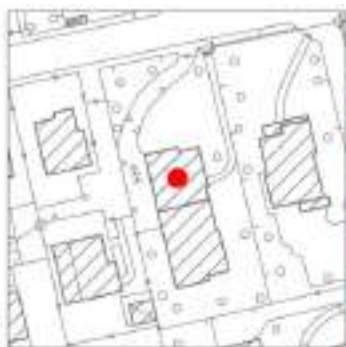
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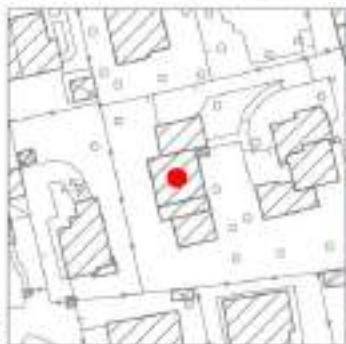
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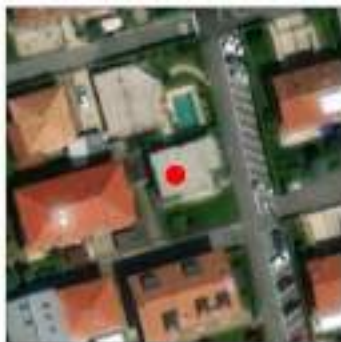
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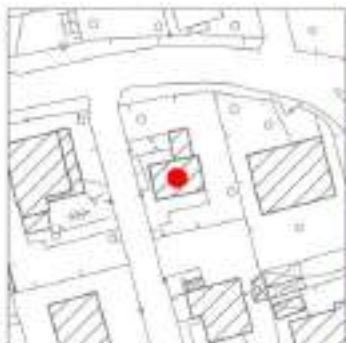
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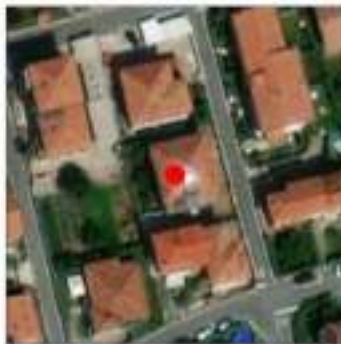
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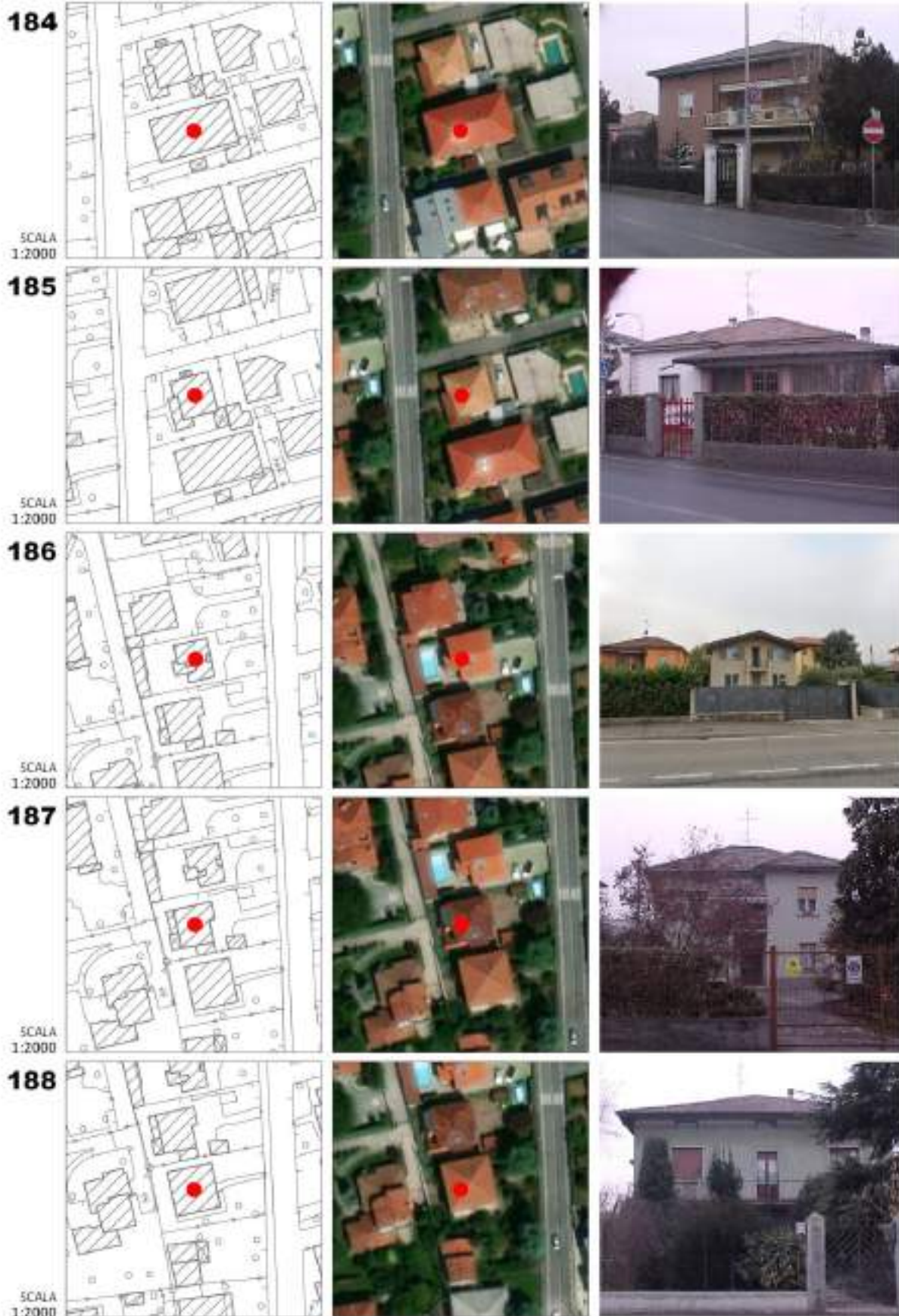


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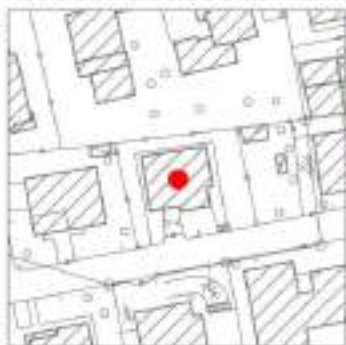
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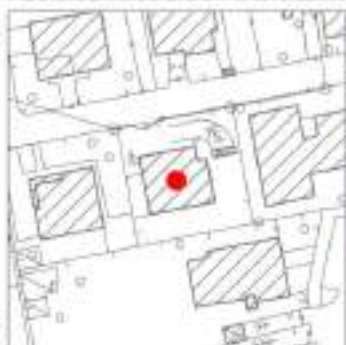
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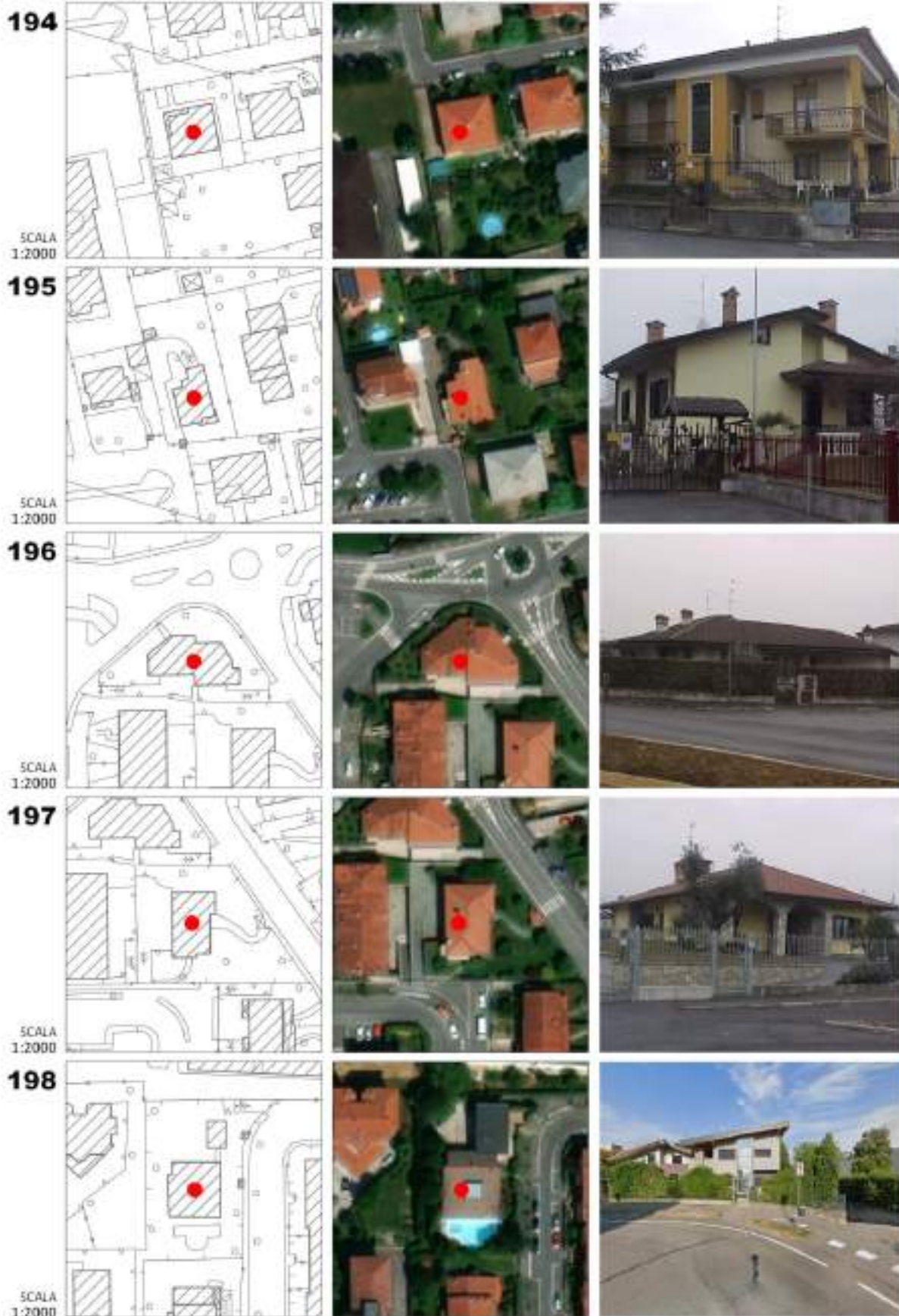


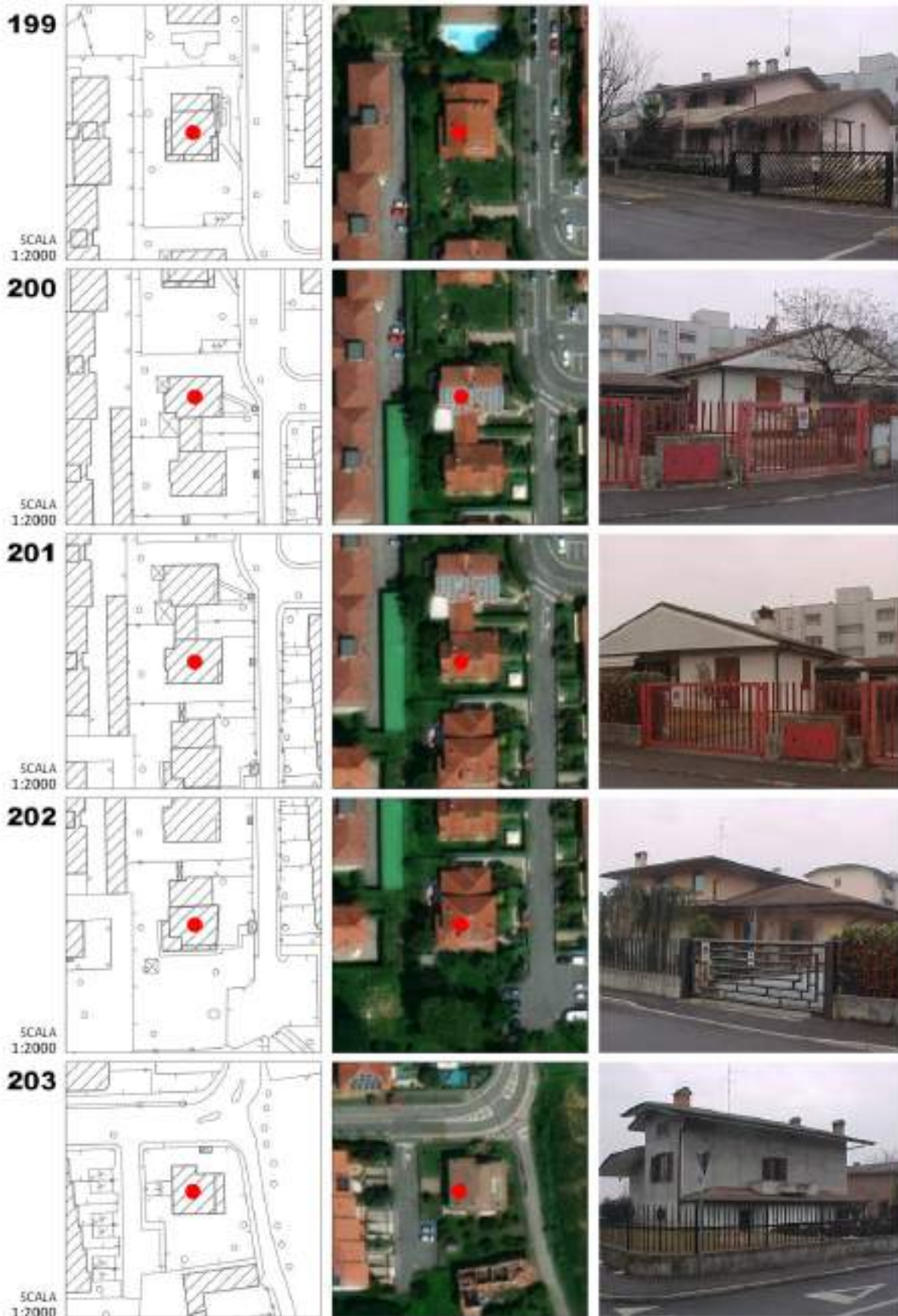
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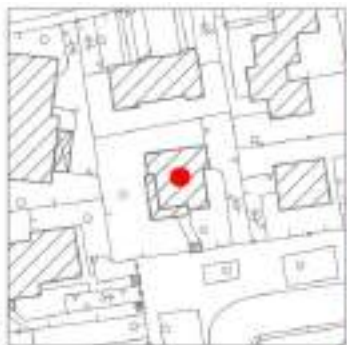
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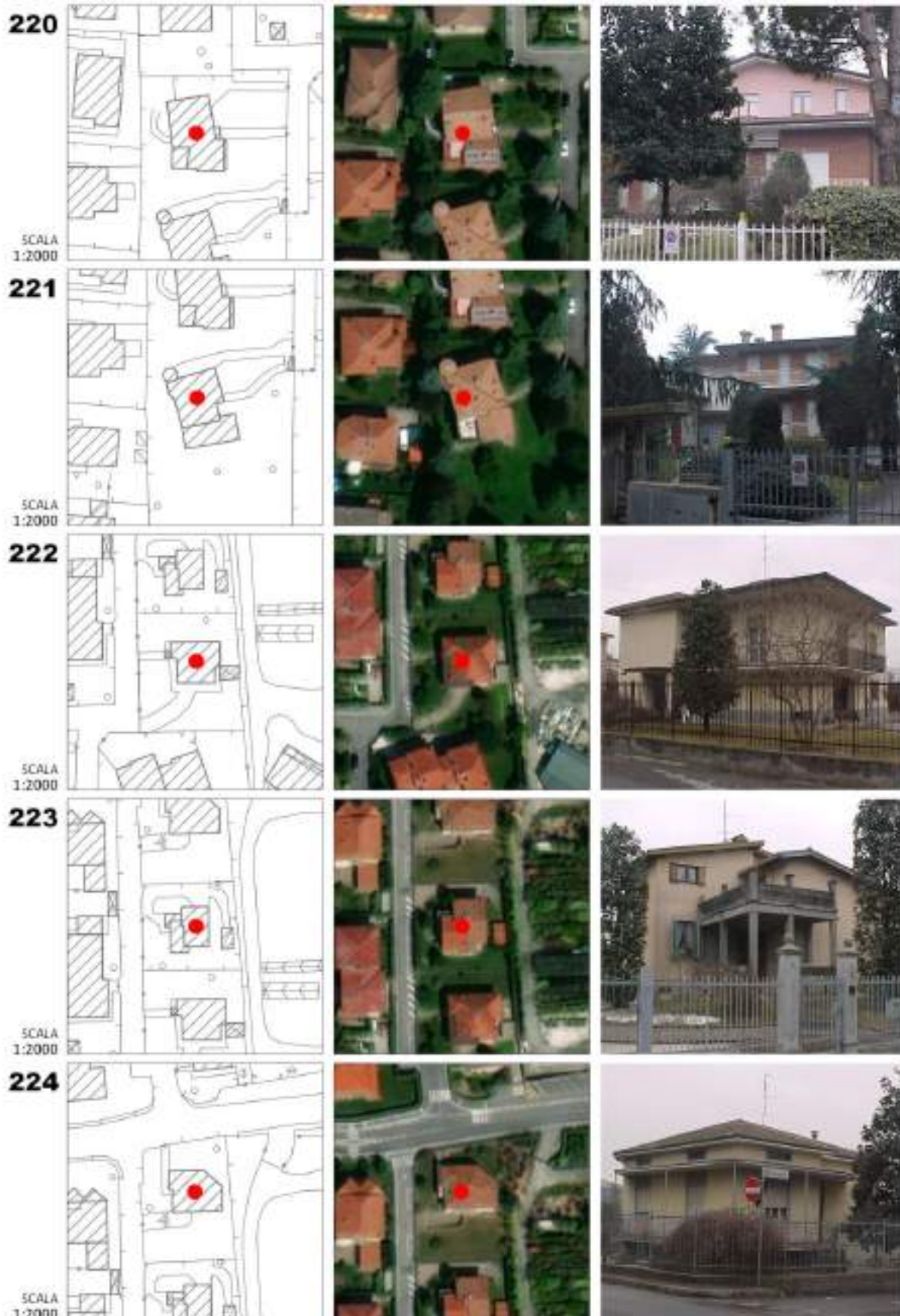
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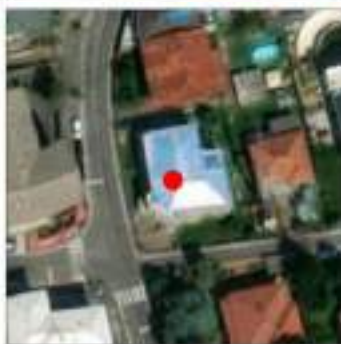
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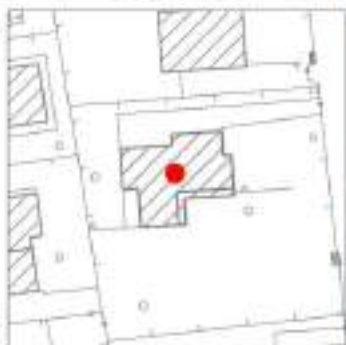
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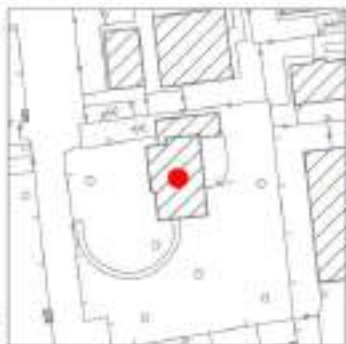
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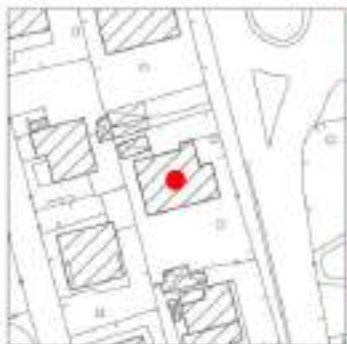
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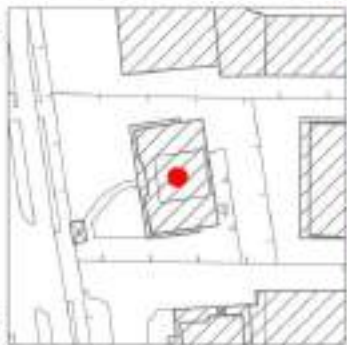
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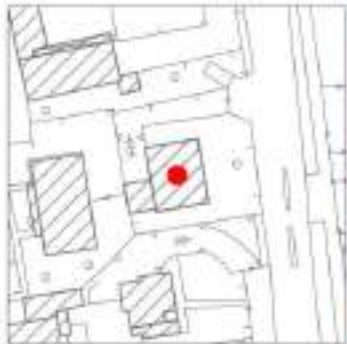
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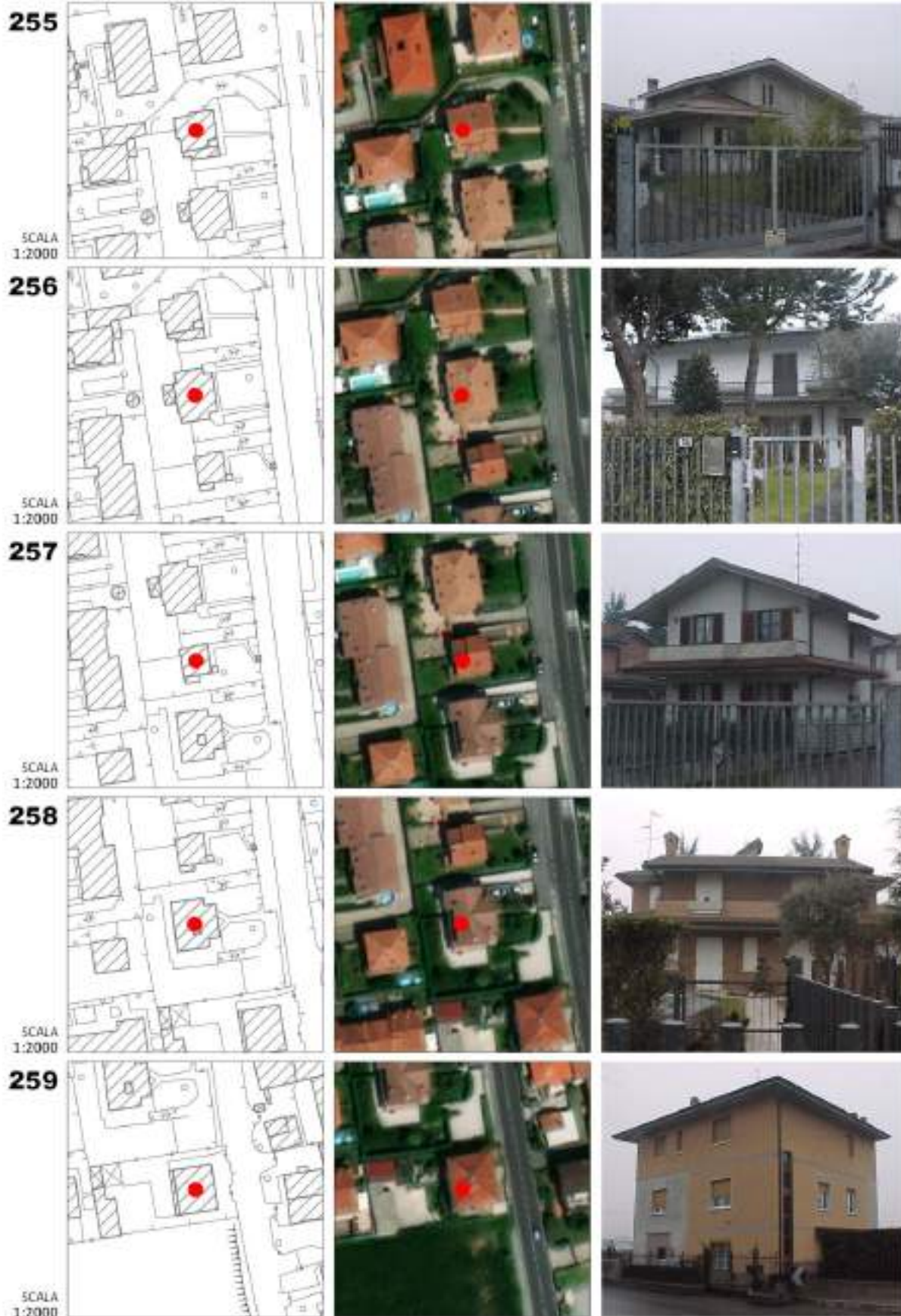


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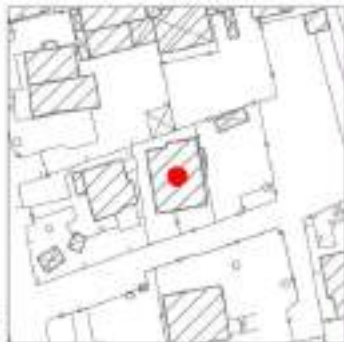
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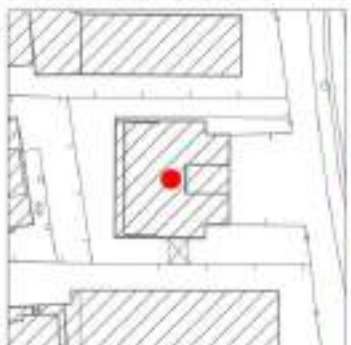
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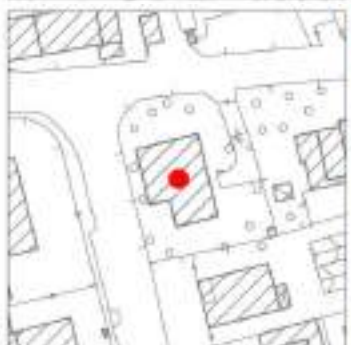
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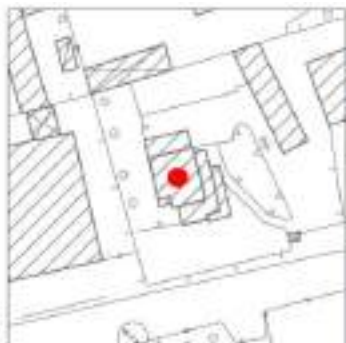
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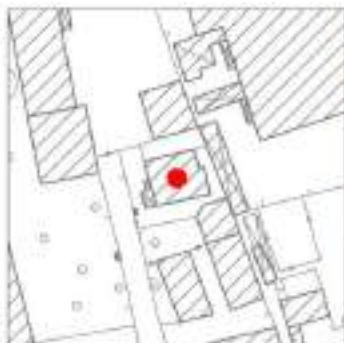
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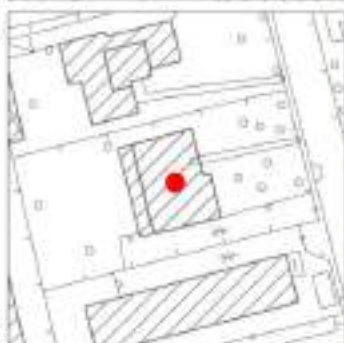
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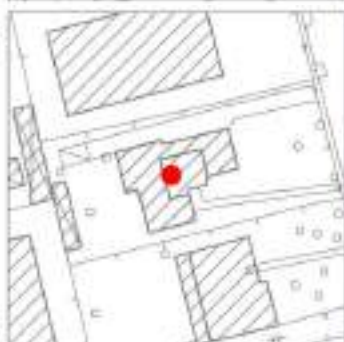
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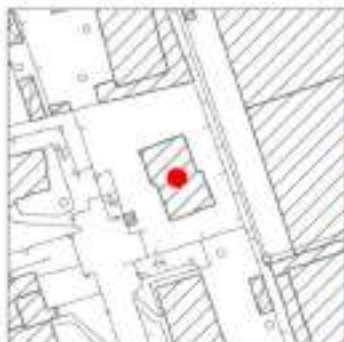
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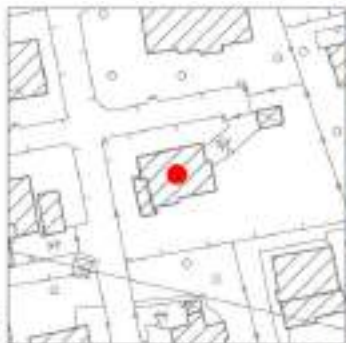
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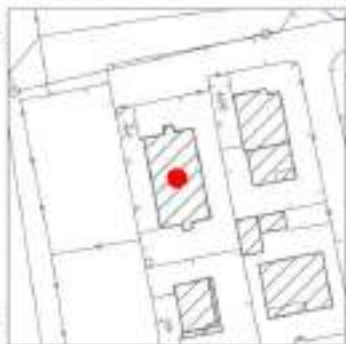
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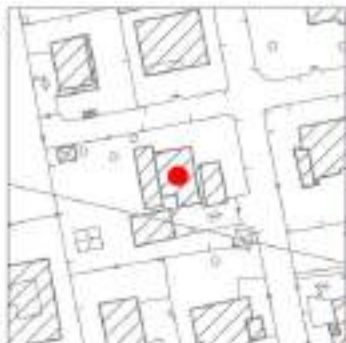
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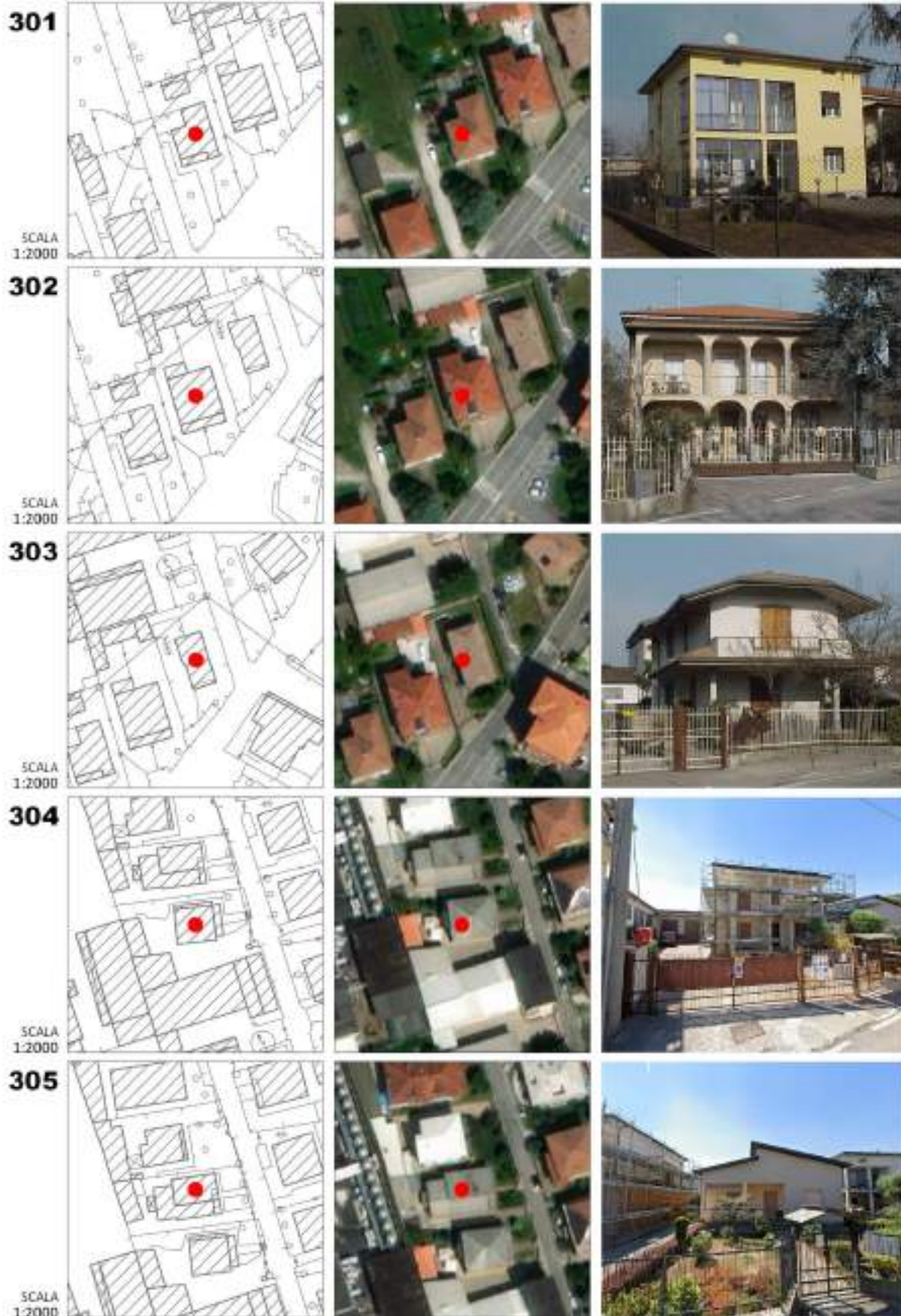


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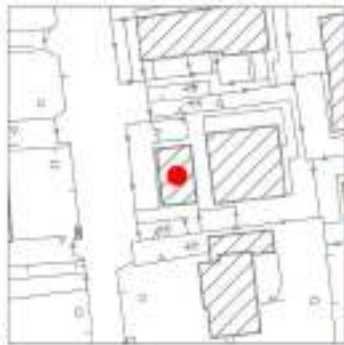
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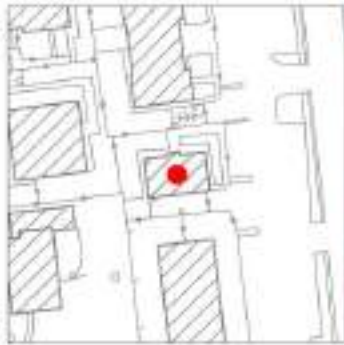
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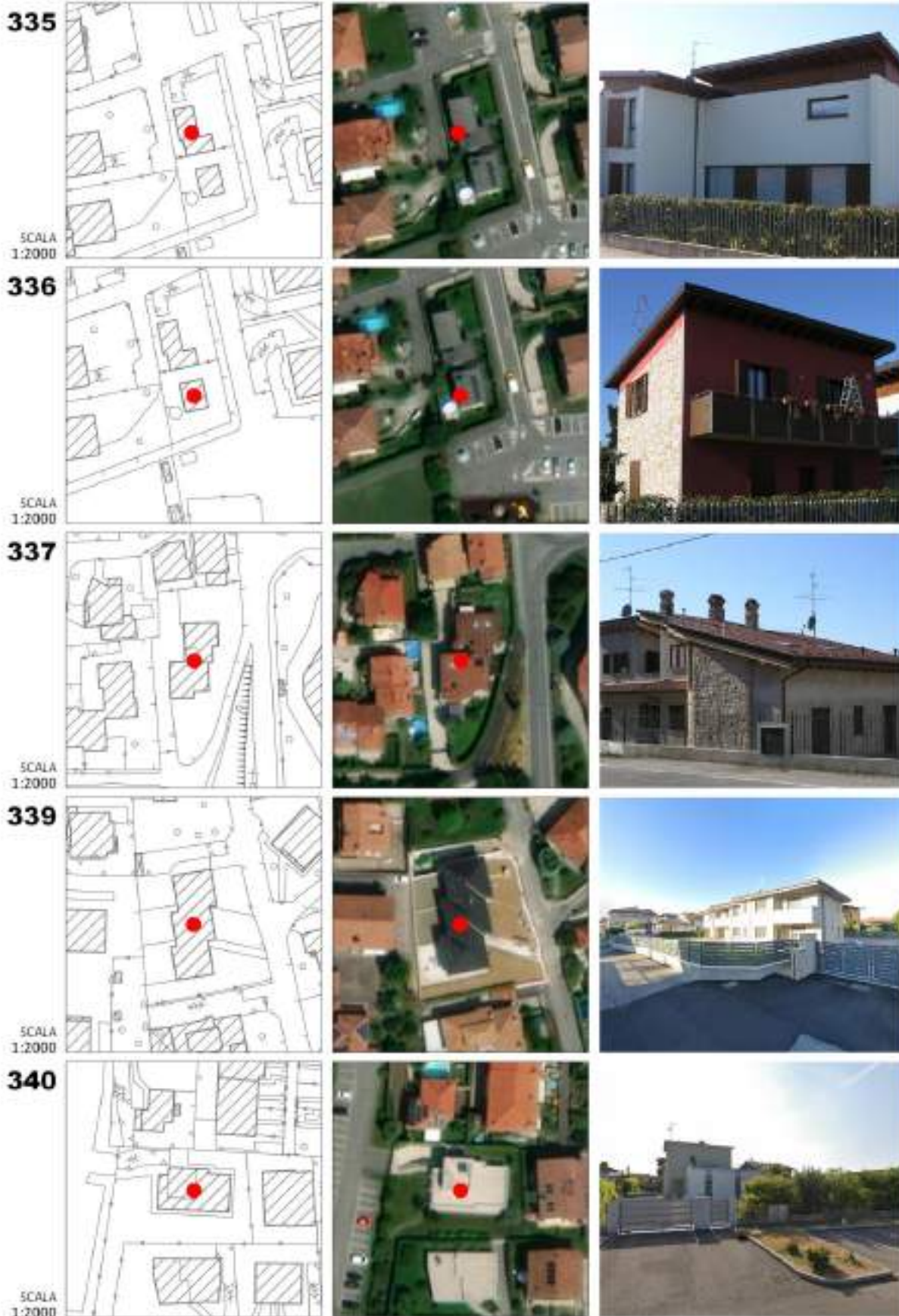


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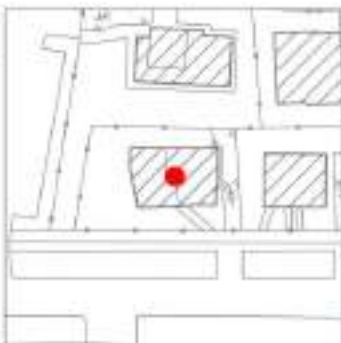


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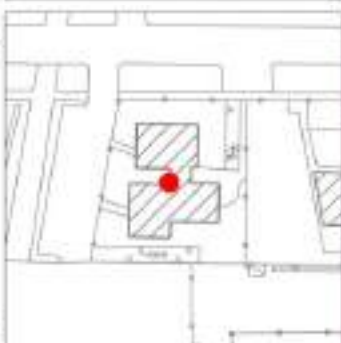
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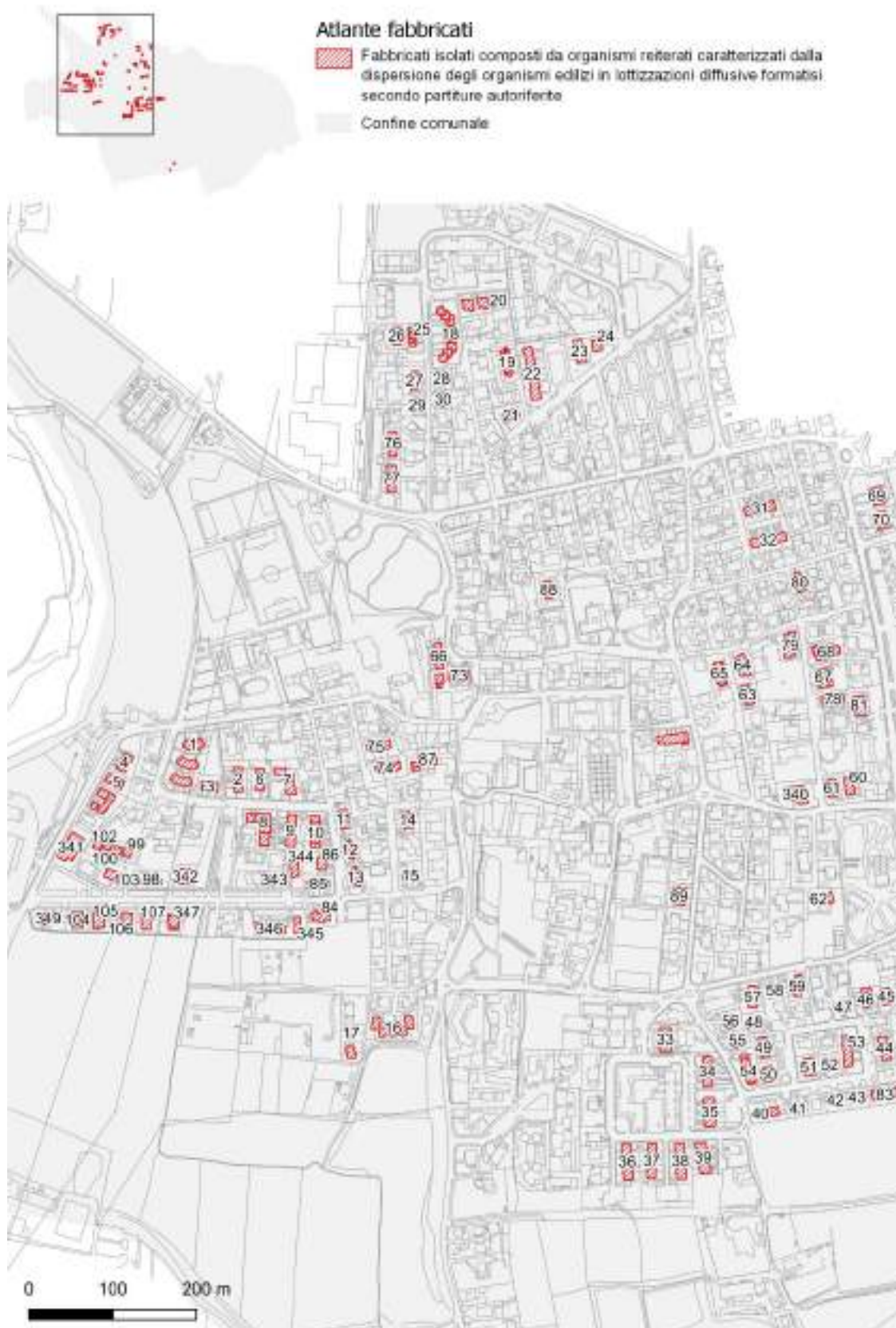
343





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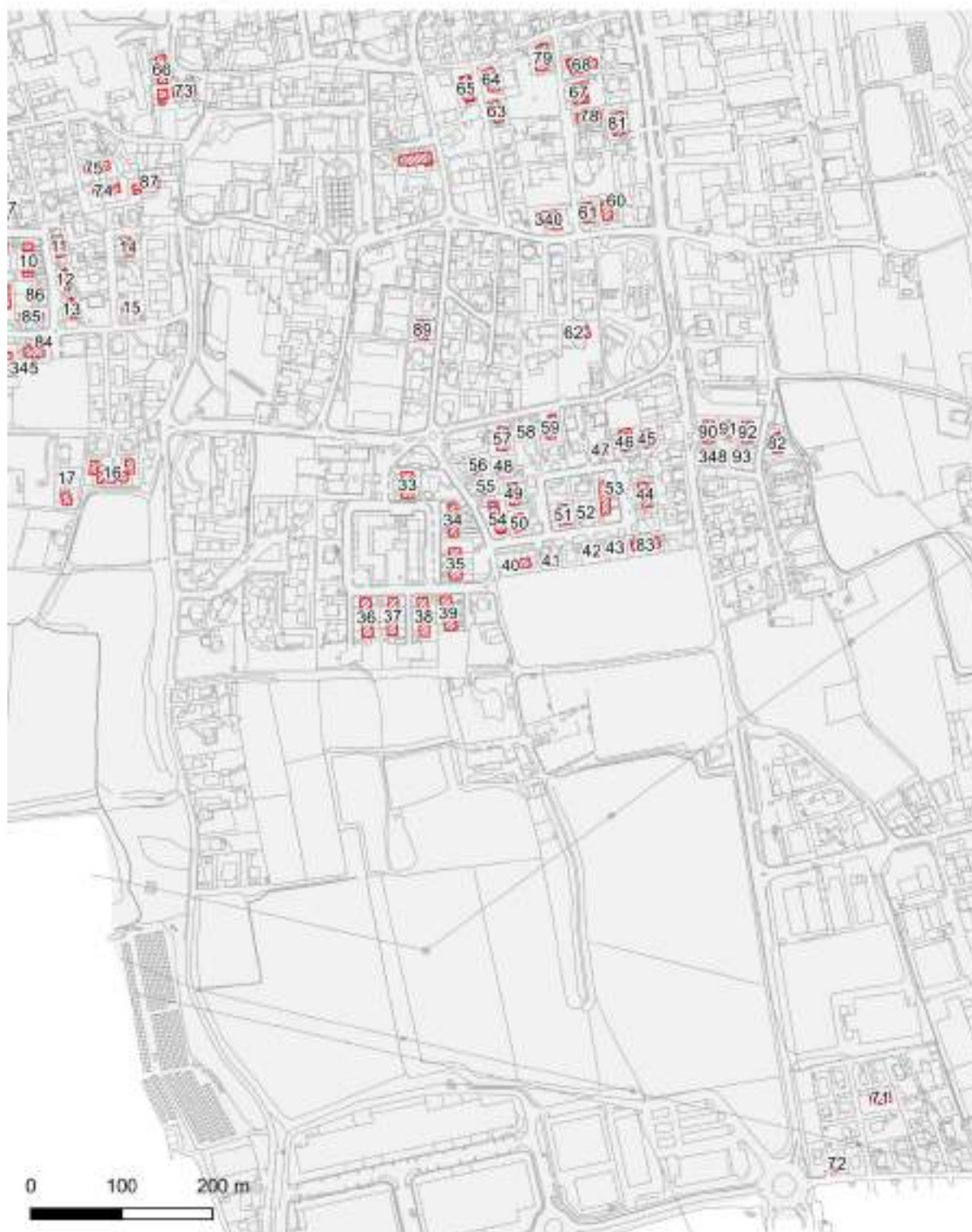


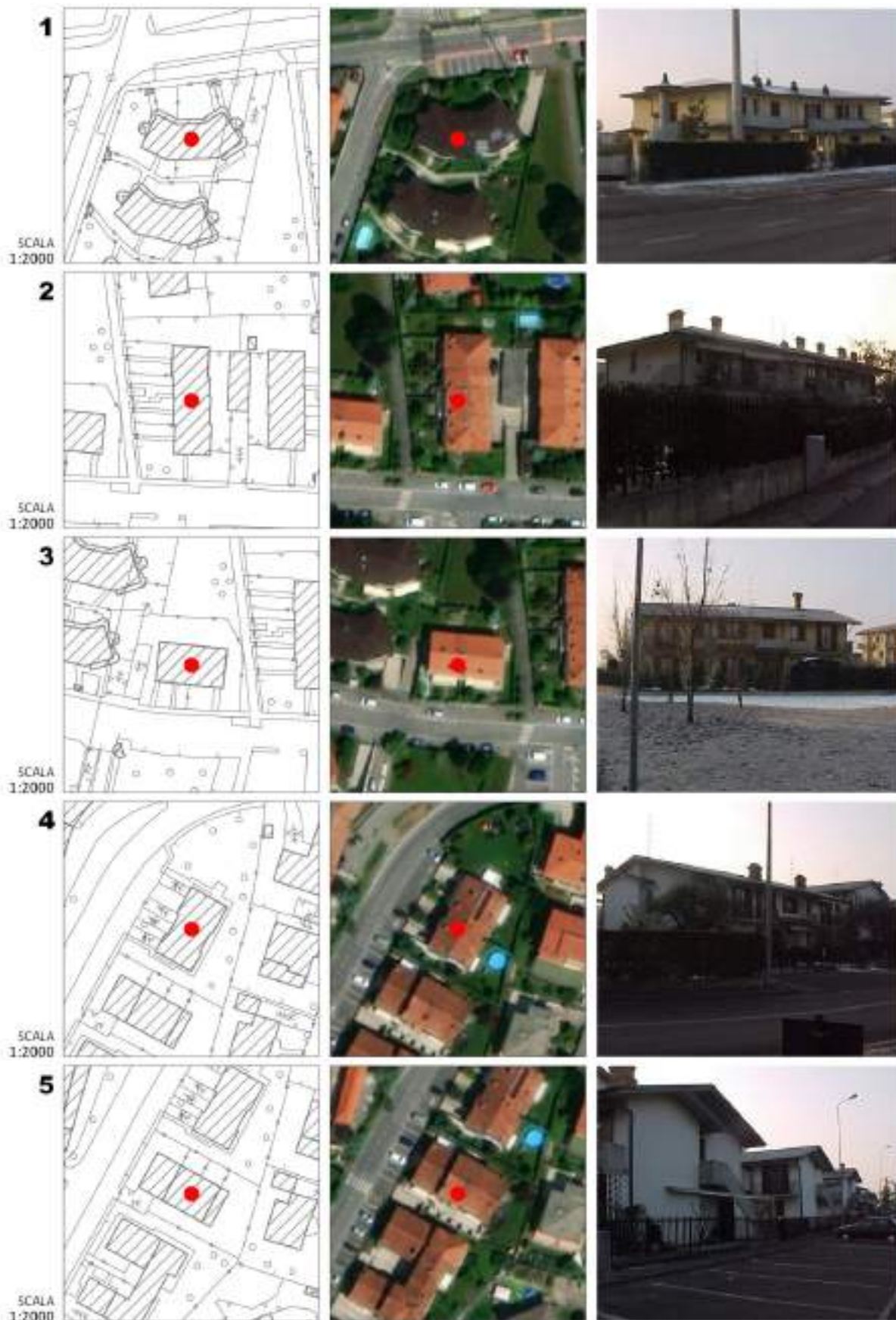
3.2 FABBRICATI ISOLATI COMPOSTI DA ORGANISMI REITERATI CARATTERIZZATI DALLA DISPERSIONE DEGLI ORGANISMI EDILIZI IN LOTTIZZAZIONI DIFFUSIVE FORMATISI SECONDO PARTITURE AUTORIFERITE



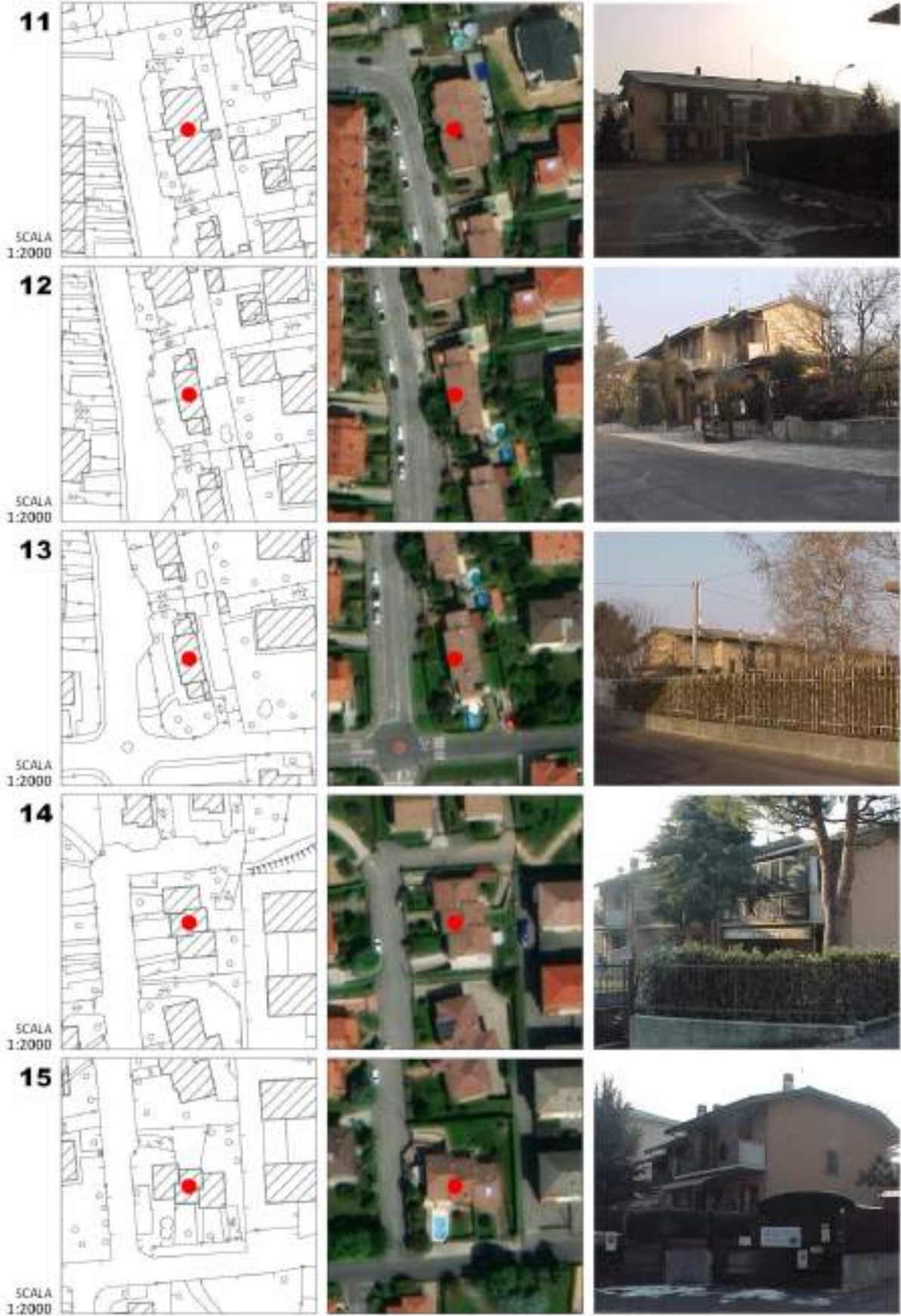
Atlante fabbricati

-  Fabbricati isolati composti da organismi reiterati caratterizzati dalla dispersione degli organismi edili in lottizzazioni diffuse formatisi secondo partiture autoriferite
-  Confine comunale

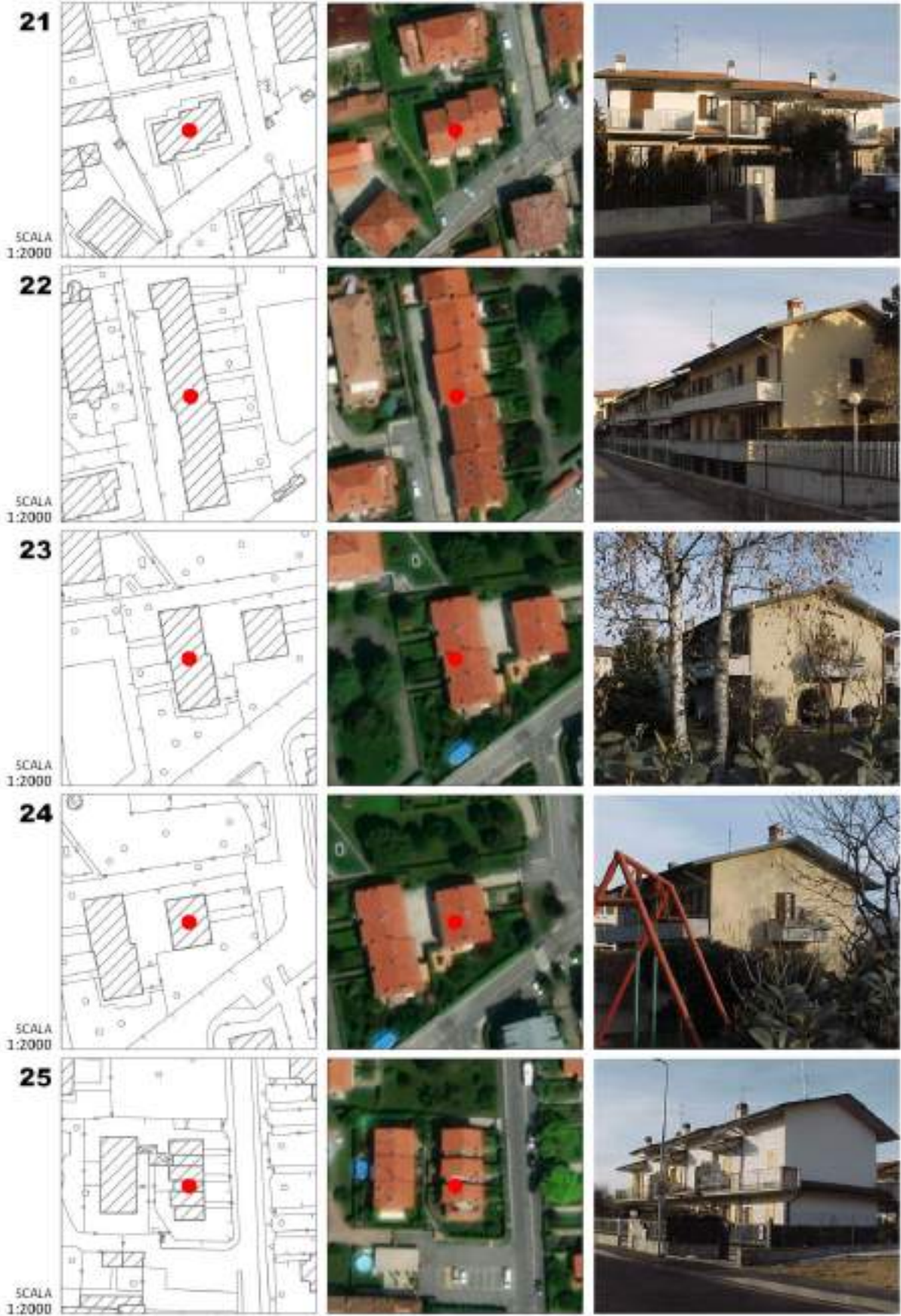


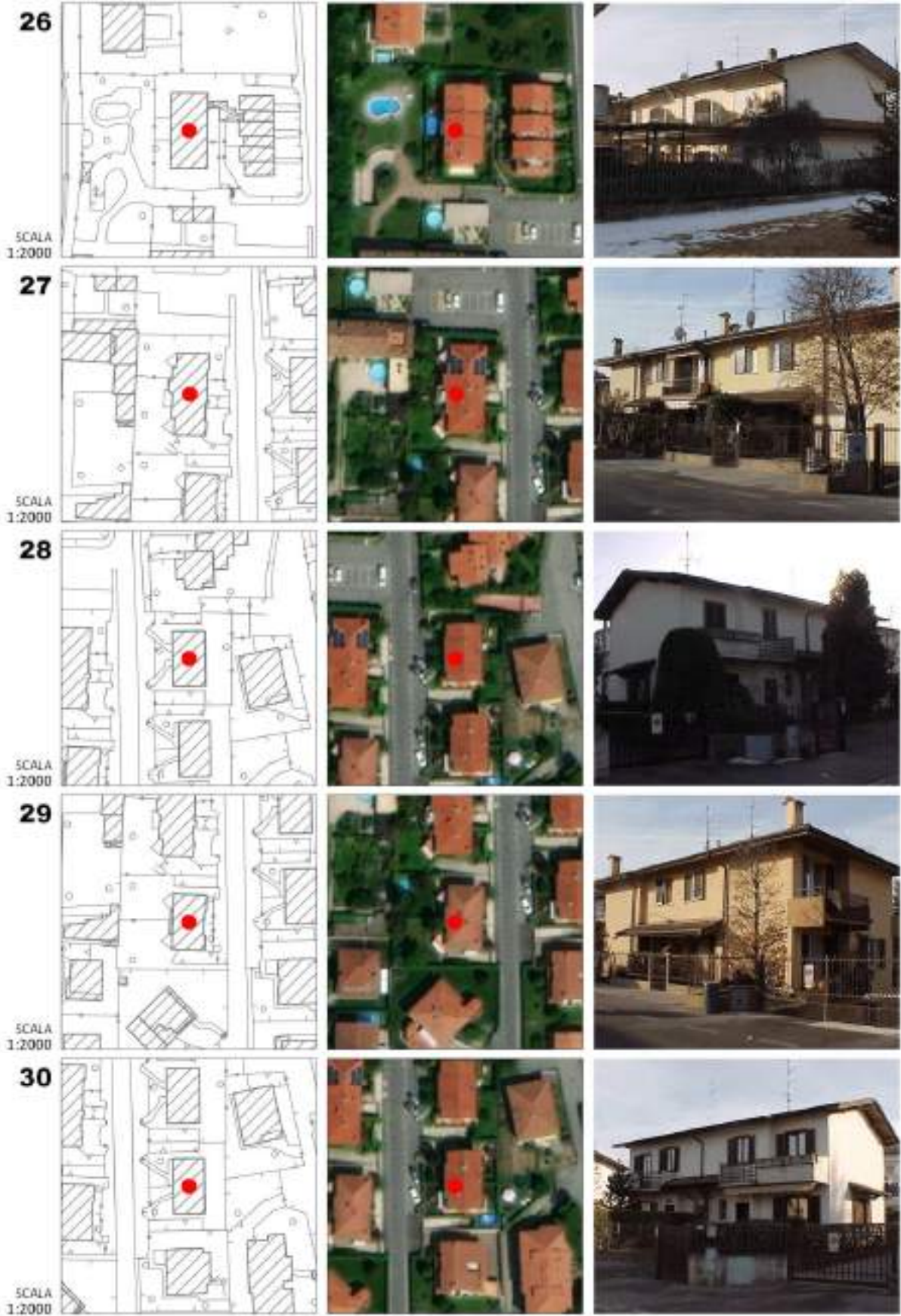


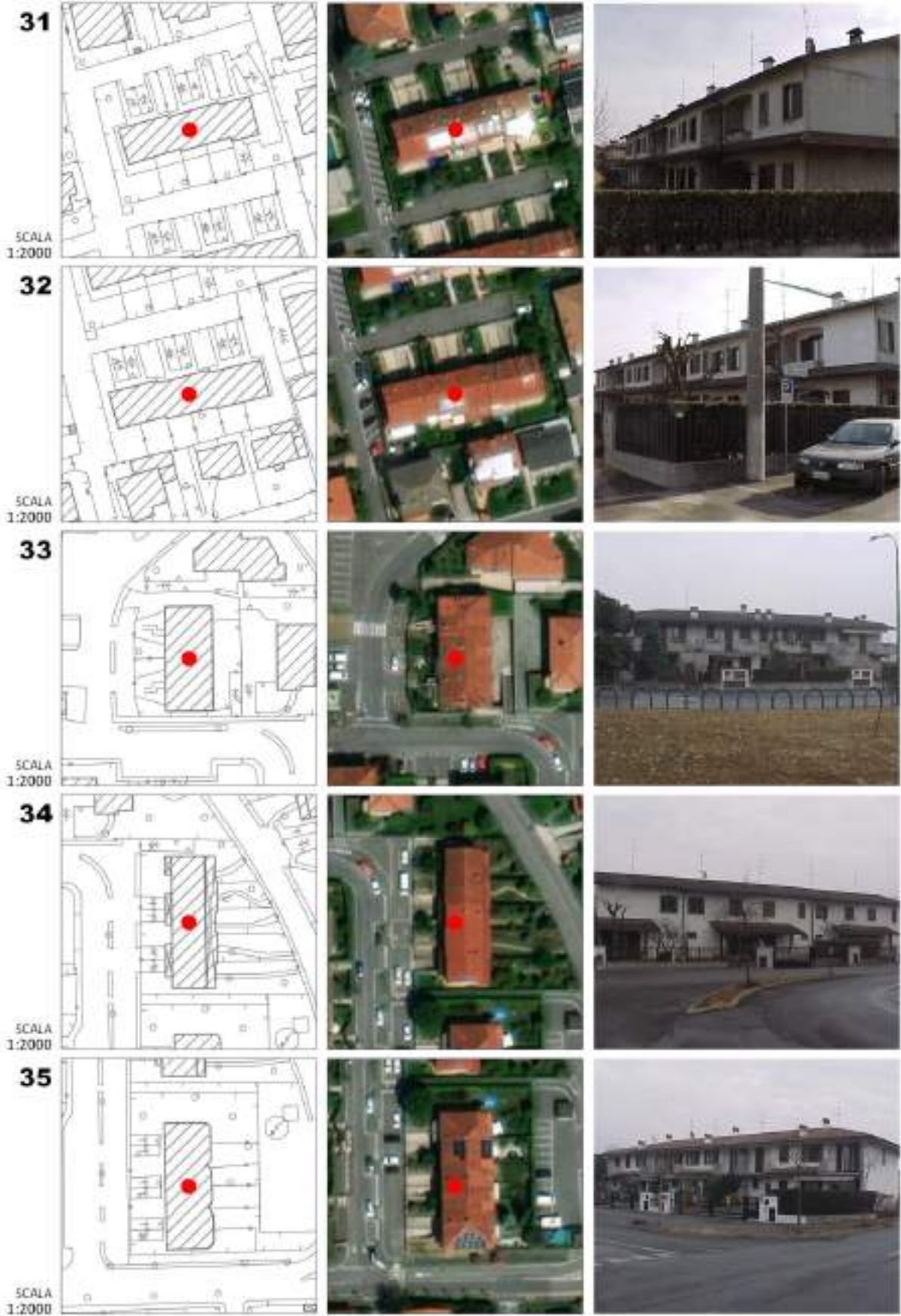














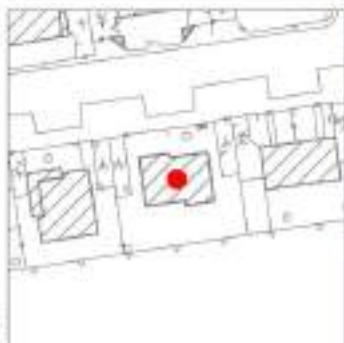
41



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SCALA
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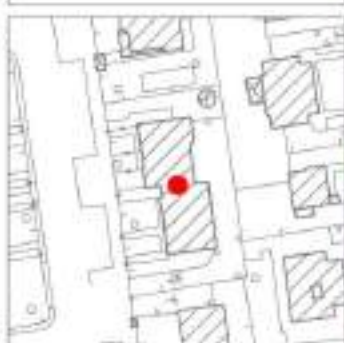
43



SCALA
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44



SCALA
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45



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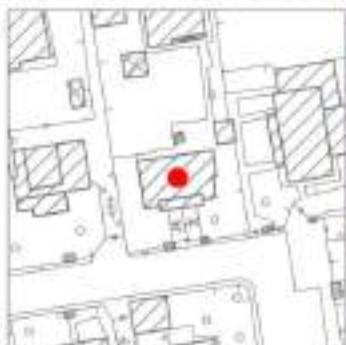
46



SCALA
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47



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SCALA
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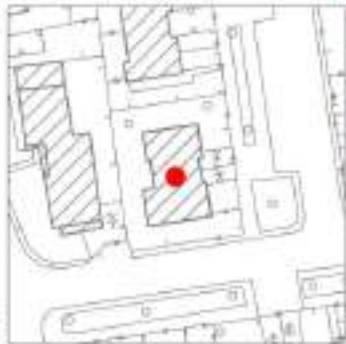
49



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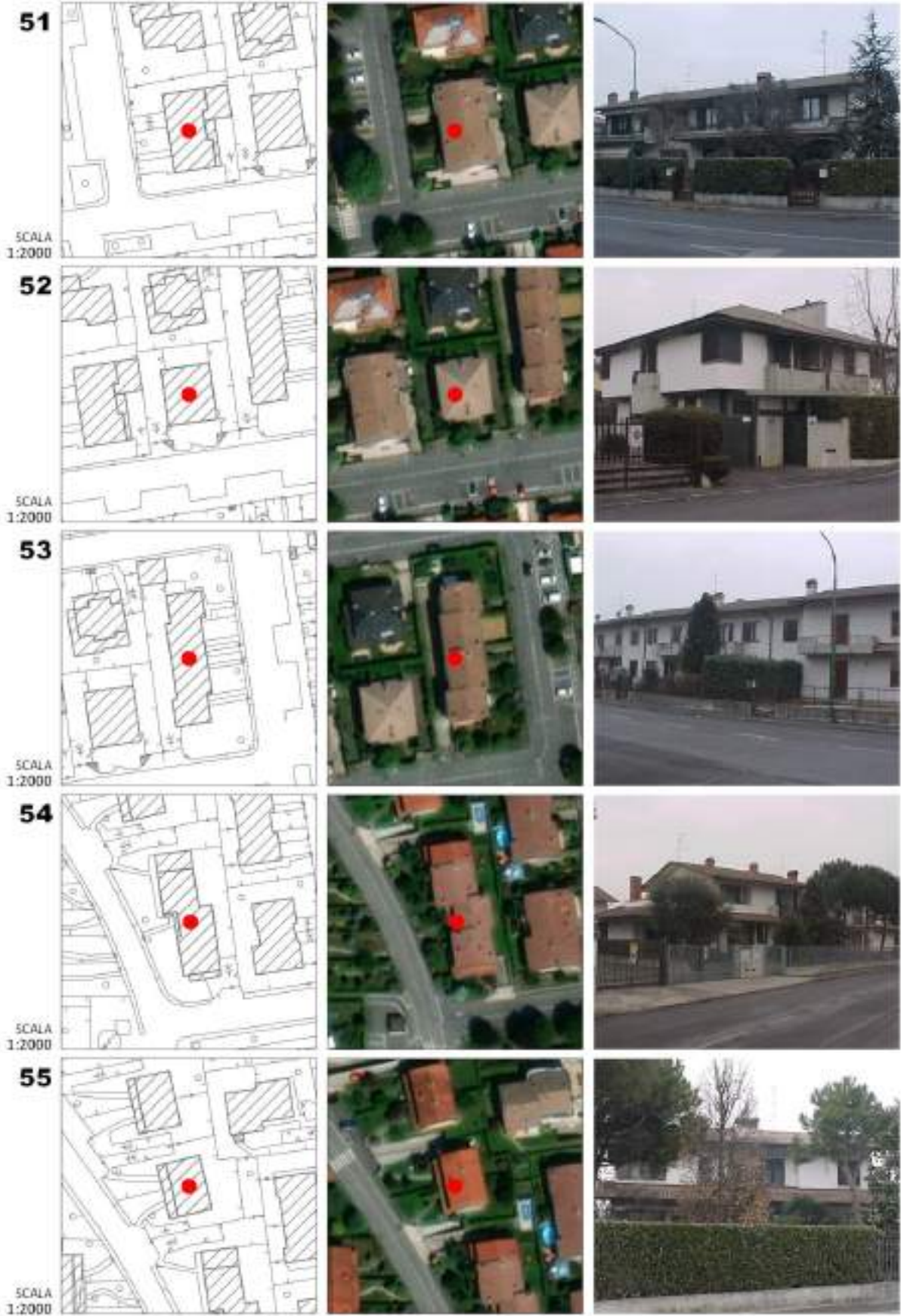


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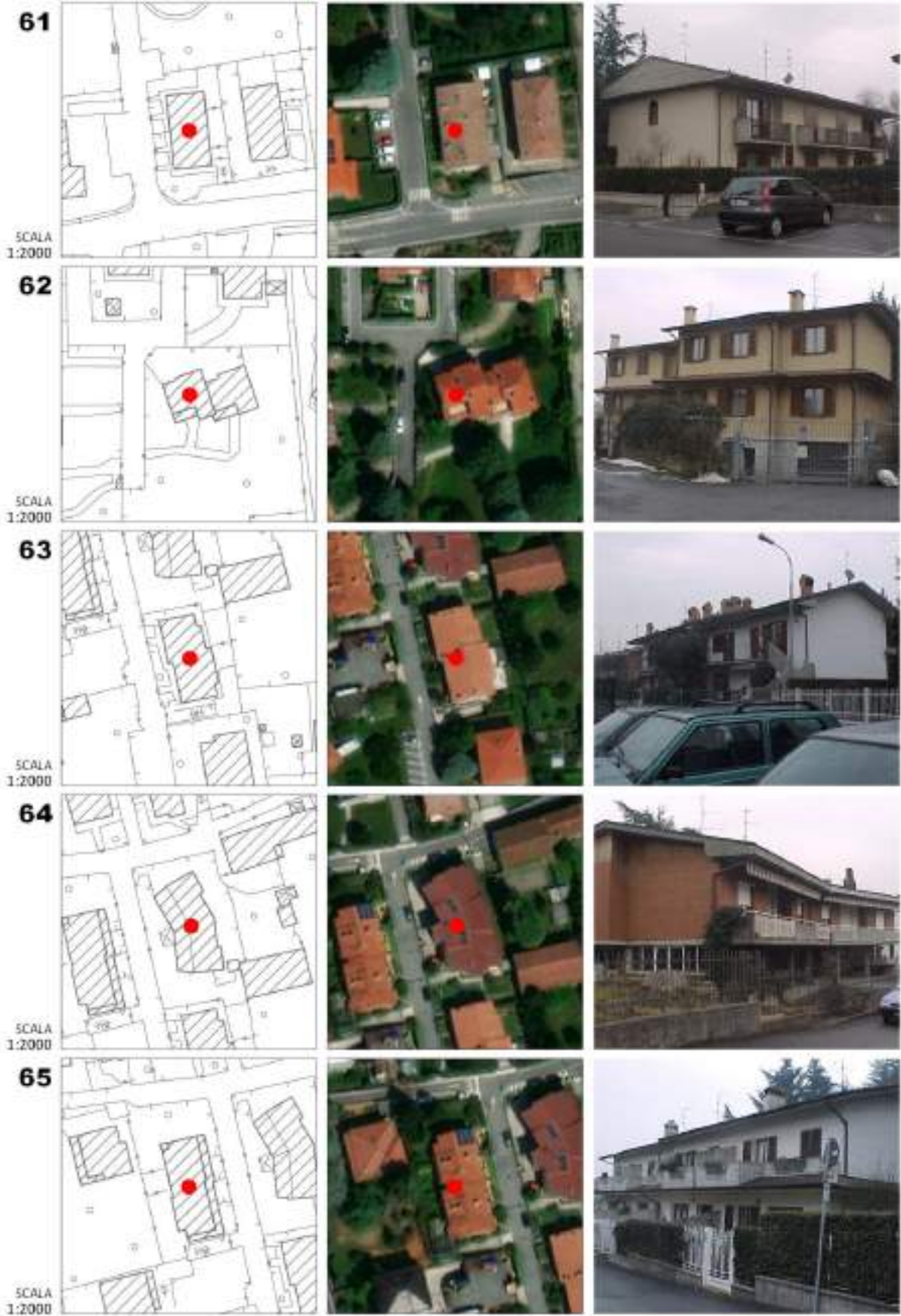


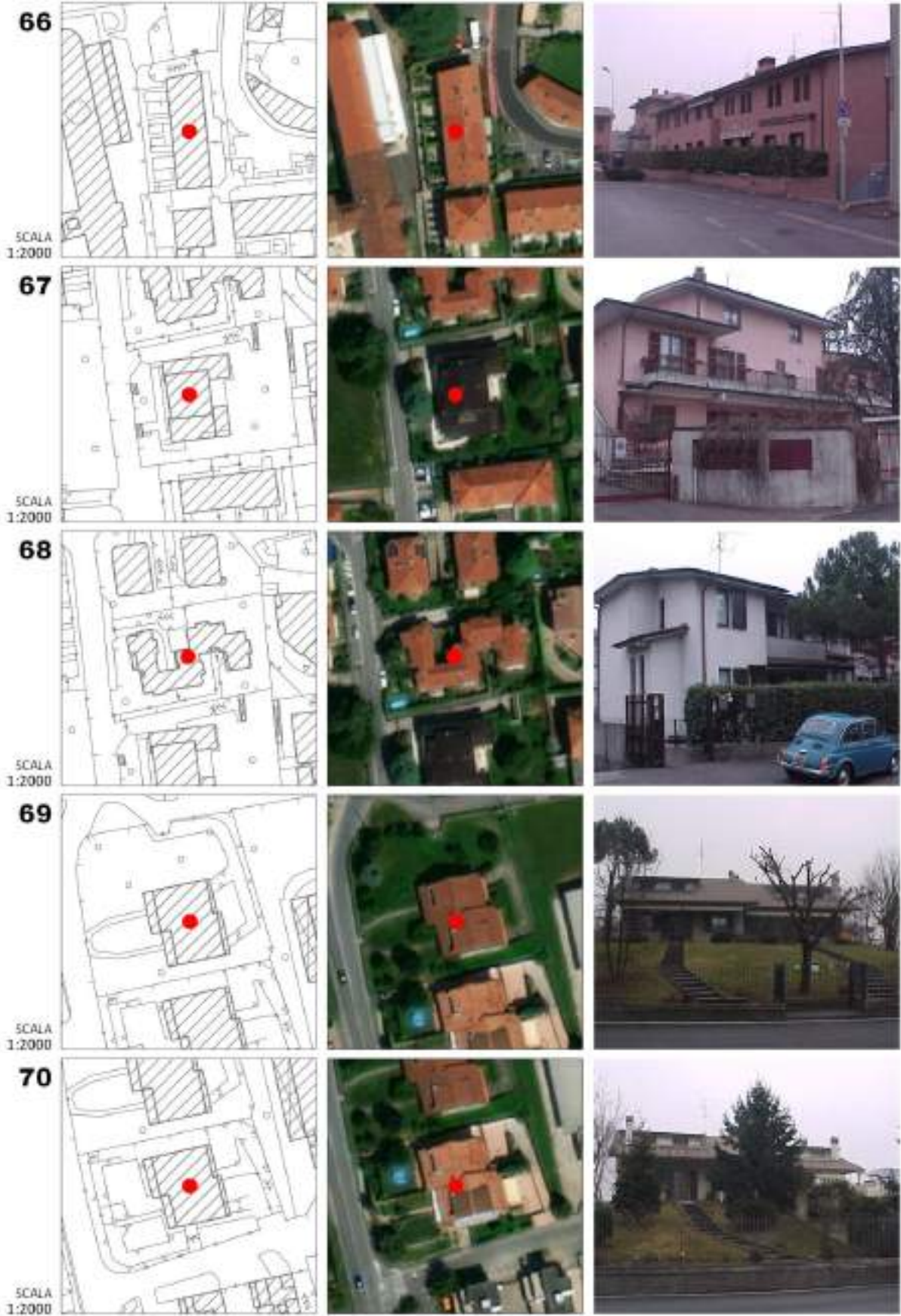
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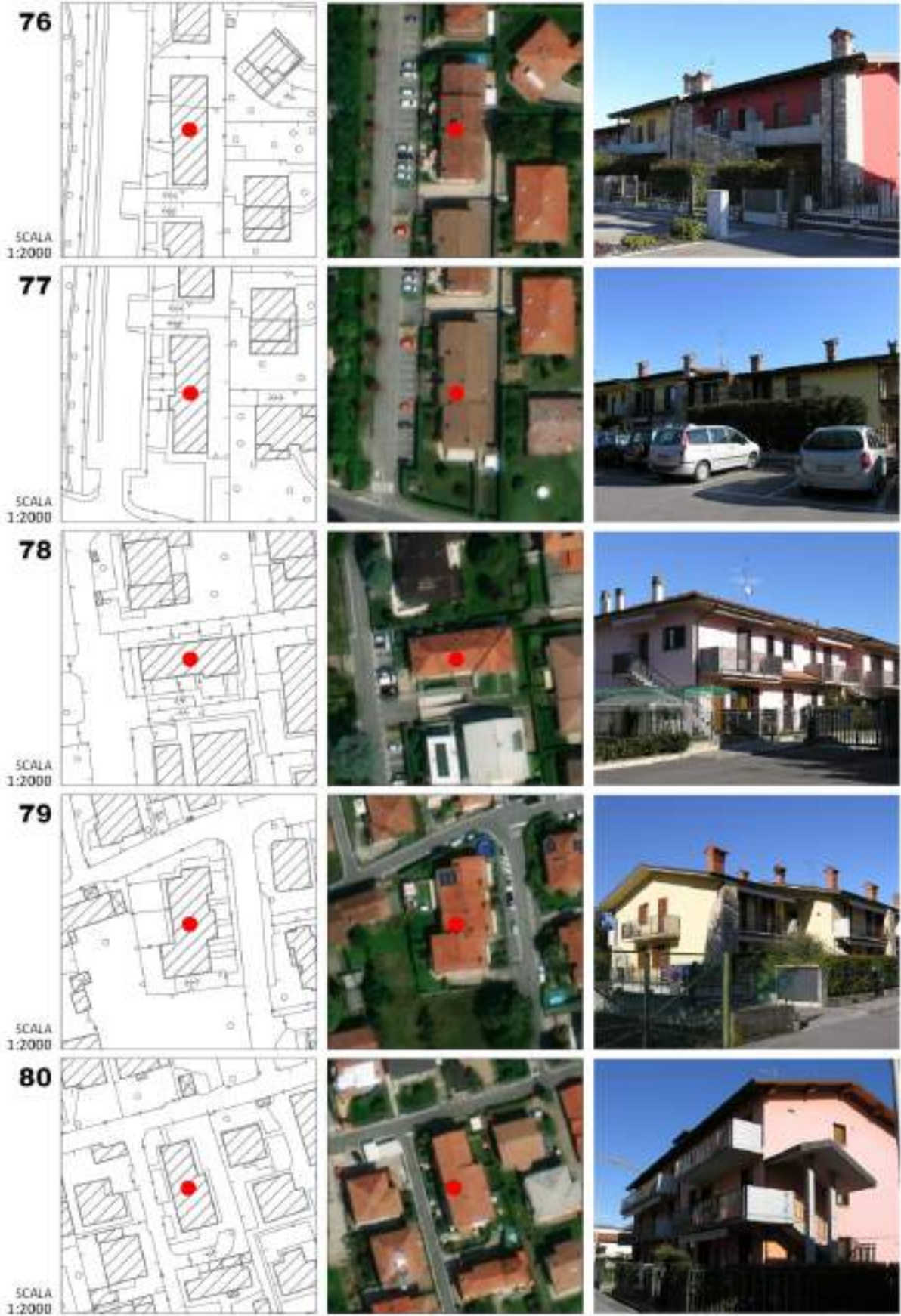


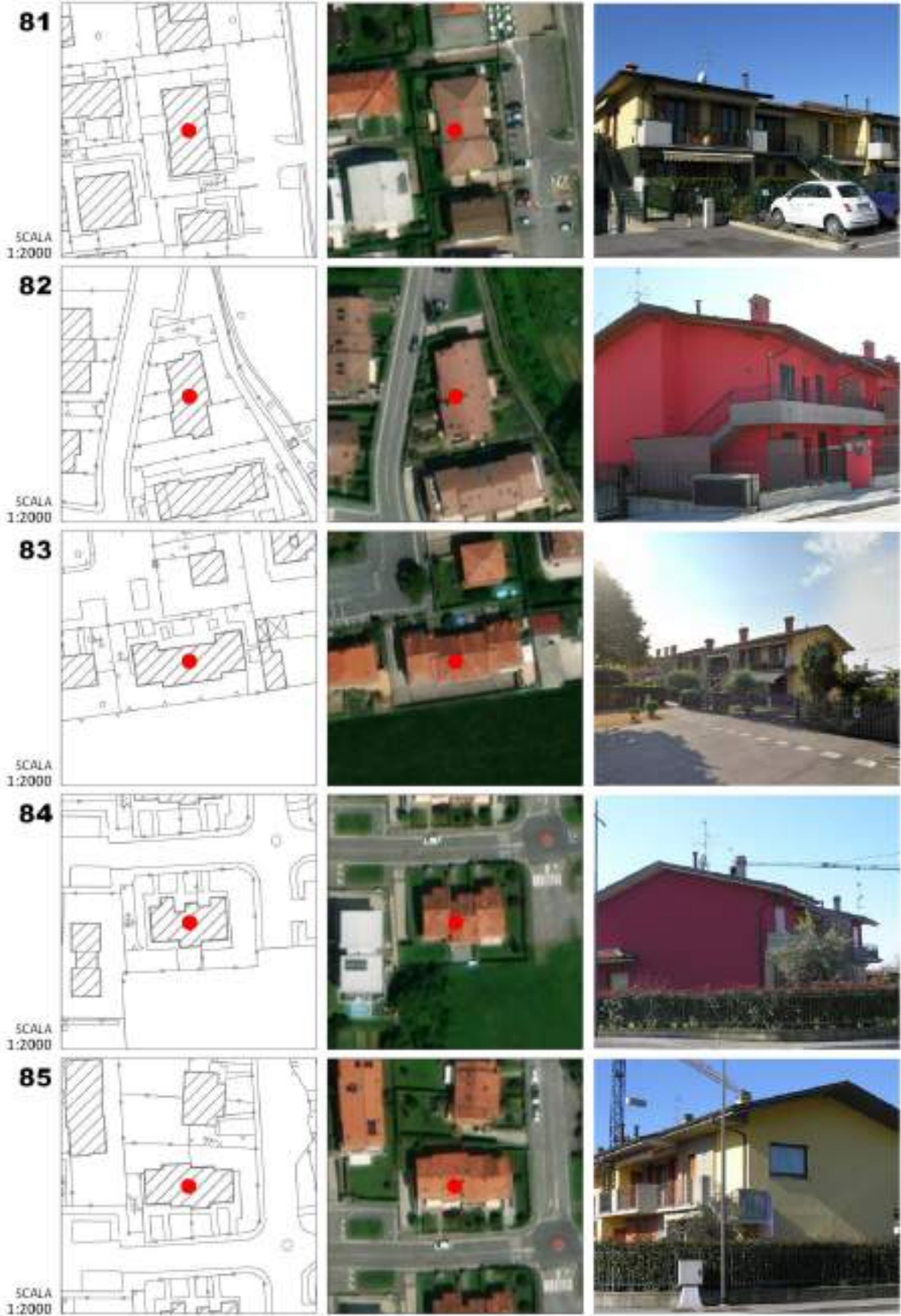
74

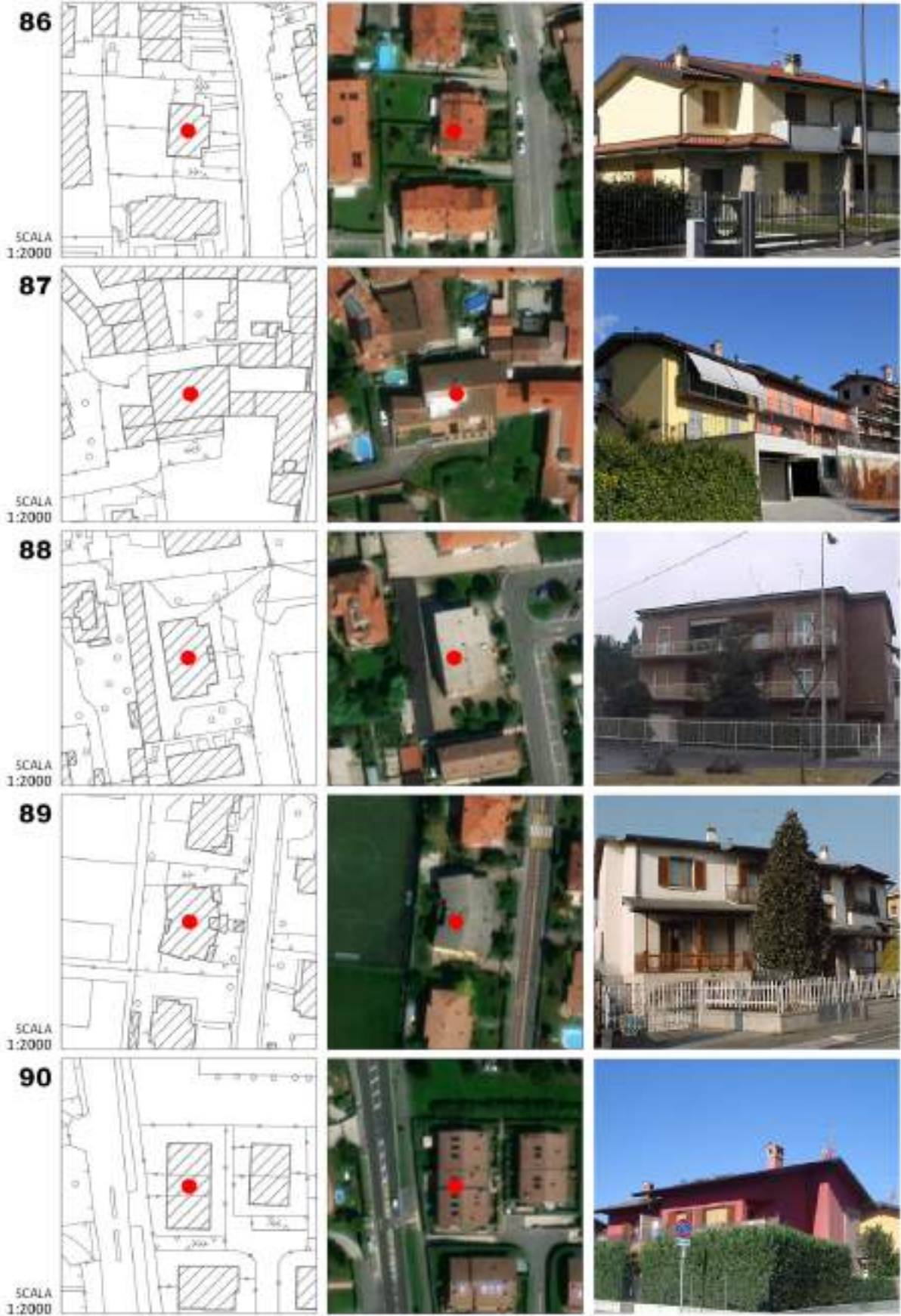


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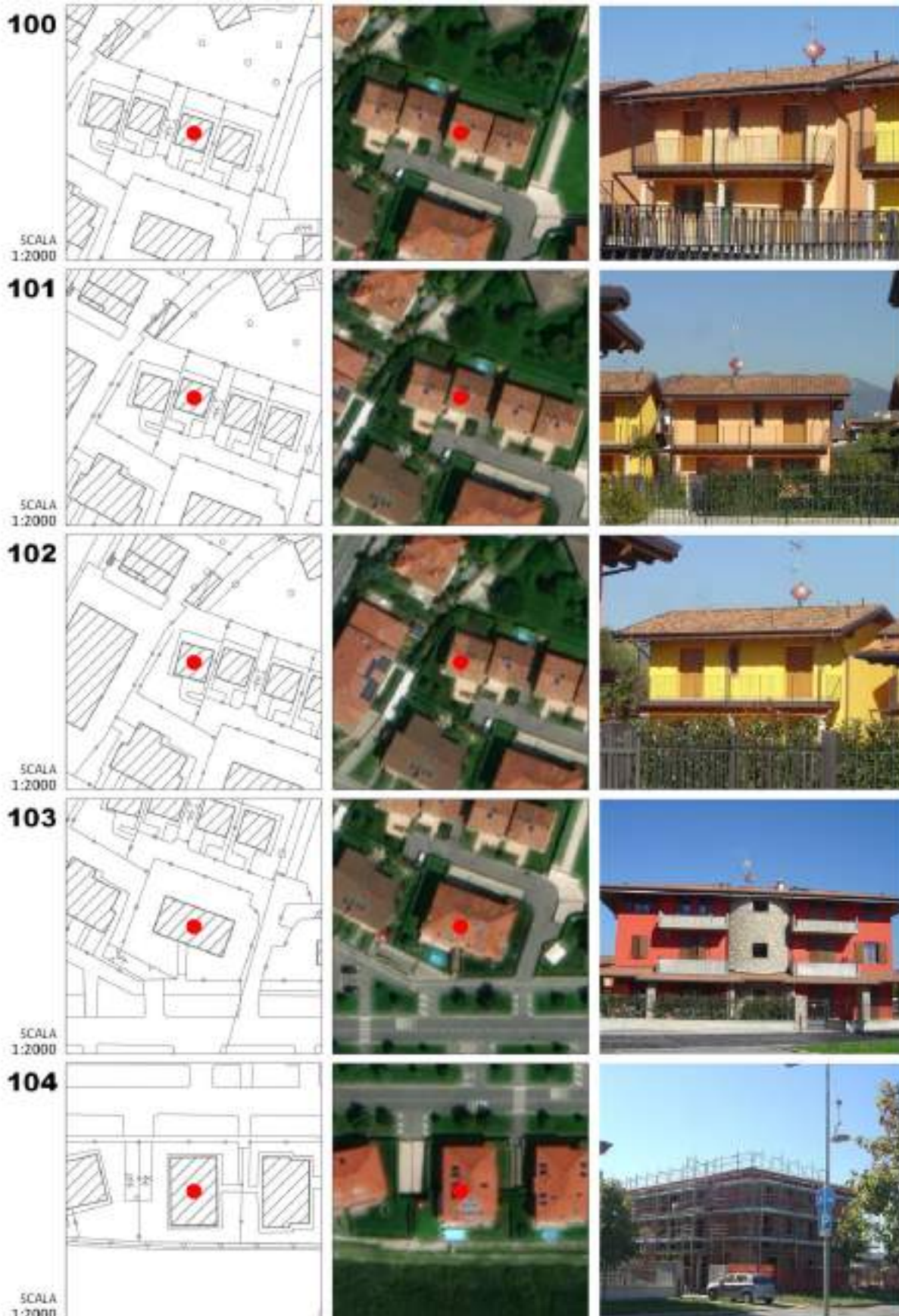




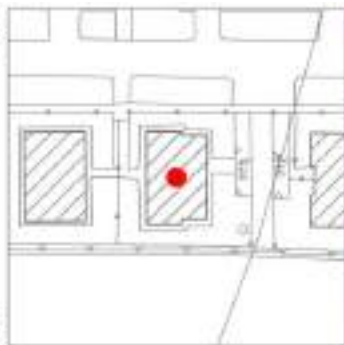








105



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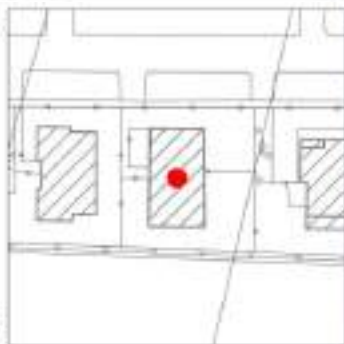
106



SCALA
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107



SCALA
1:2000



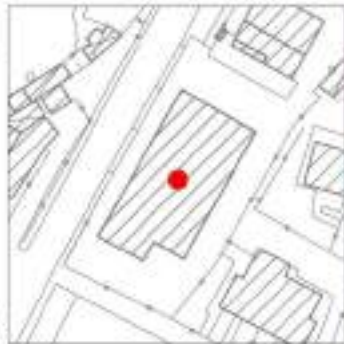
340



SCALA
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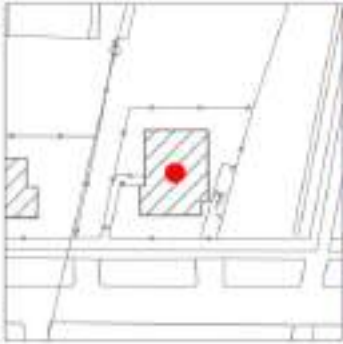
341



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342



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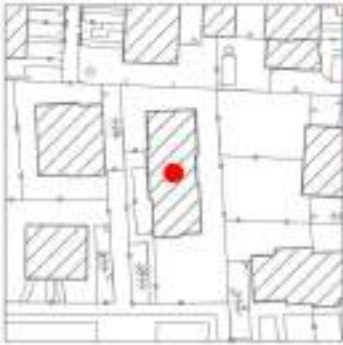
343



SCALA
1:2000



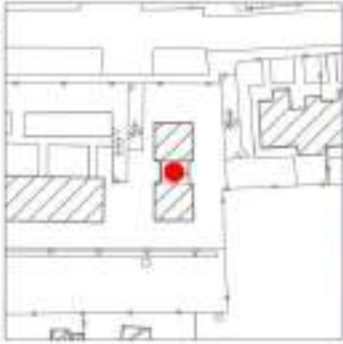
344



SCALA
1:2000



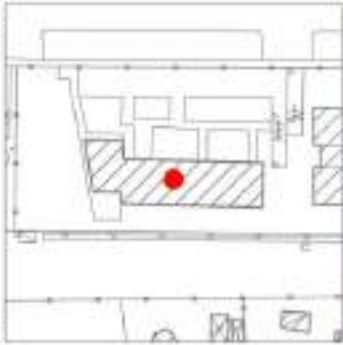
345



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346



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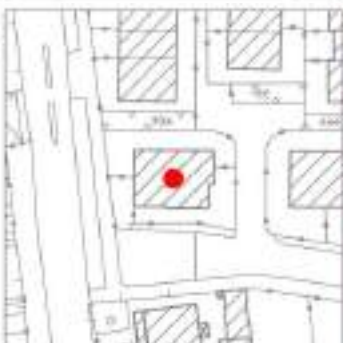
347



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348



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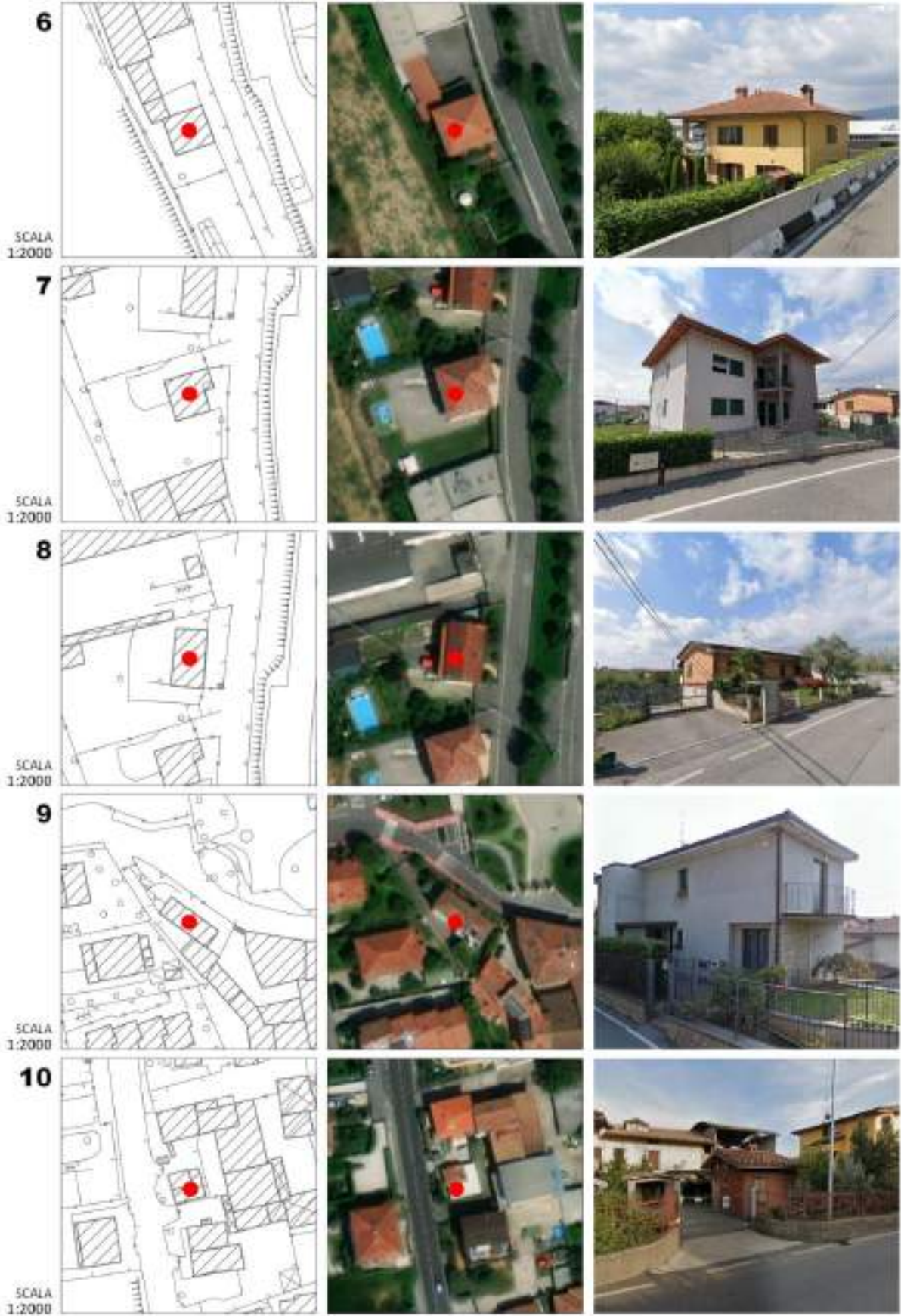


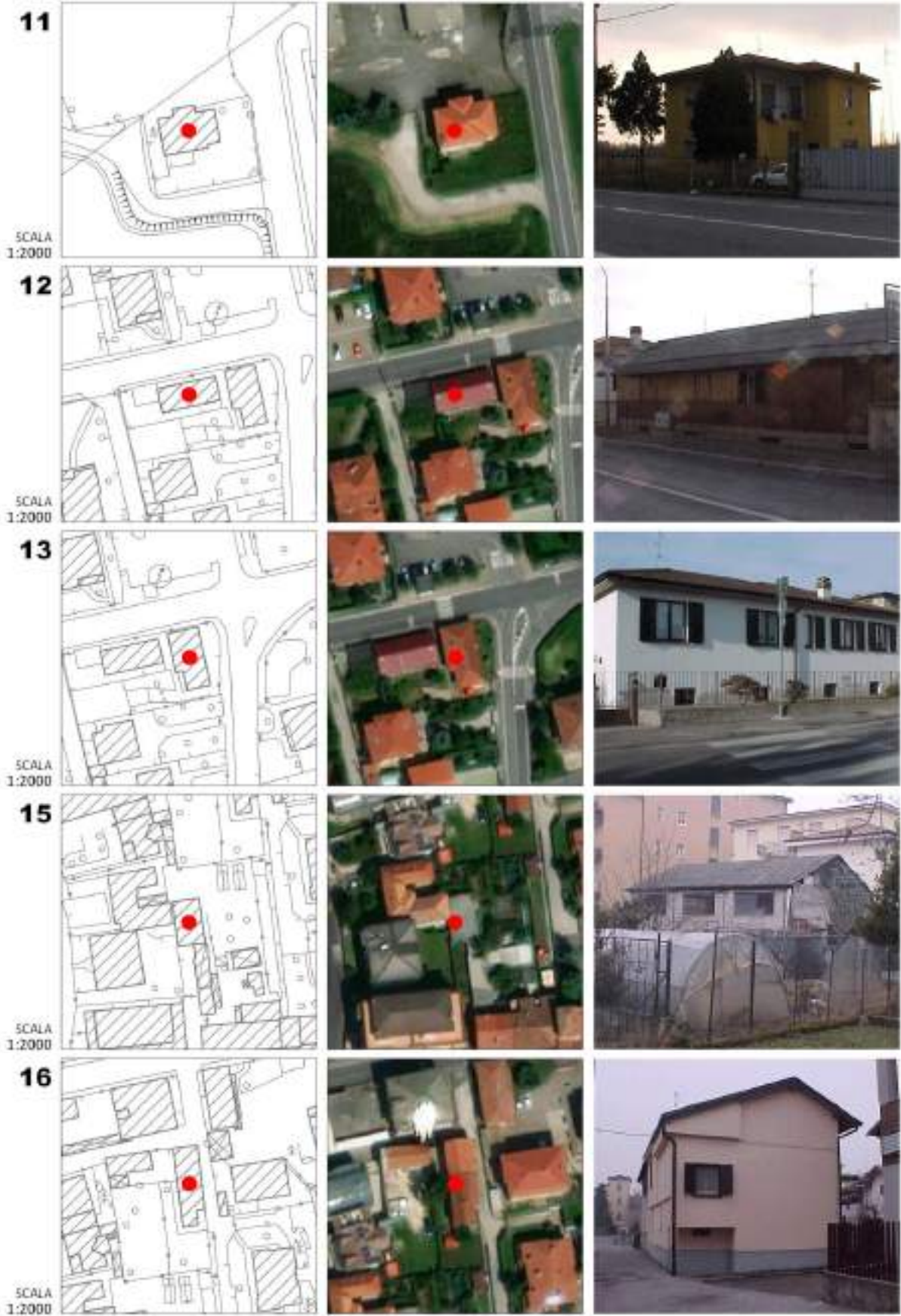
3.3 FABBRICATI ISOLATI FORMATISI IN RELAZIONE A STRUTTURE TERRITORIALI PREESISTENTI





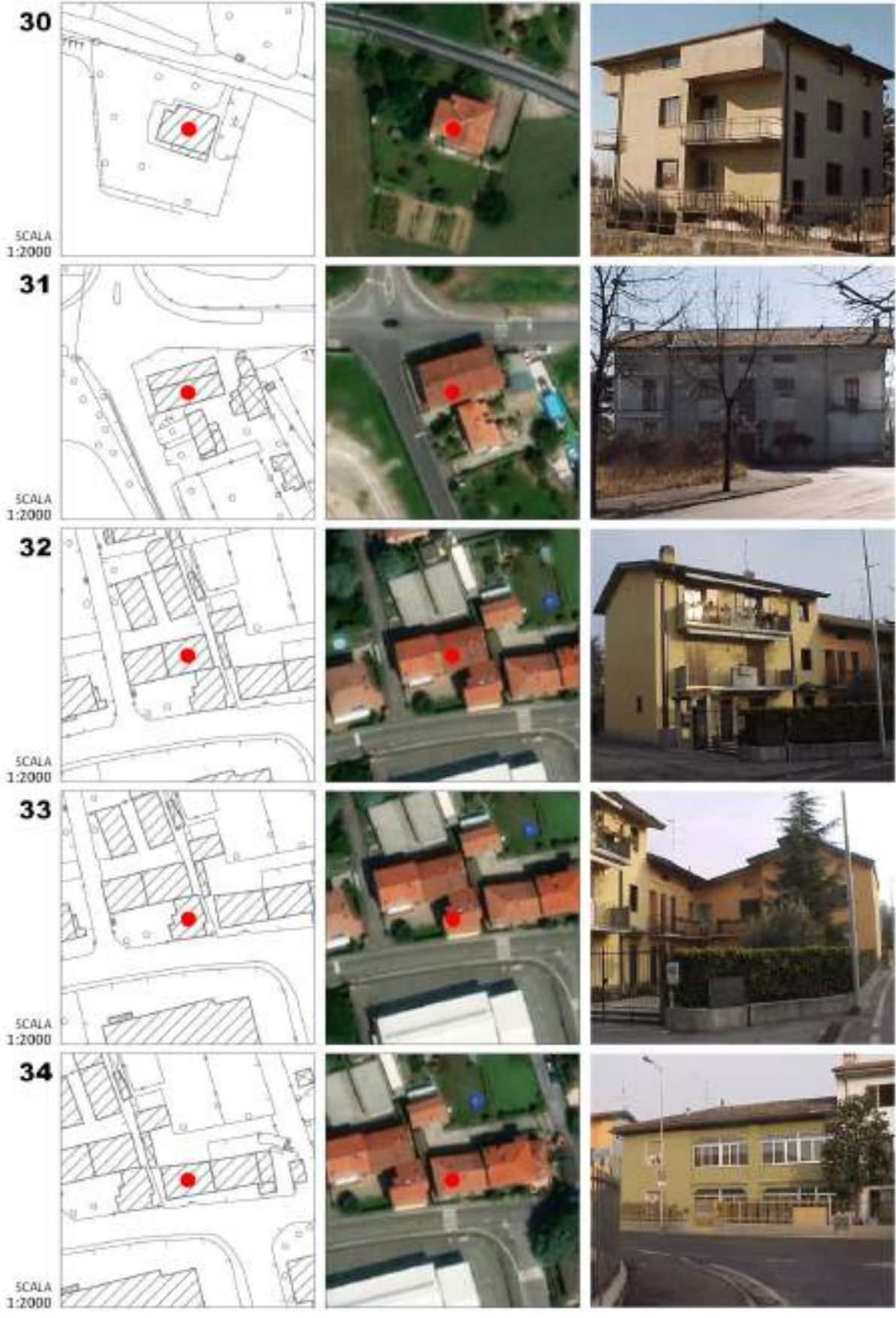














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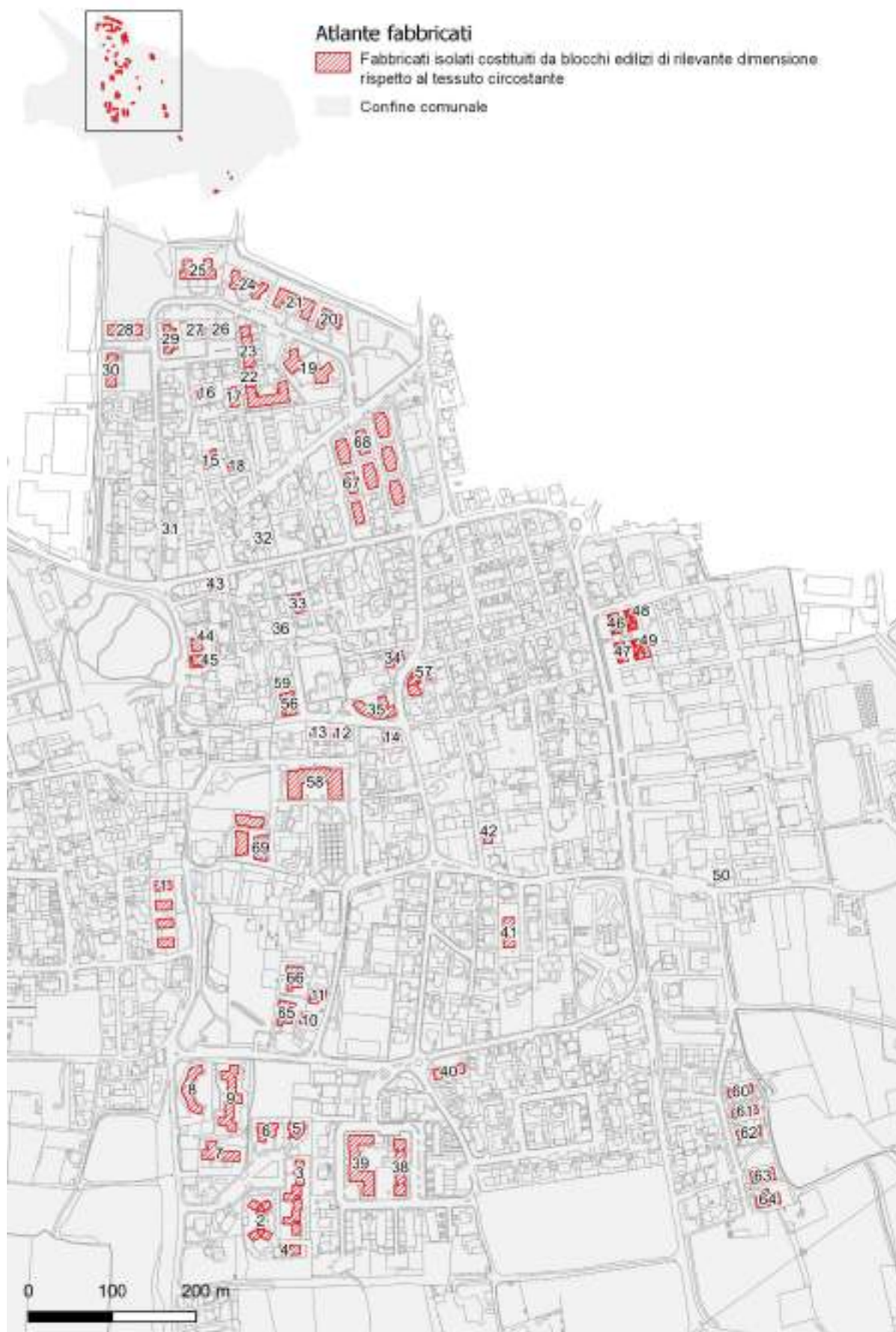
46



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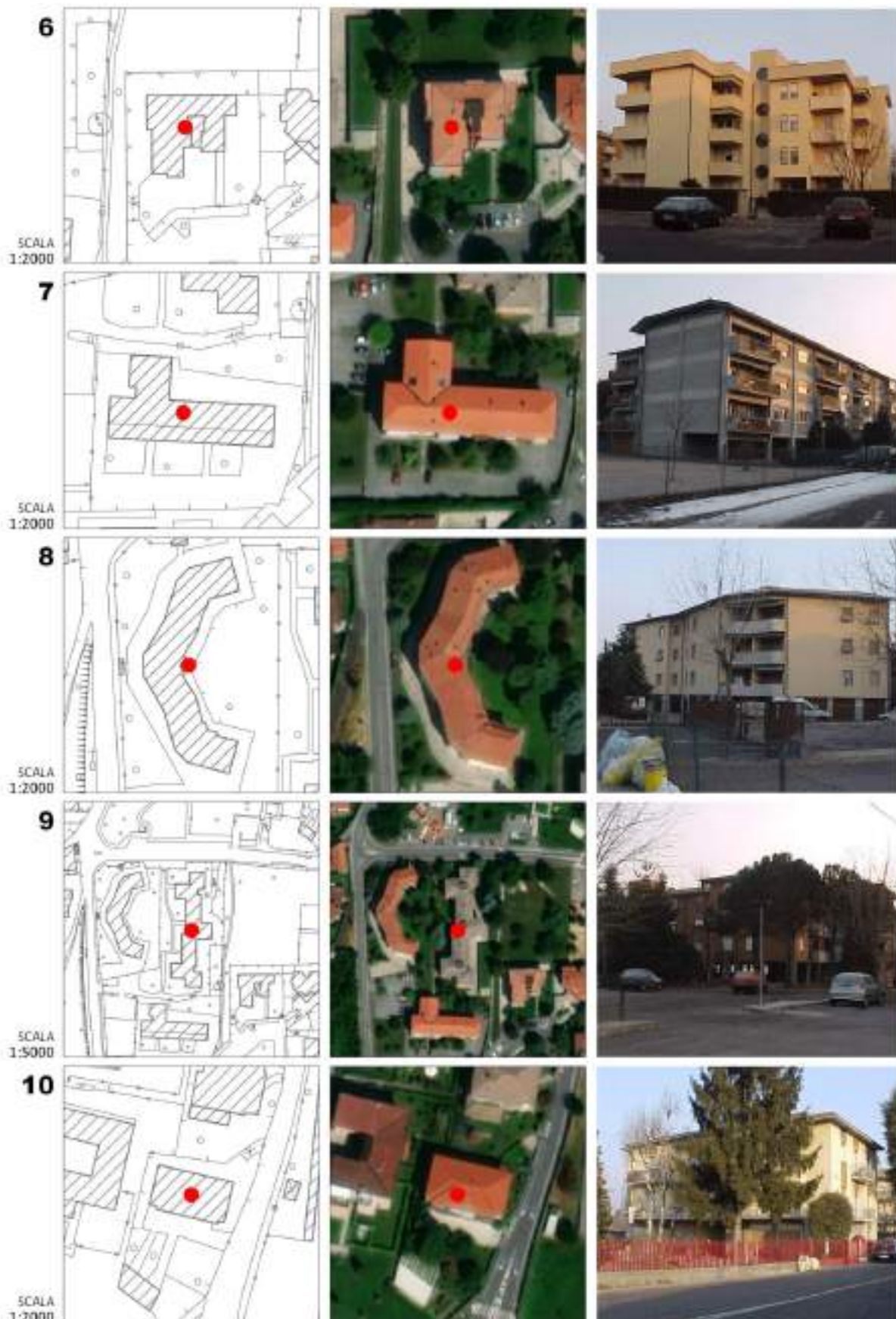


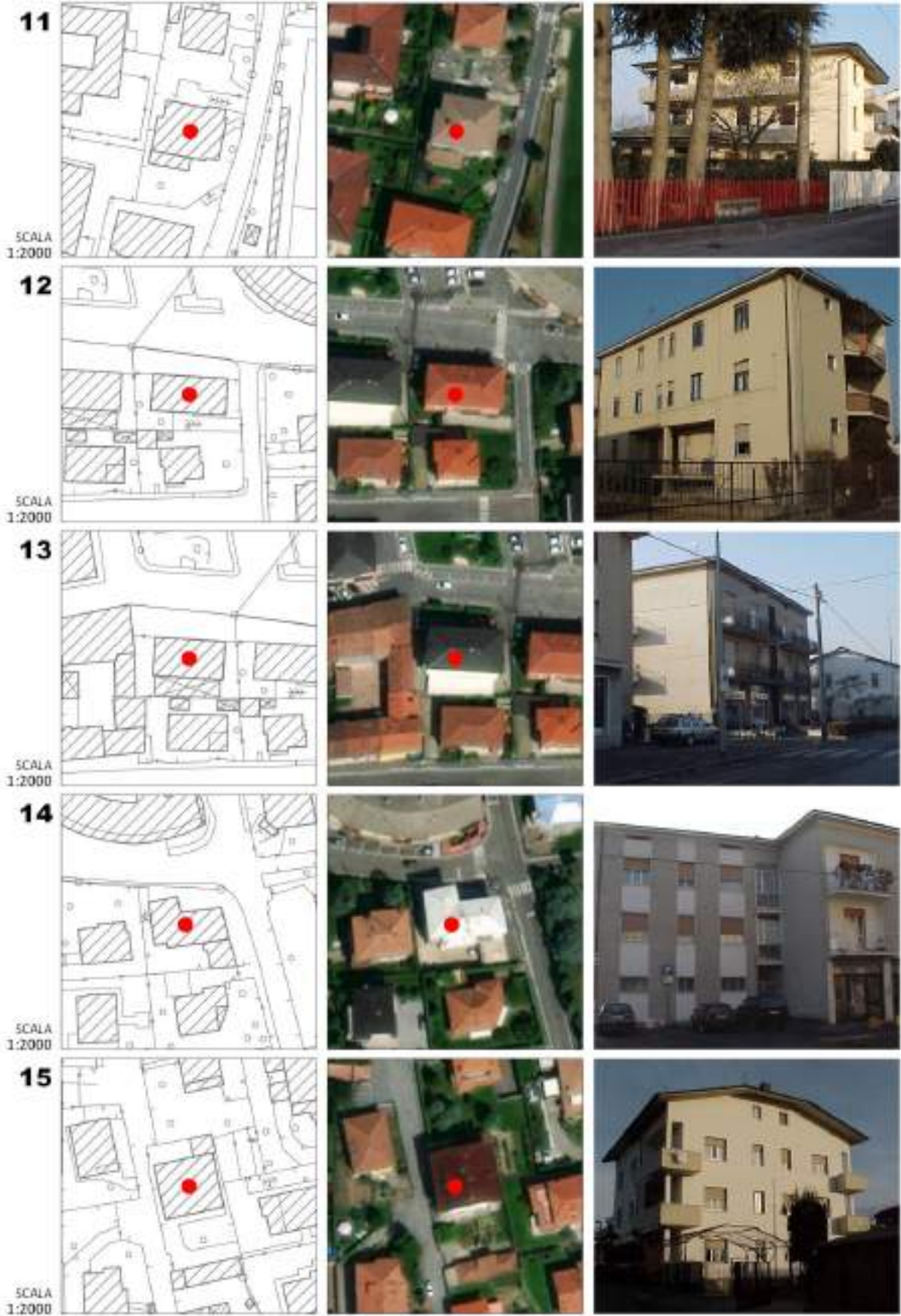
3.4 FABBRICATI ISOLATI COSTITUITI DA BLOCCHI EDILIZI DI RILEVANTE DIMENSIONE RISPETTO AL TESSUTO CIRCOSTANTE

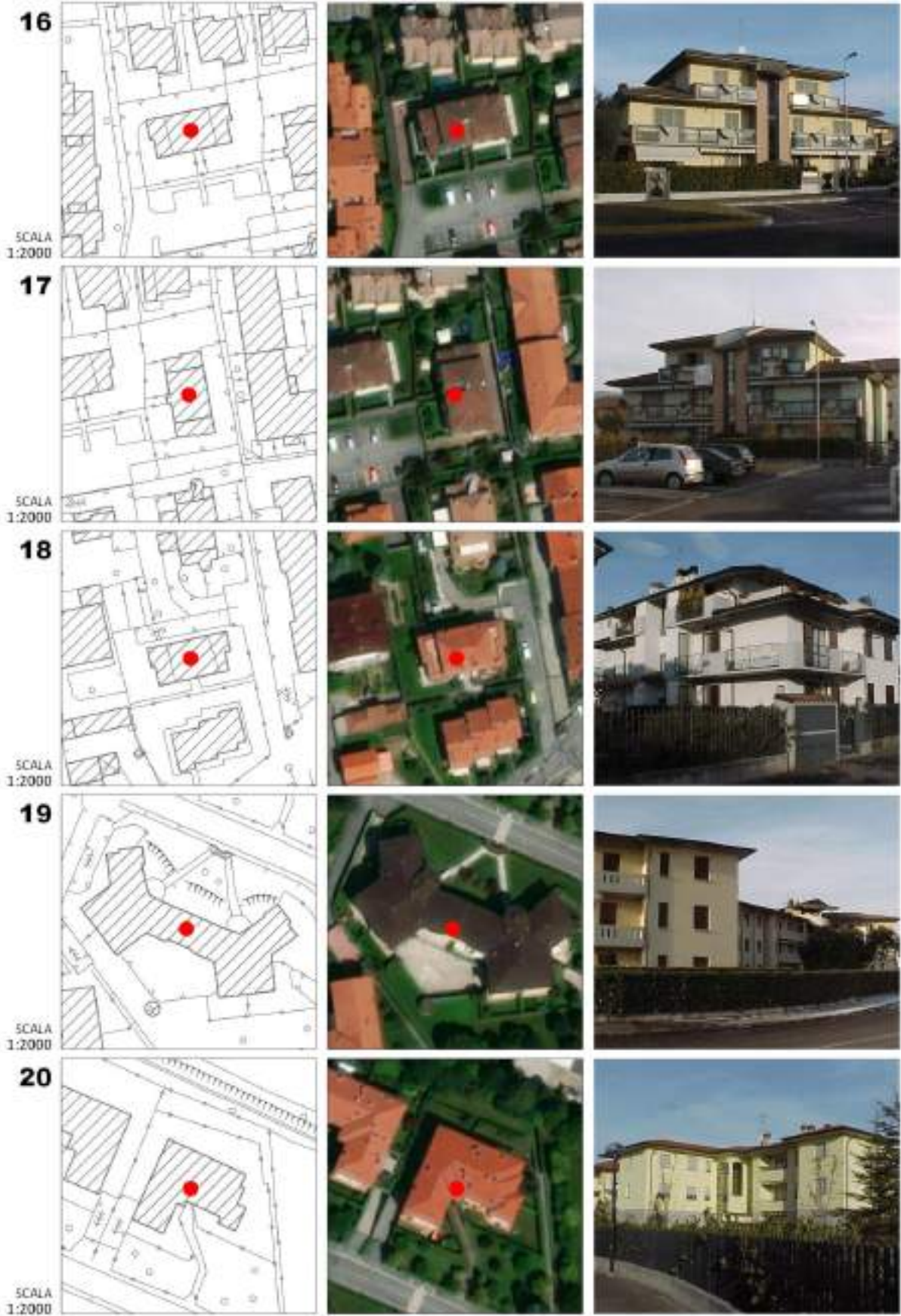


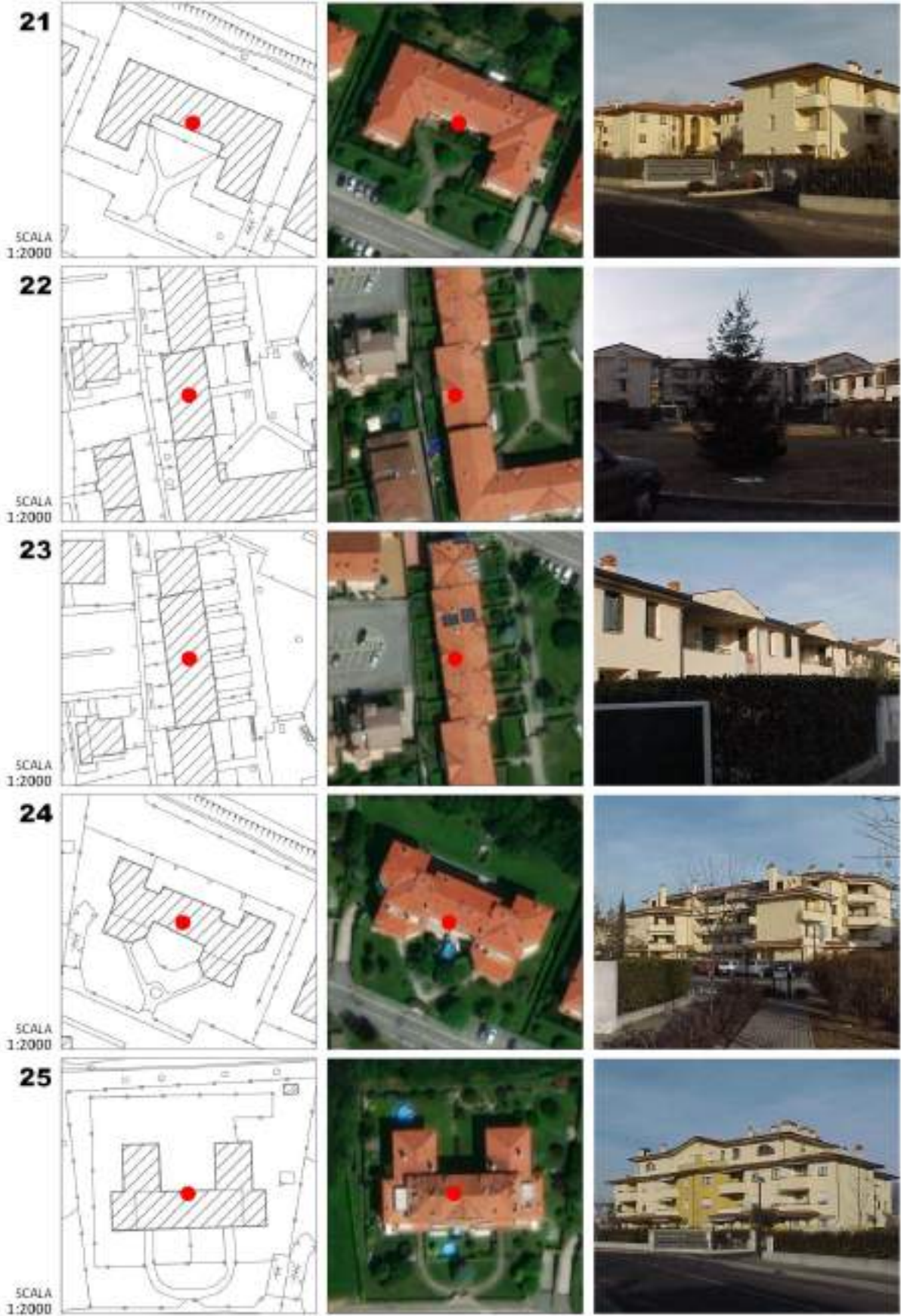




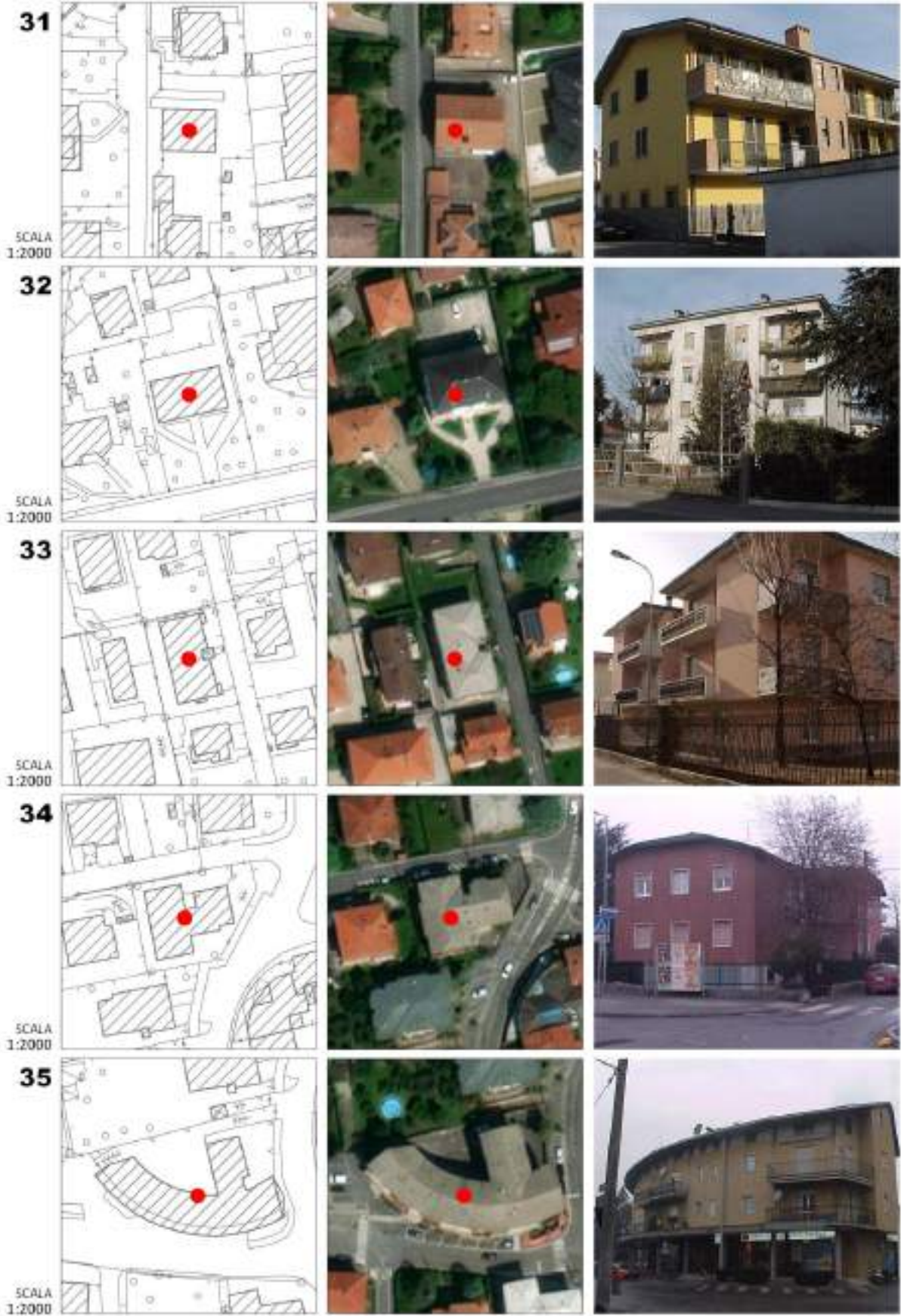


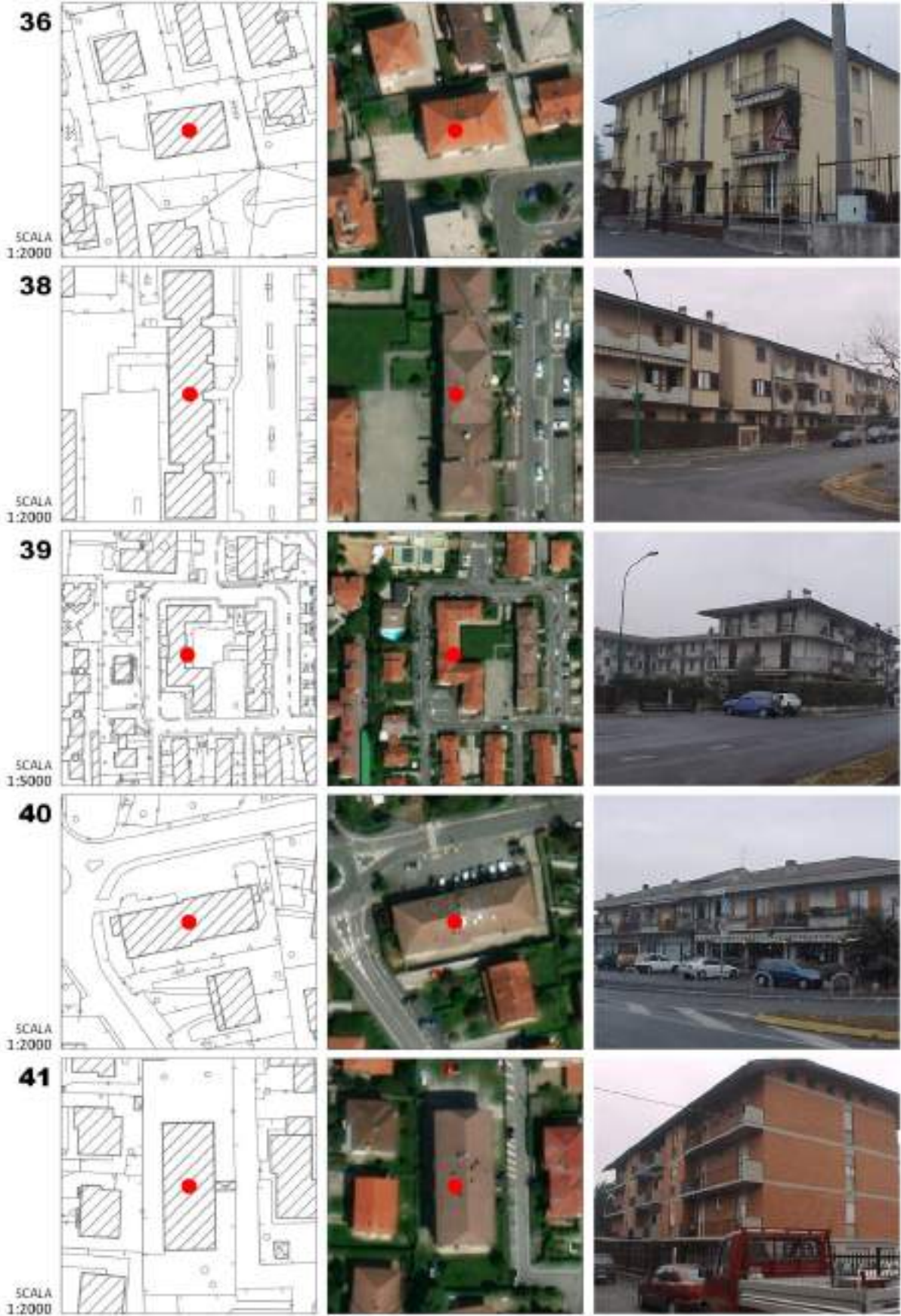


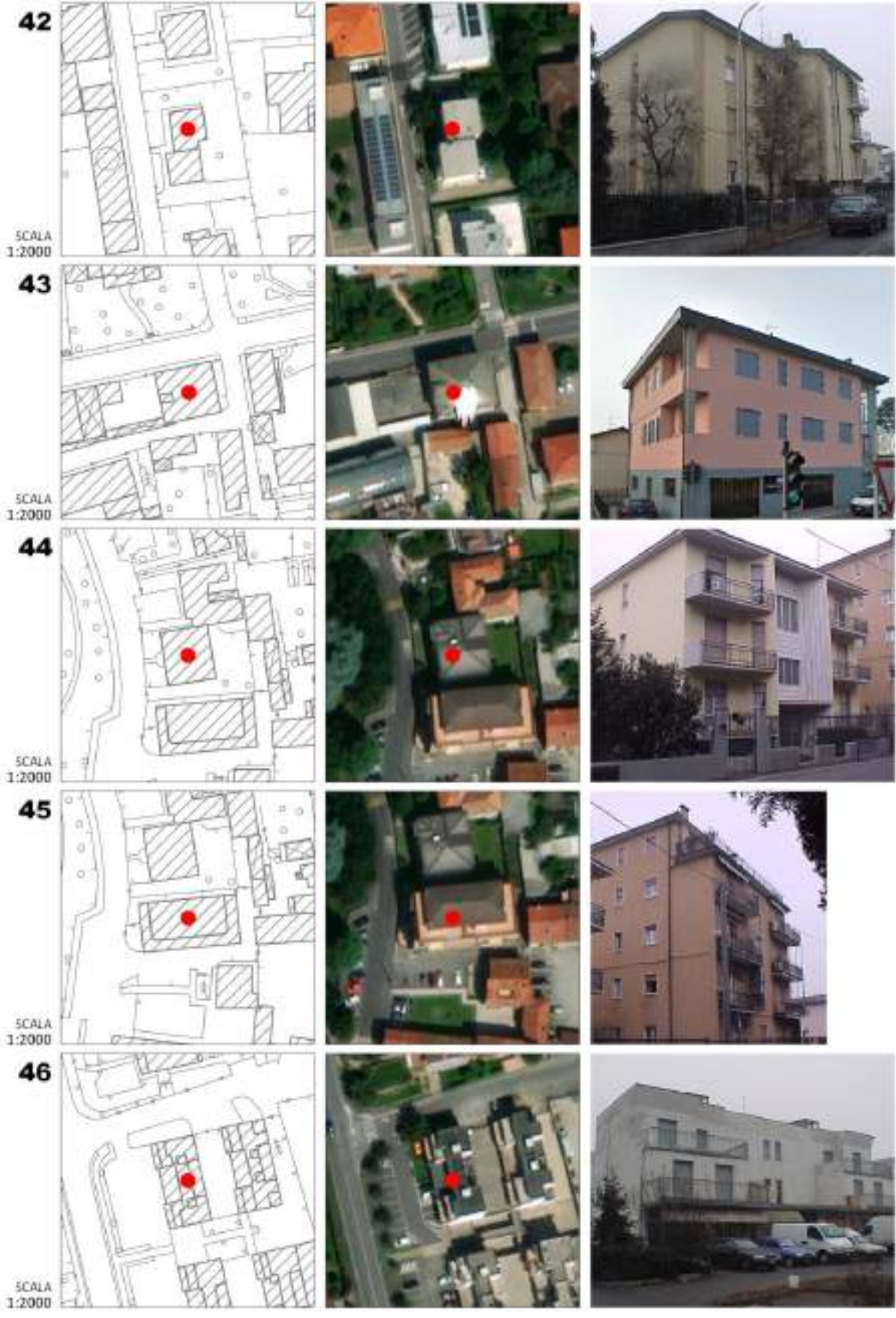


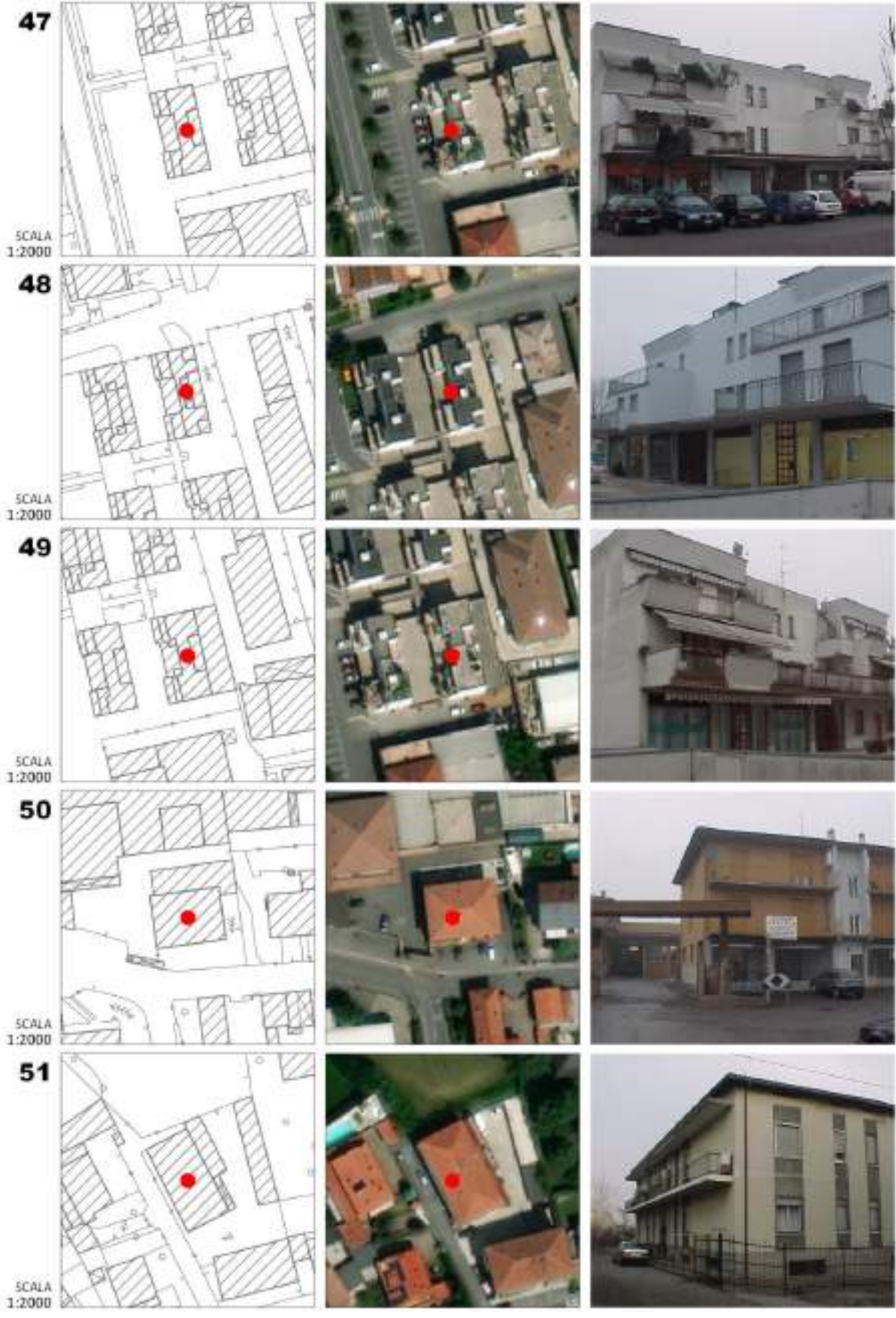


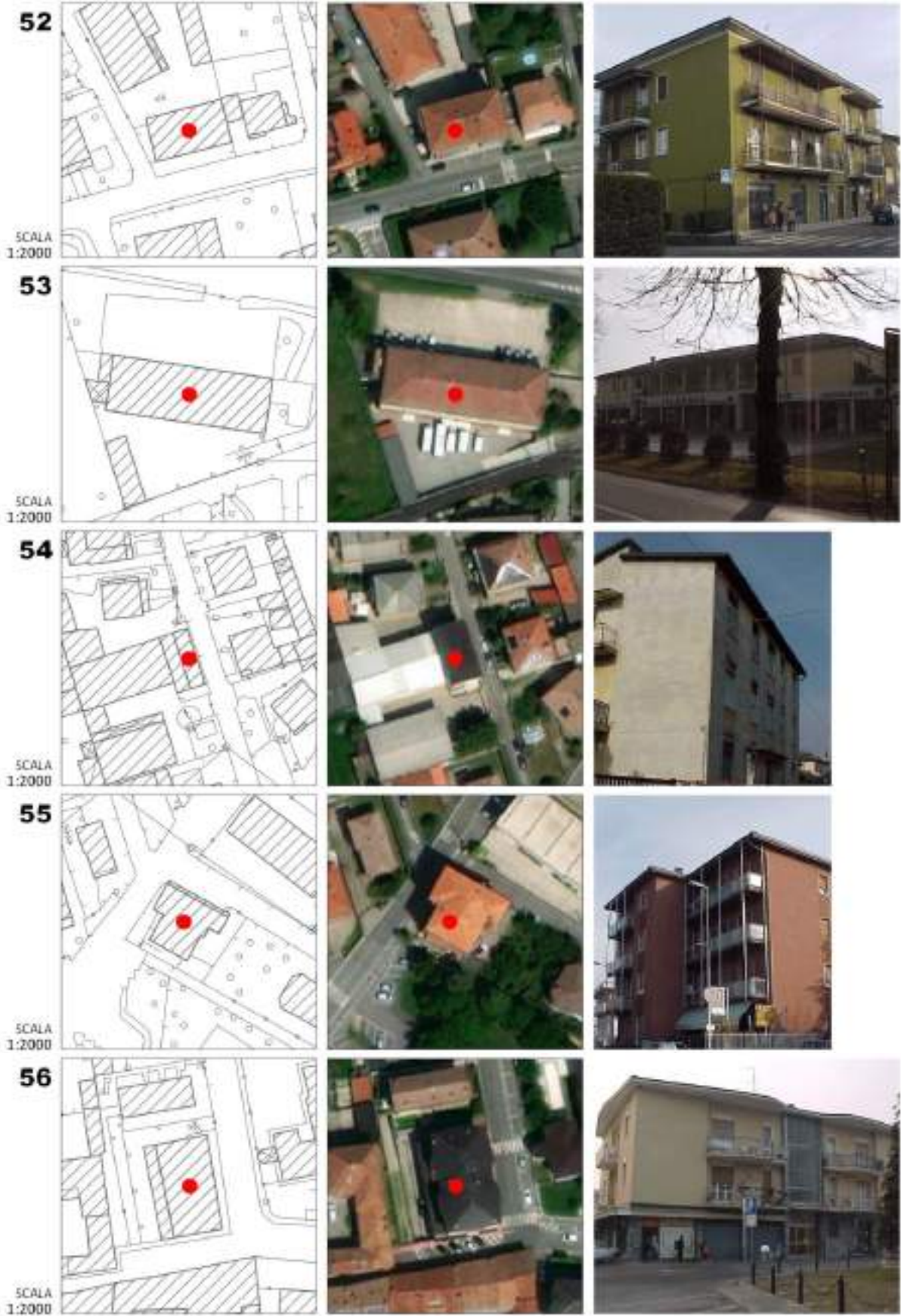




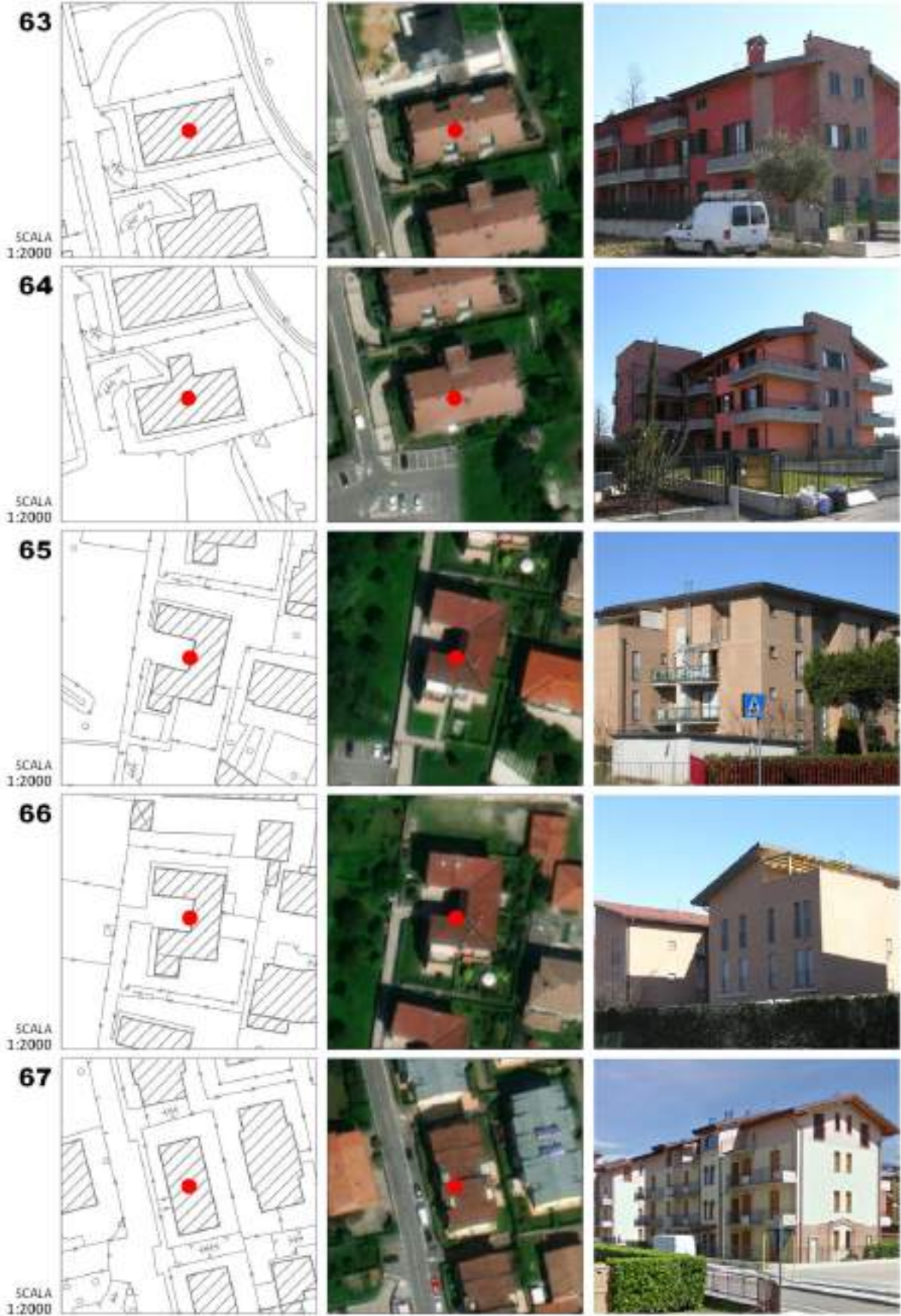












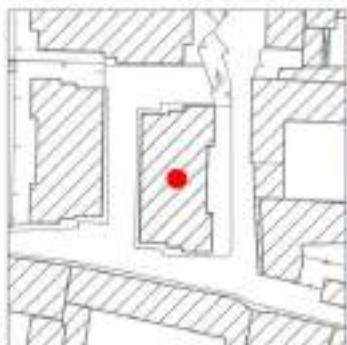
68



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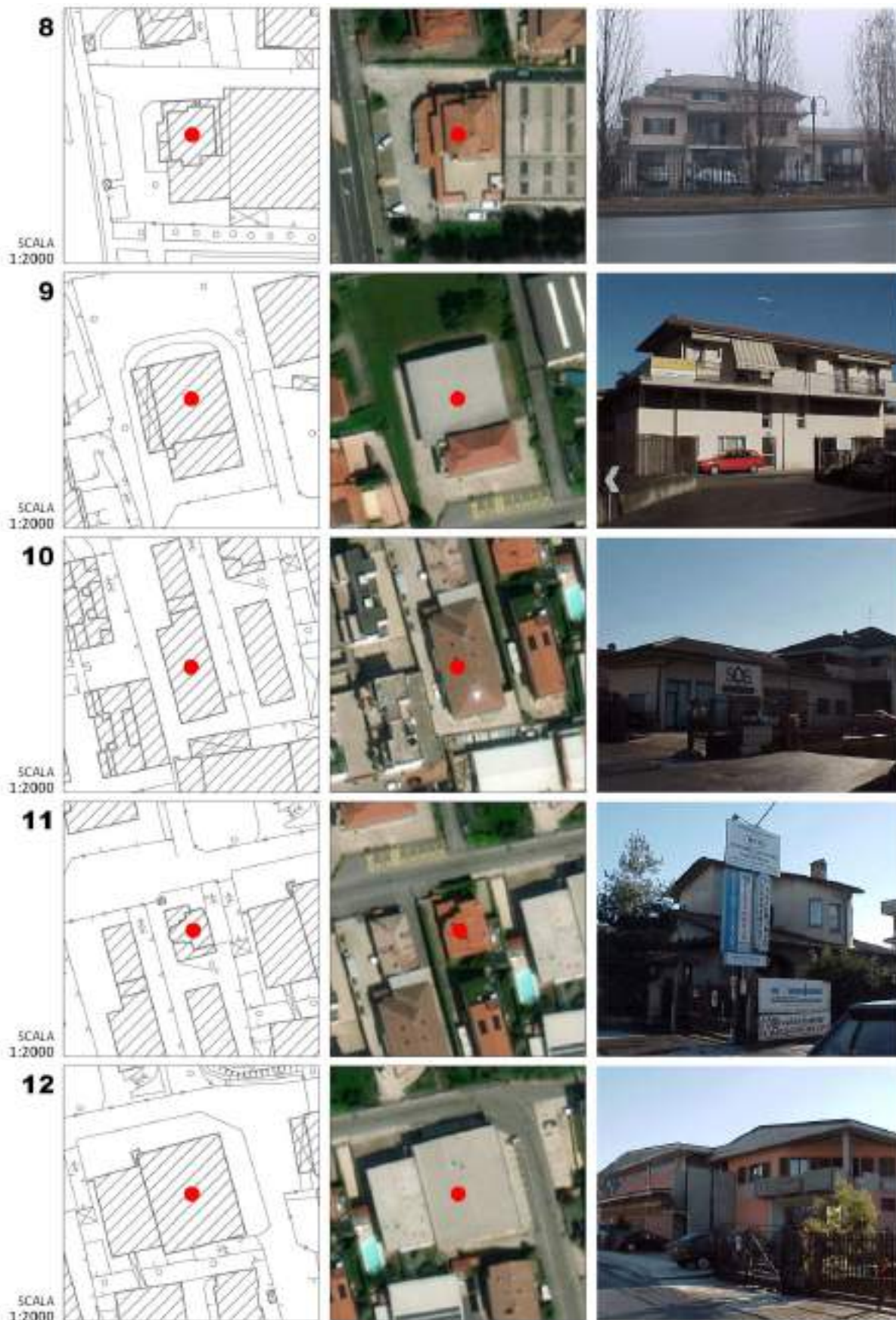
4 Insedimenti diffusi prevalentemente produttivi

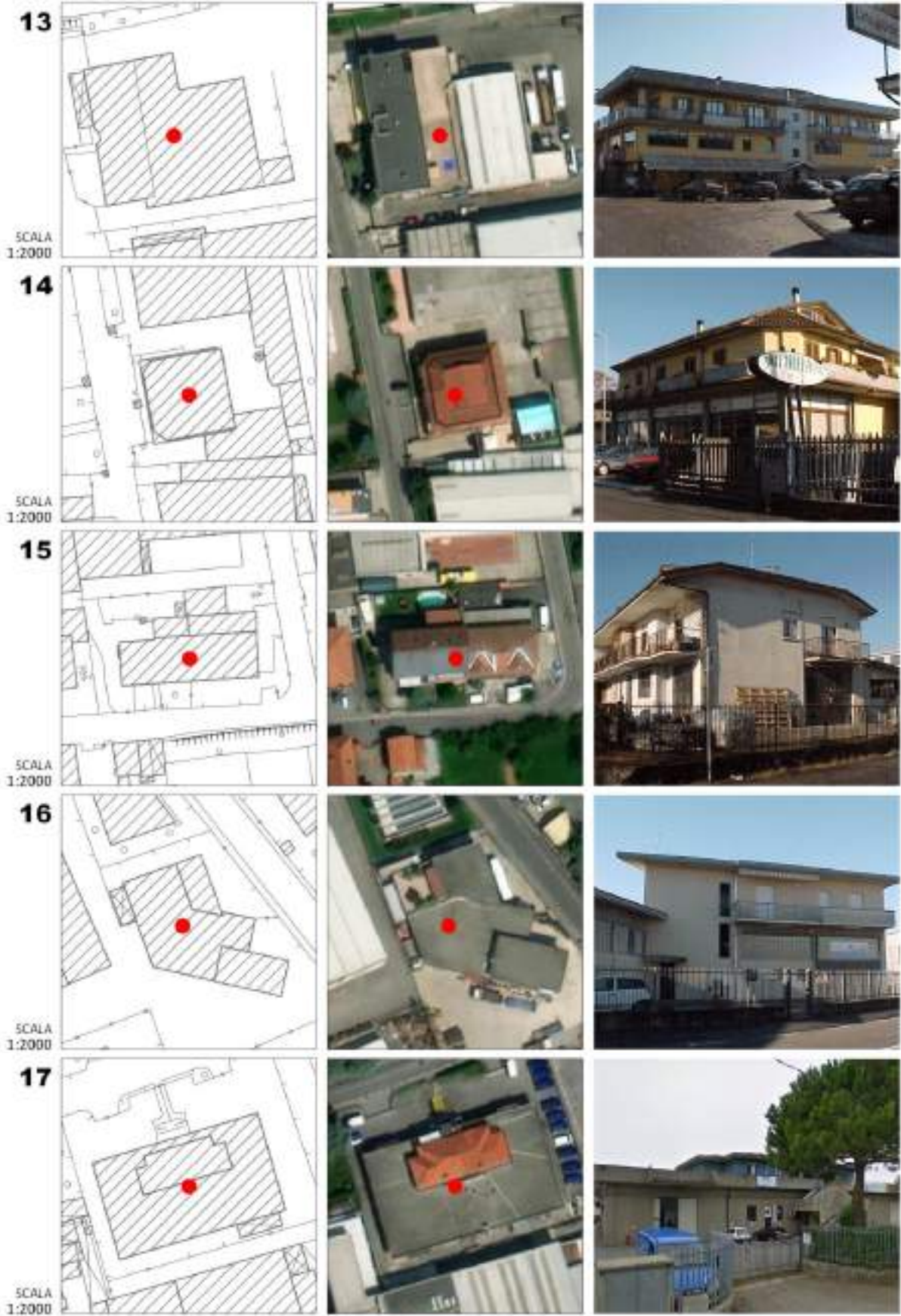
4.1 FABBRICATI ISOLATI CARATTERIZZATI DALLA COMMISTIONE TRA TIPOLOGIE RIFERITE ALL'EDILIZIA CIVILE ED ALLE FUNZIONI PRODUTTIVE

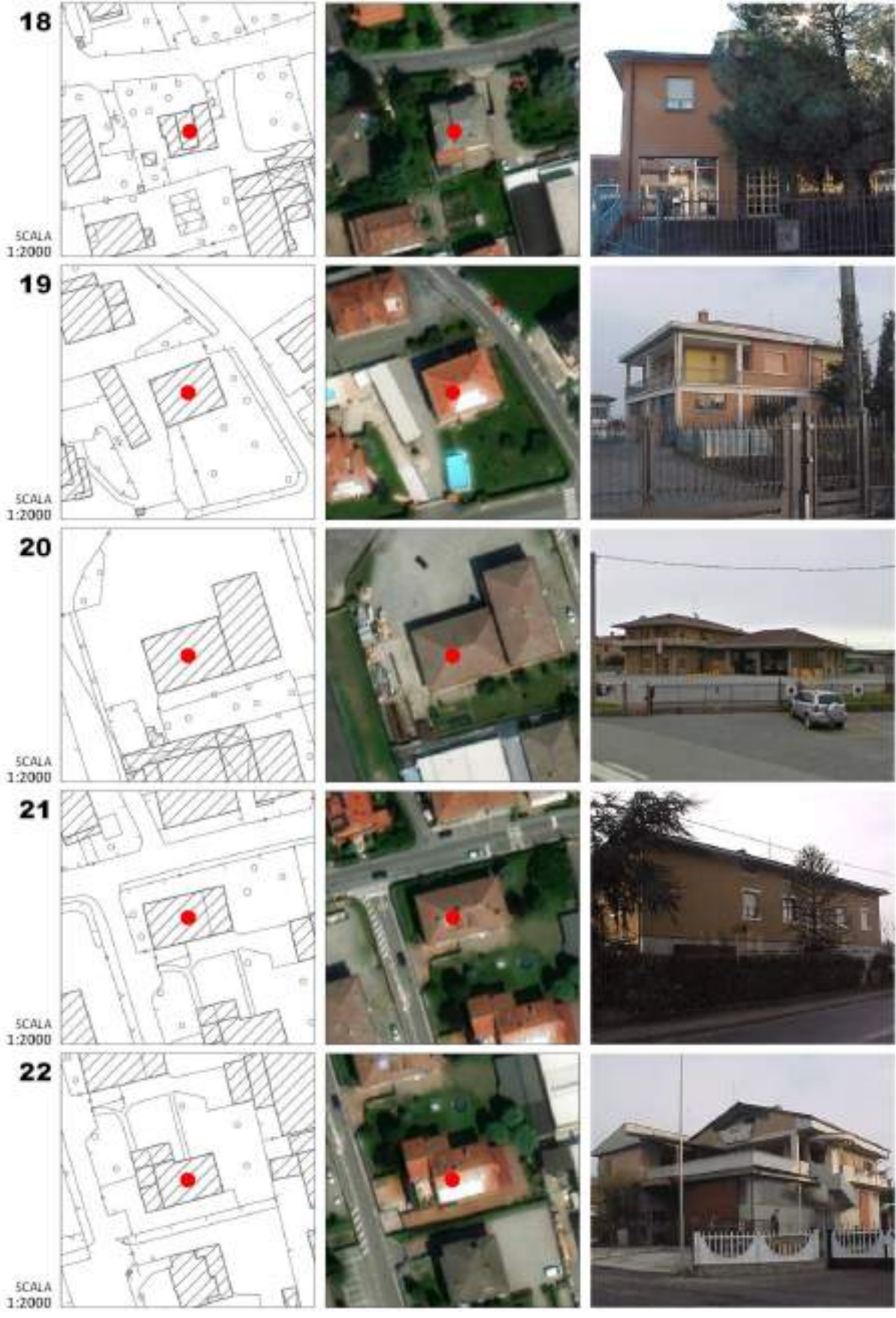












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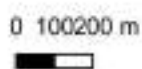
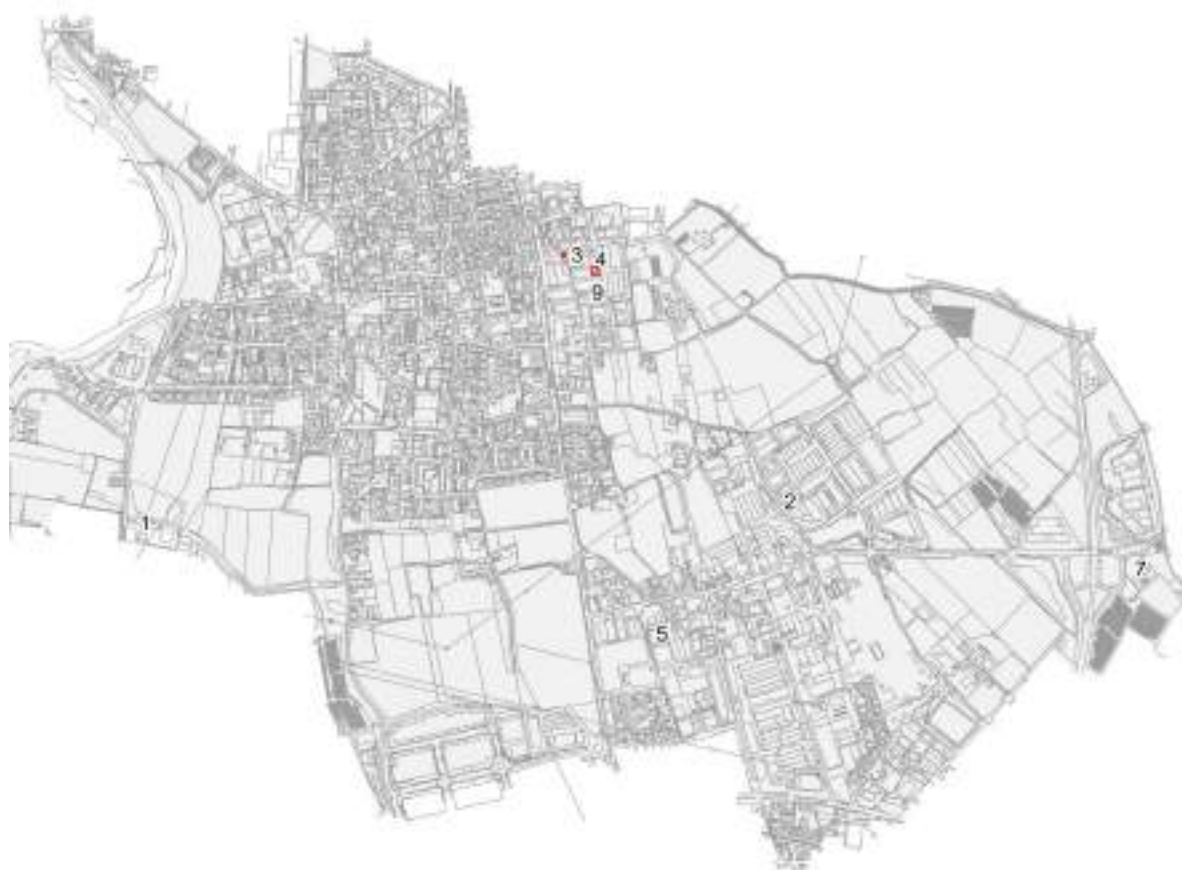


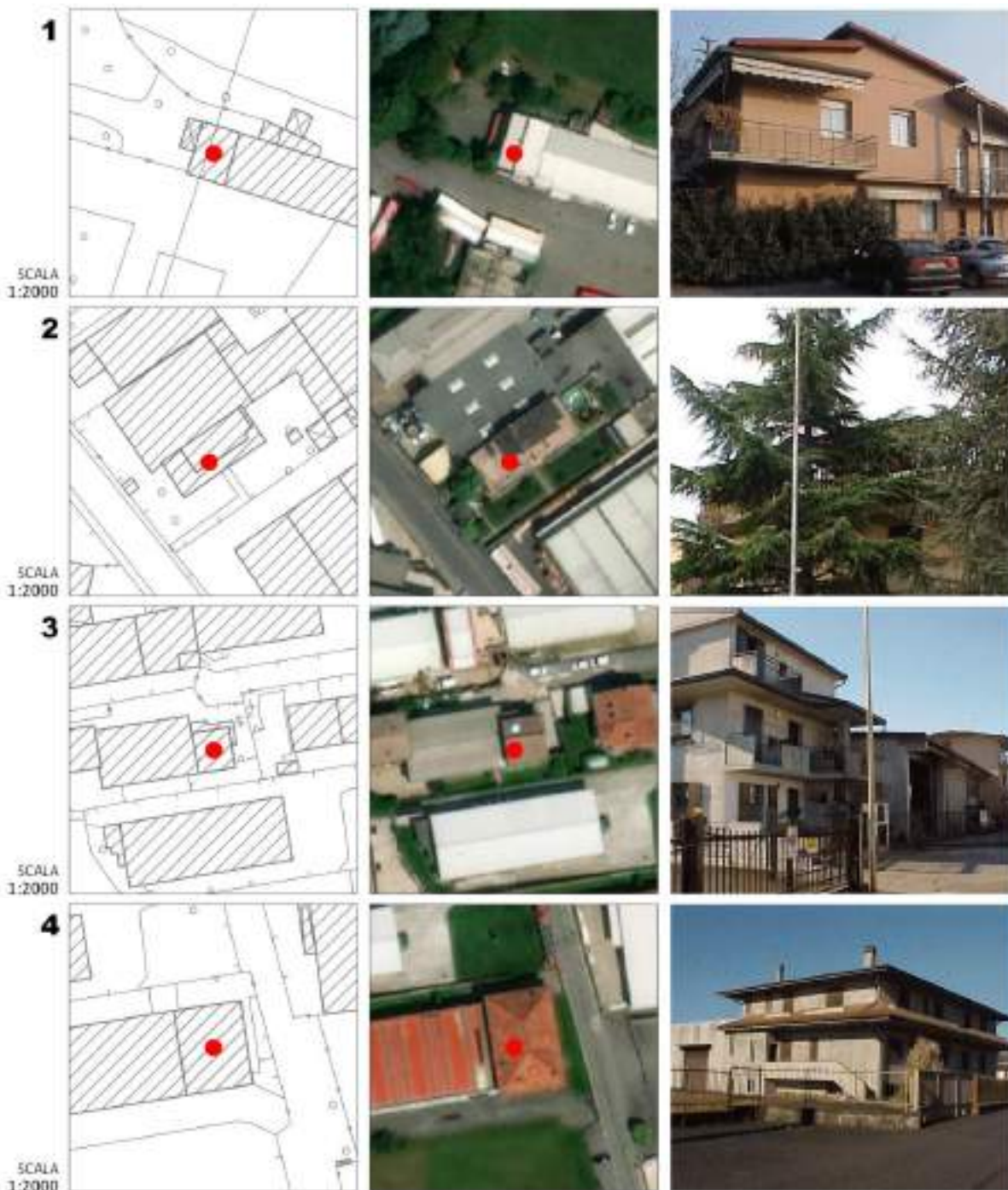
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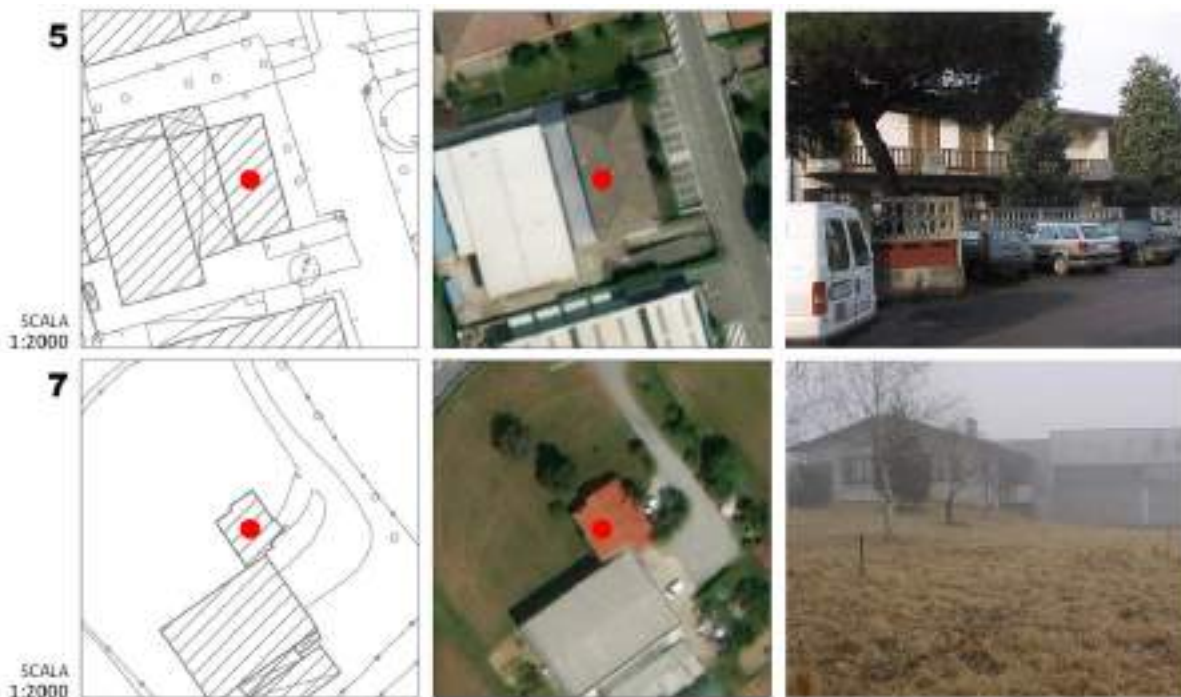




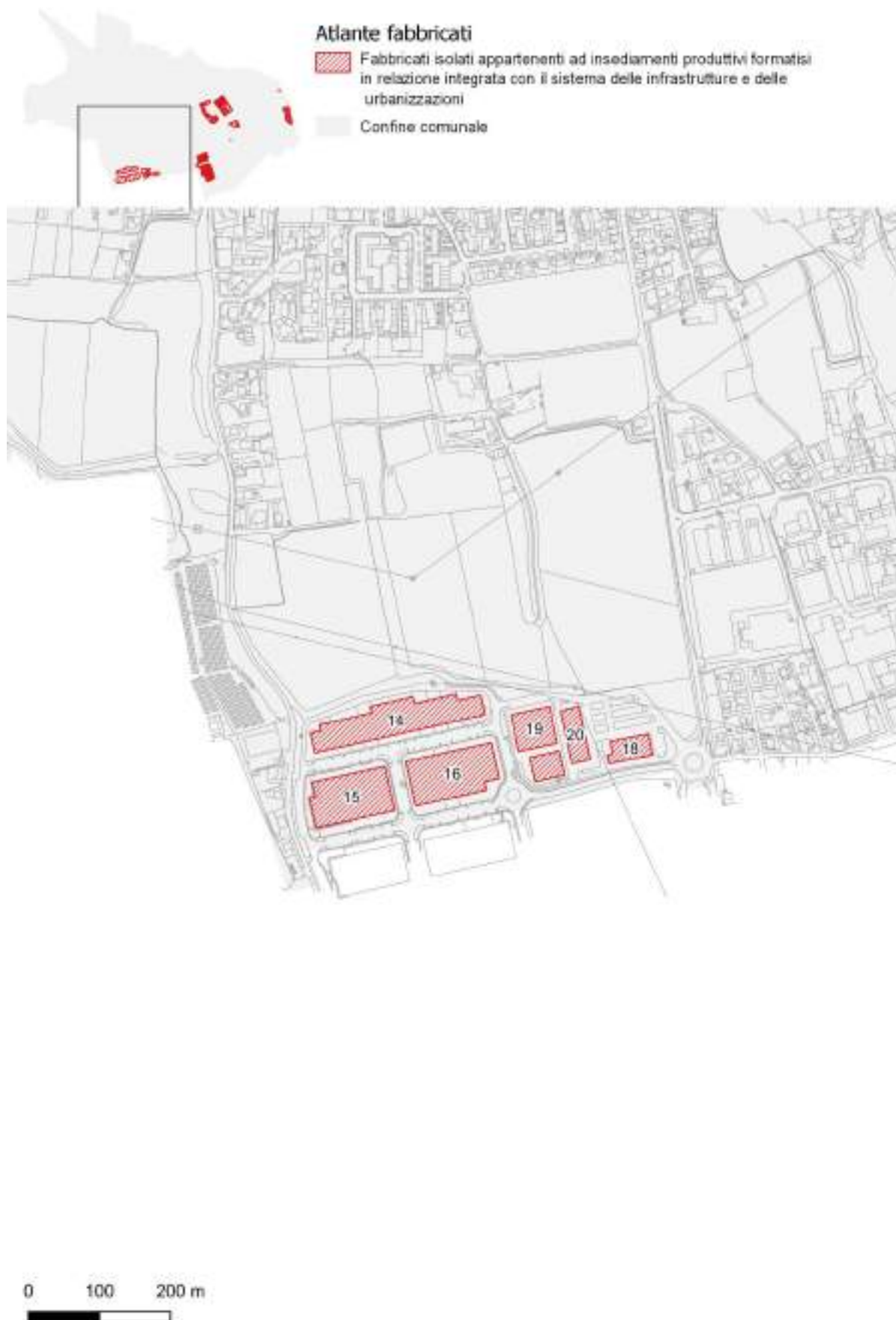
4.2 FABBRICATI AGGREGATI AD AREE PRODUTTIVE CARATTERIZZATI DALLA COMMISTIONE TRA TIPOLOGIE RIFERITE ALL'EDILIZIA CIVILE ED ALLE FUNZIONI PRODUTTIVE



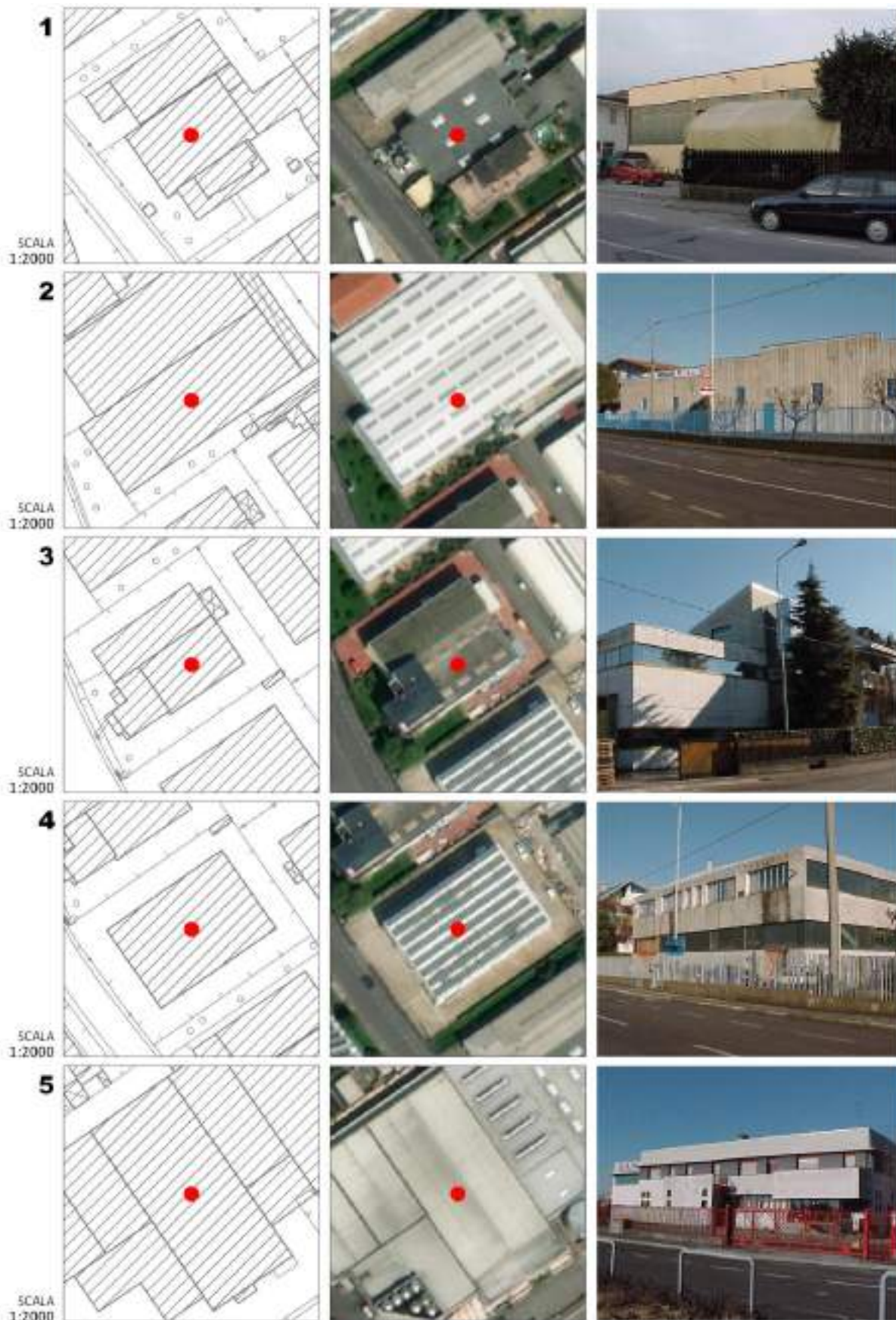


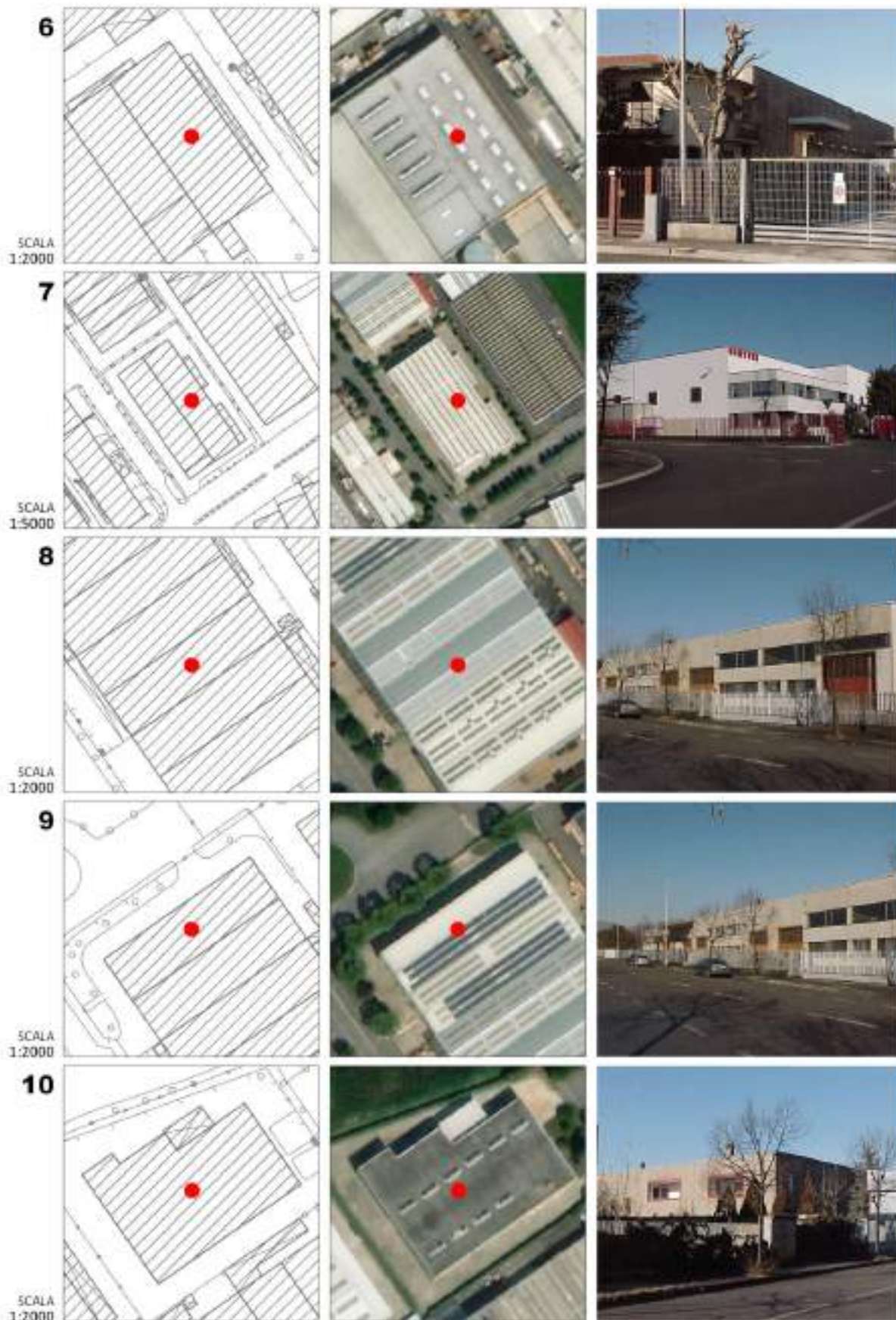


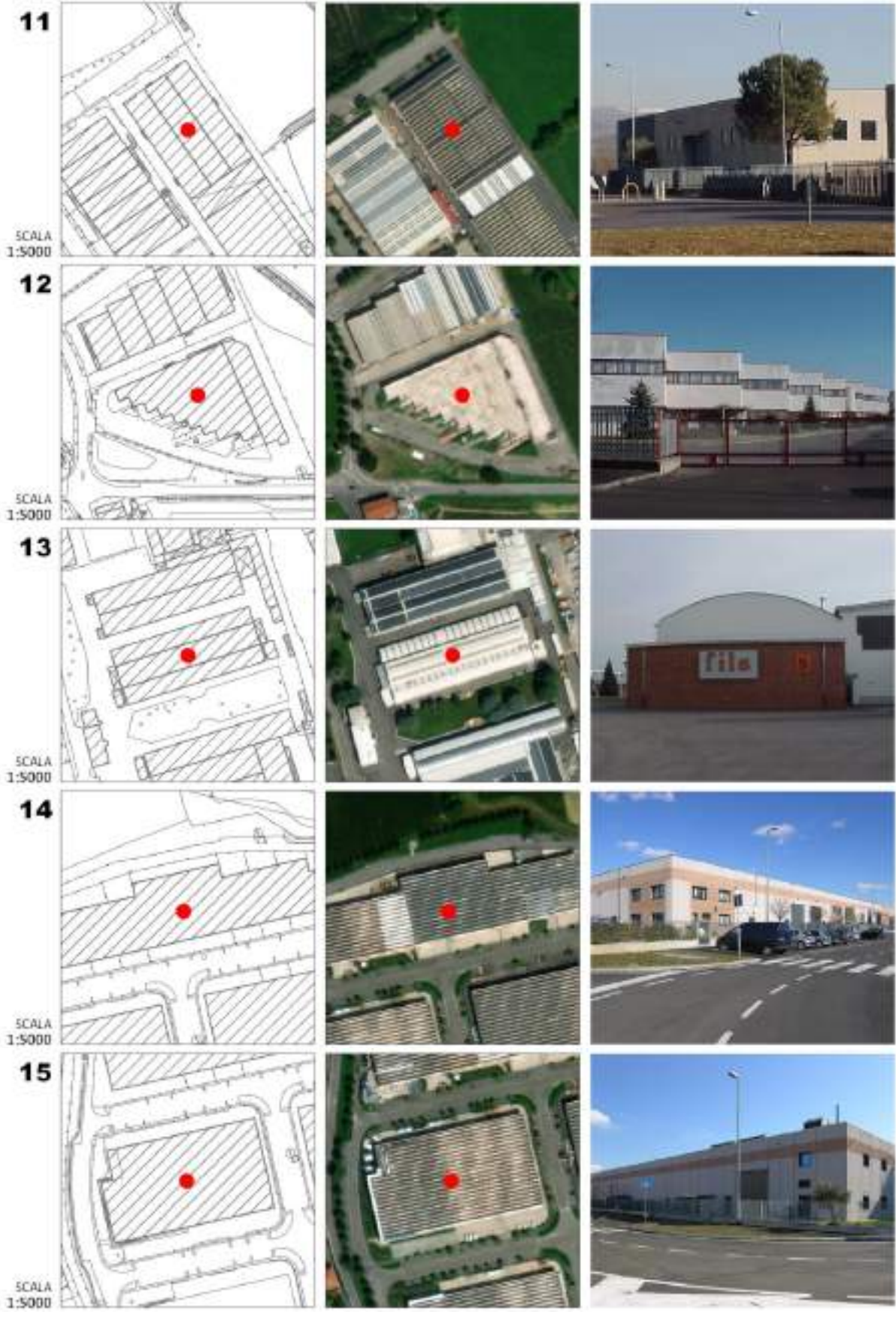
4.3 FABBRICATI ISOLATI APPARTENENTI AD INSEDIAMENTI PRODUTTIVI FORMATI IN RELAZIONE INTEGRATA CON IL SISTEMA DELLE INFRASTRUTTURE E DELLE URBANIZZAZIONI











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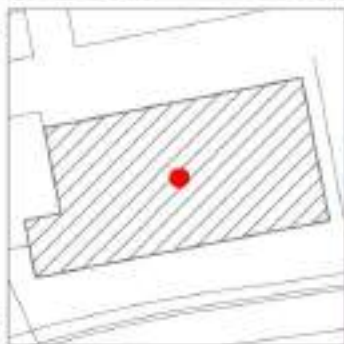
17



SCALA
1:5000



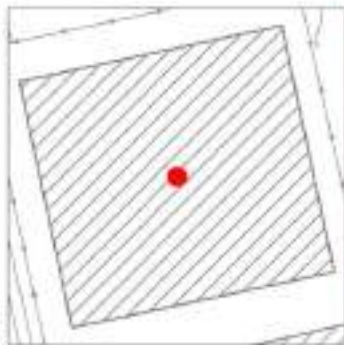
18



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1:2000



19



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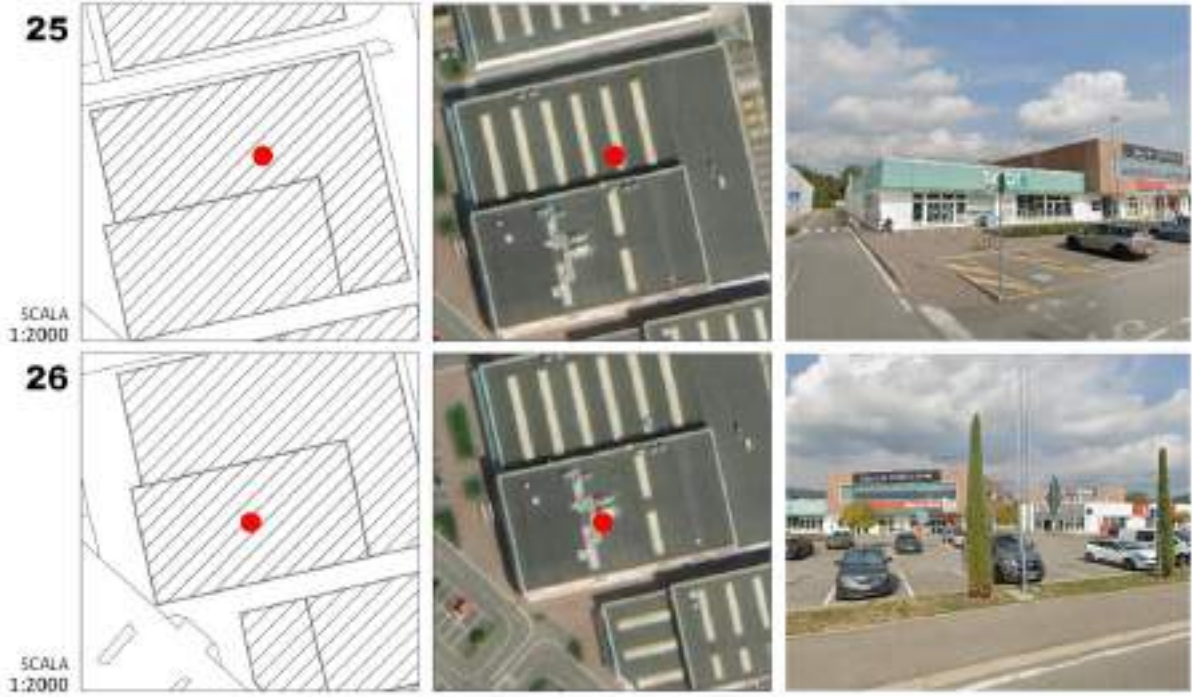
20



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4.4 MANUFATTI COMPOSTI DA AGGREGAZIONI COMPATTE DI ELEMENTI DIFFERENTI APPARTENENTI AD IN- SEDIAMENTI PRODUTTIVI FORMATISI IN RELAZIONE INTEGRATA CON IL SISTEMA DELLE INFRASTRUTTURE E DELLE URBANIZZAZIONI



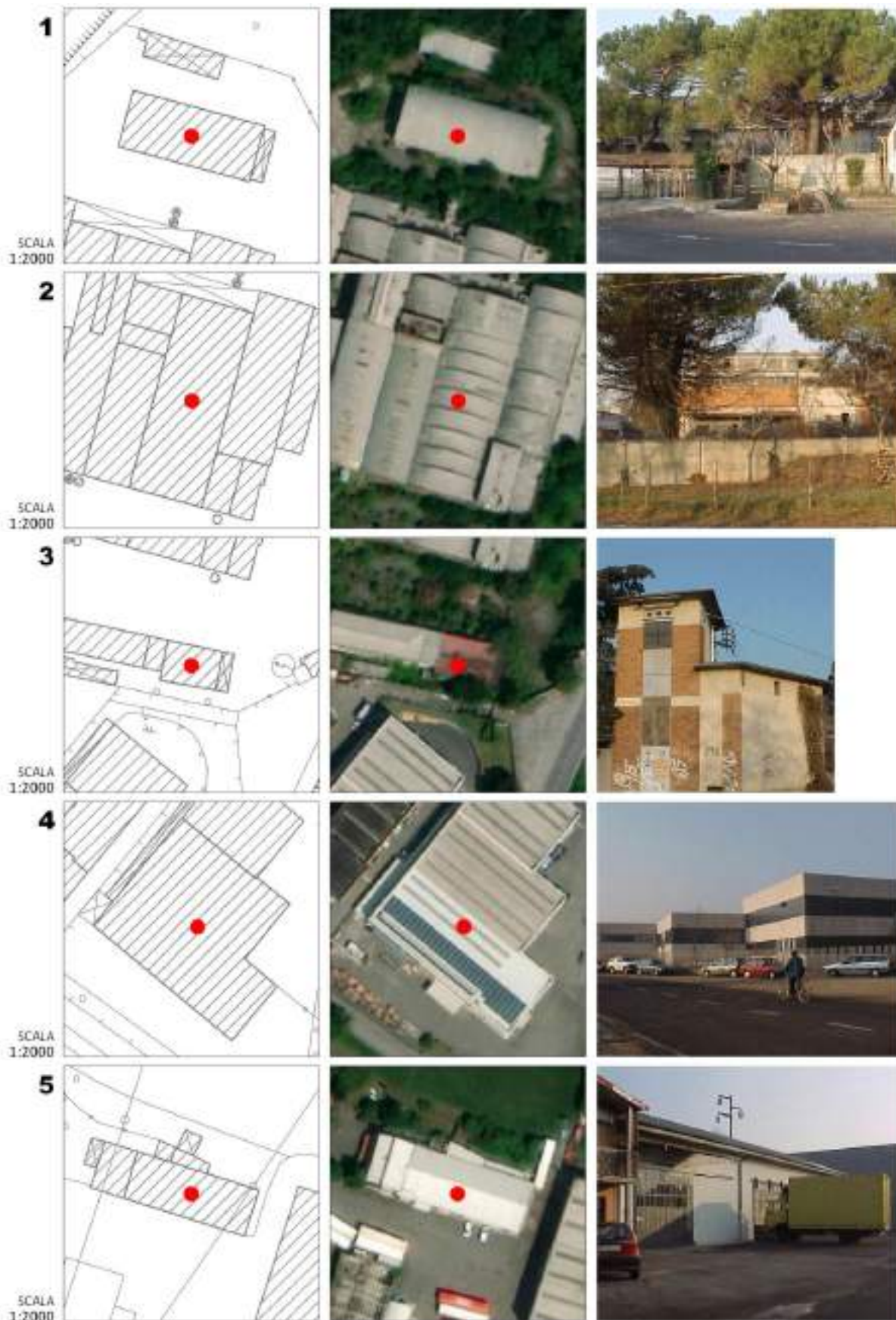


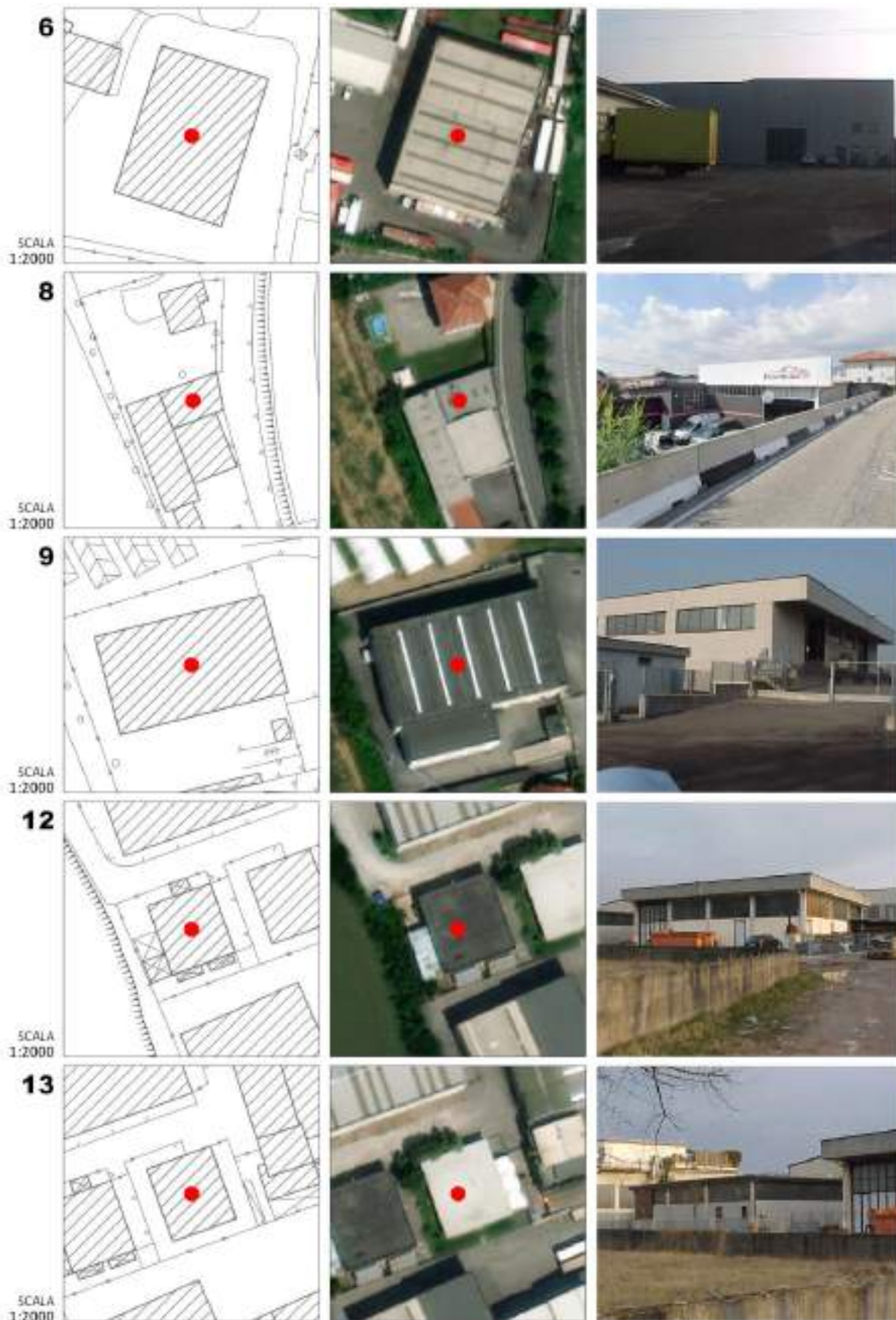
4.5 FABBRICATI O AGGREGAZIONI DI FABBRICATI DISPOSTI A SATURAZIONE DEL LOTTO DI ORIGINE APPARTENENTI AD INSEDIAMENTI PRODUTTIVI FORMATISI IN RELAZIONE A STRUTTURE TERRITORIALI PREESISTENTI

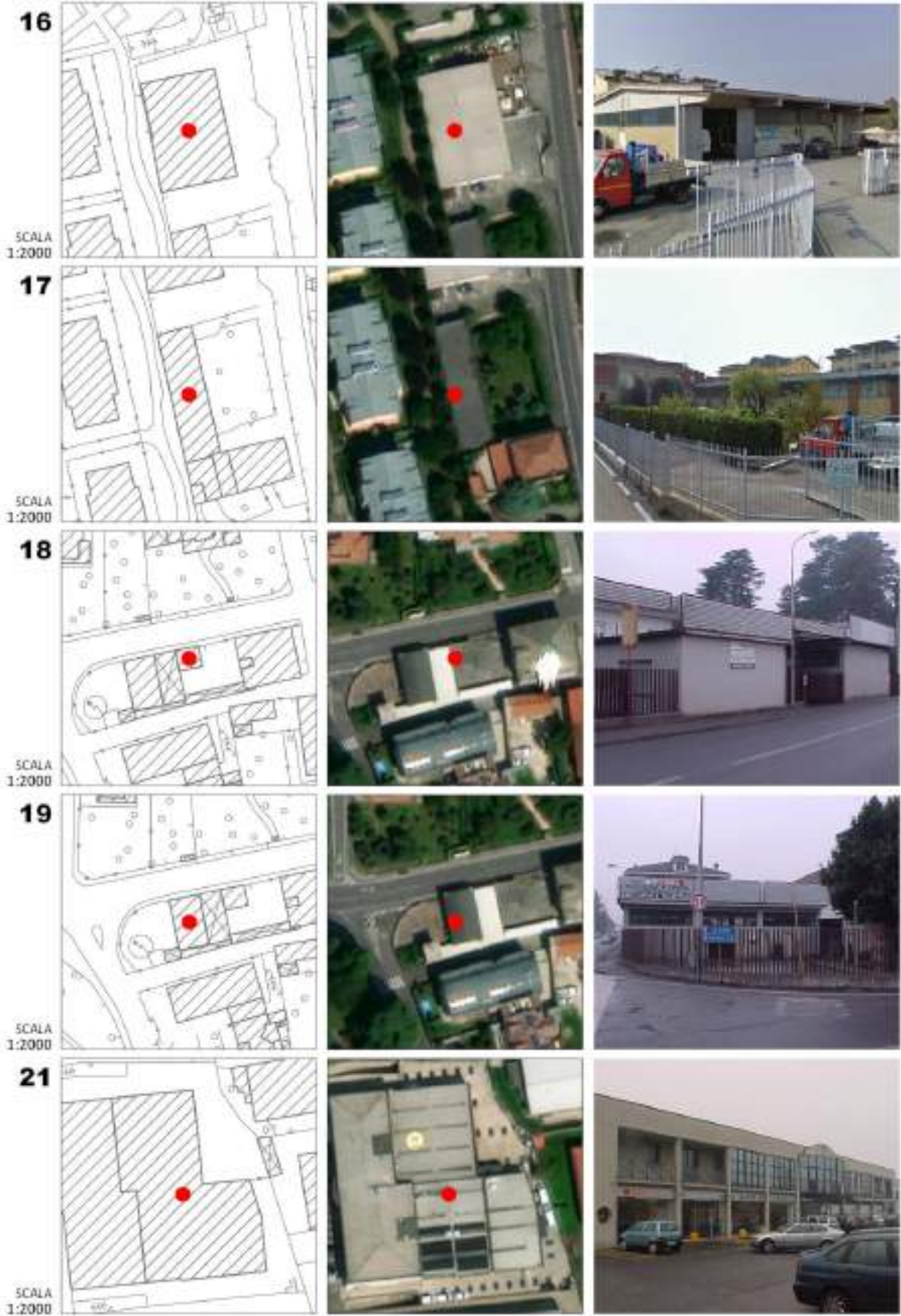


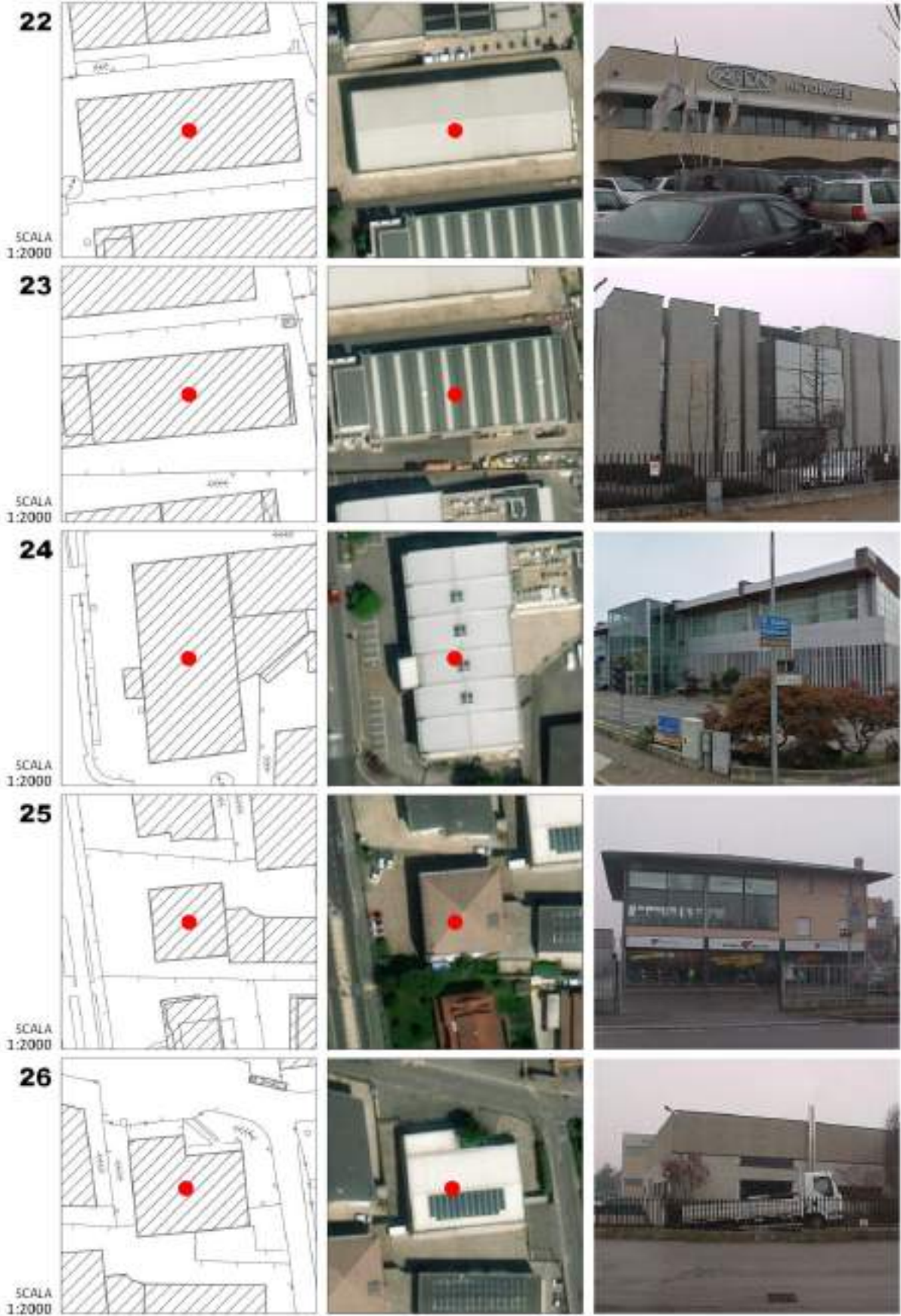




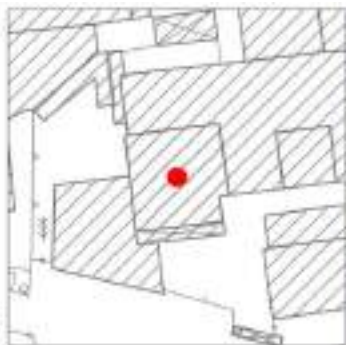








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29



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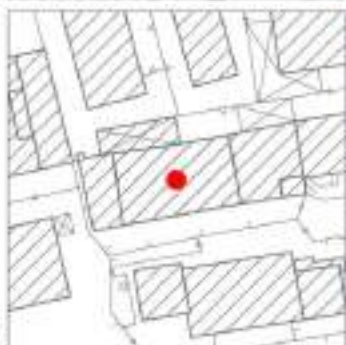
30



SCALA
1:2000

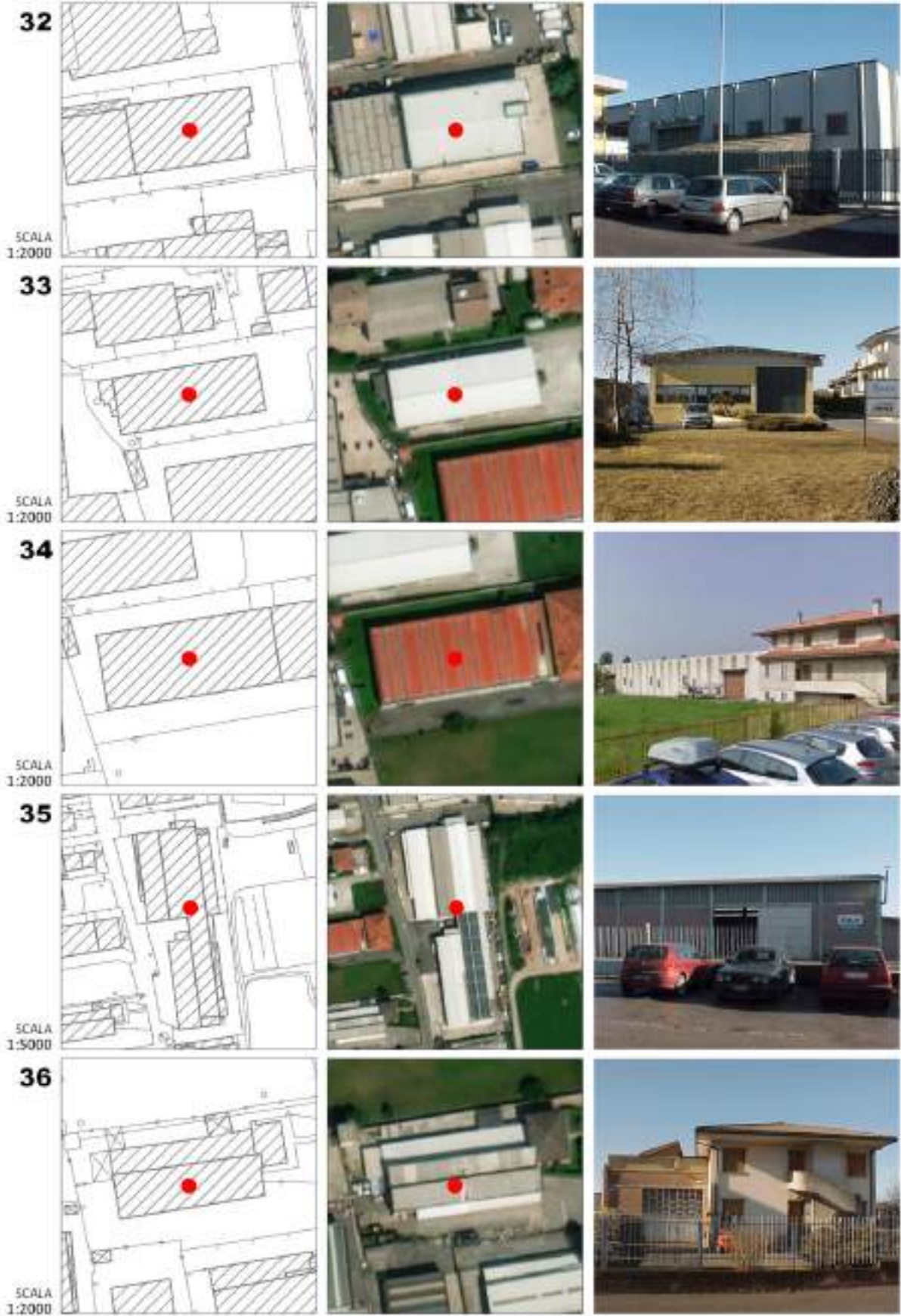


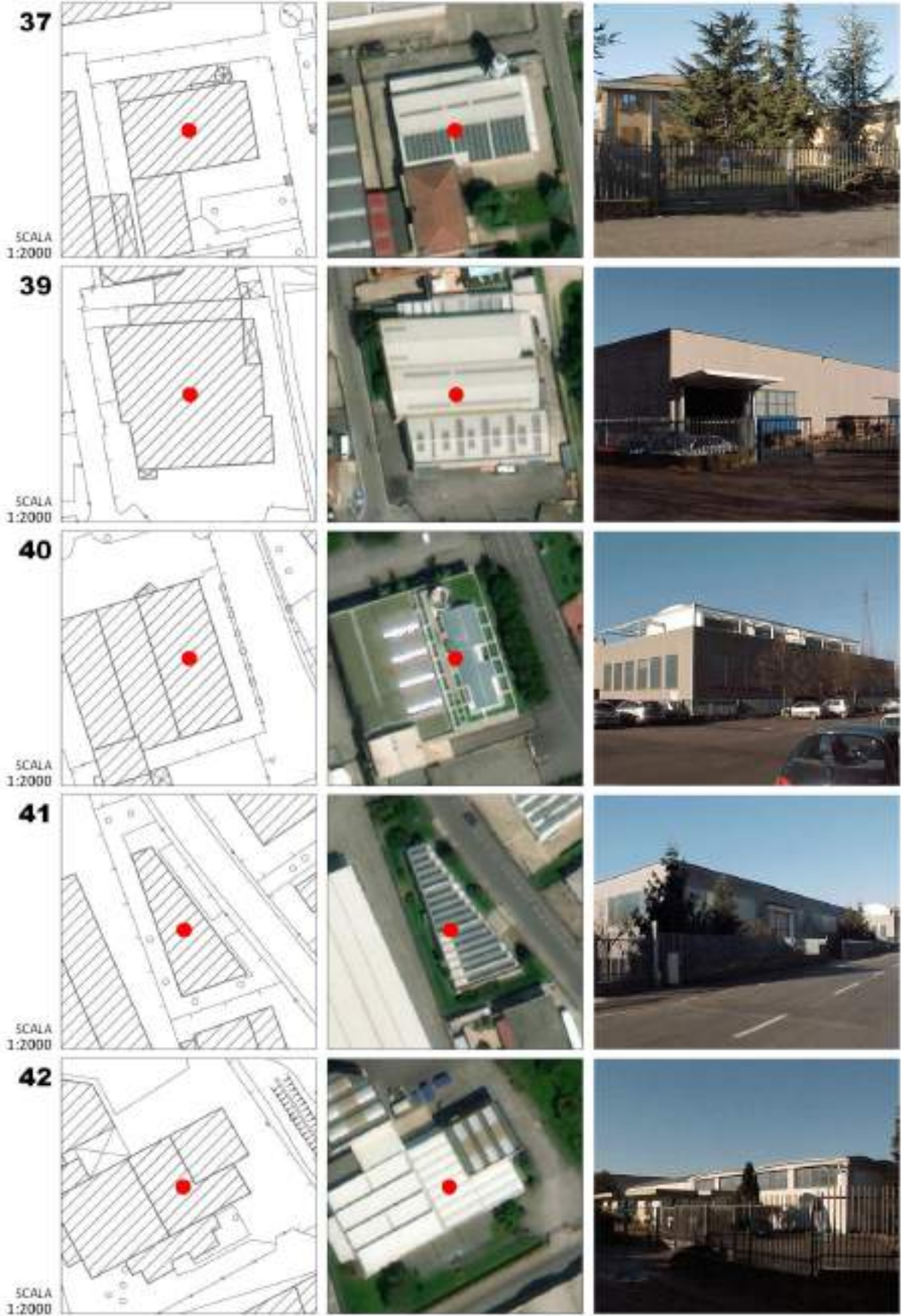
31

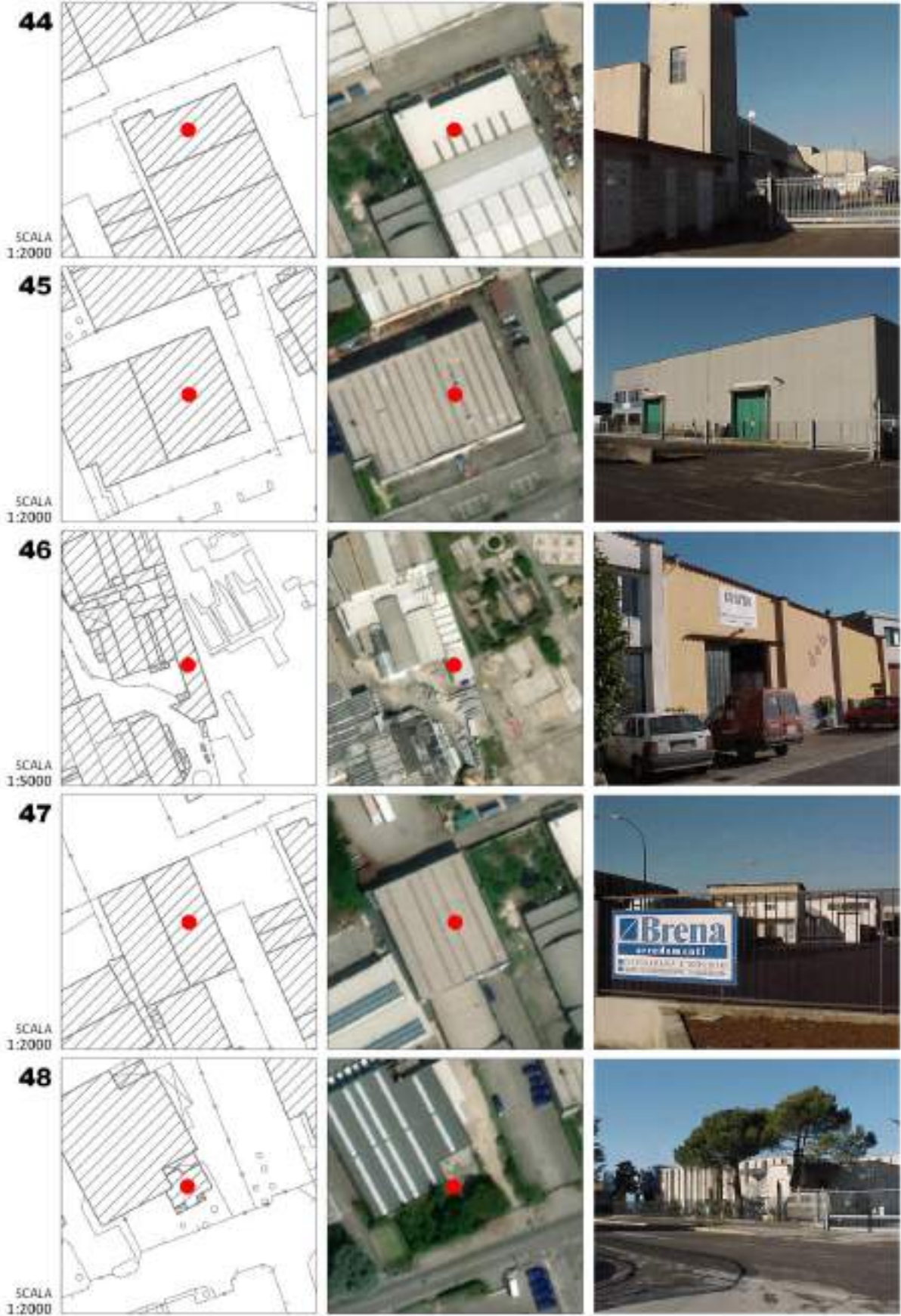


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1:2000



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1:5000



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1:2000



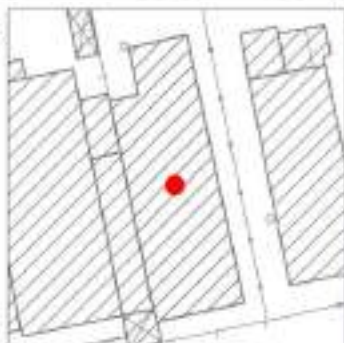
52



SCALA
1:2000

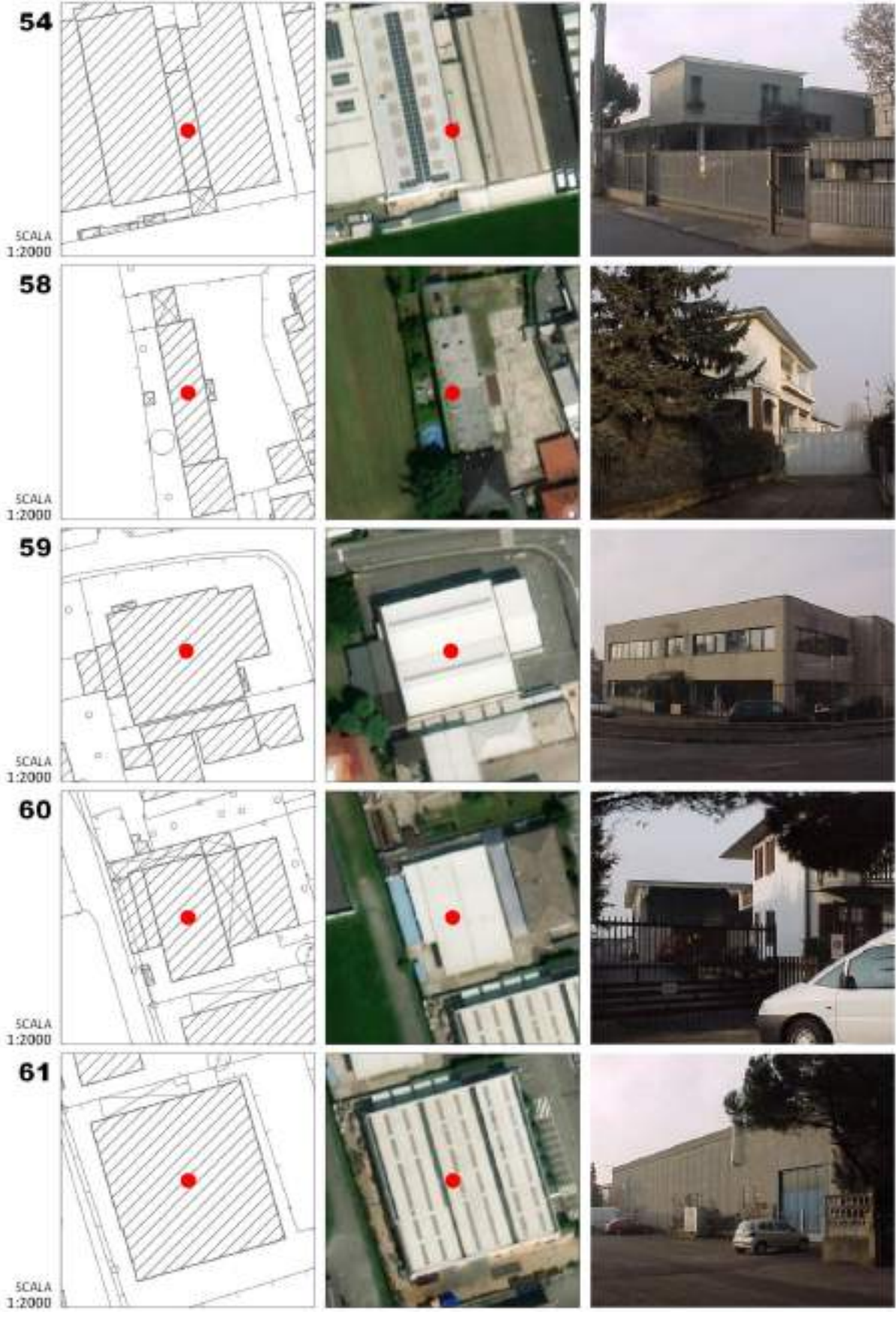


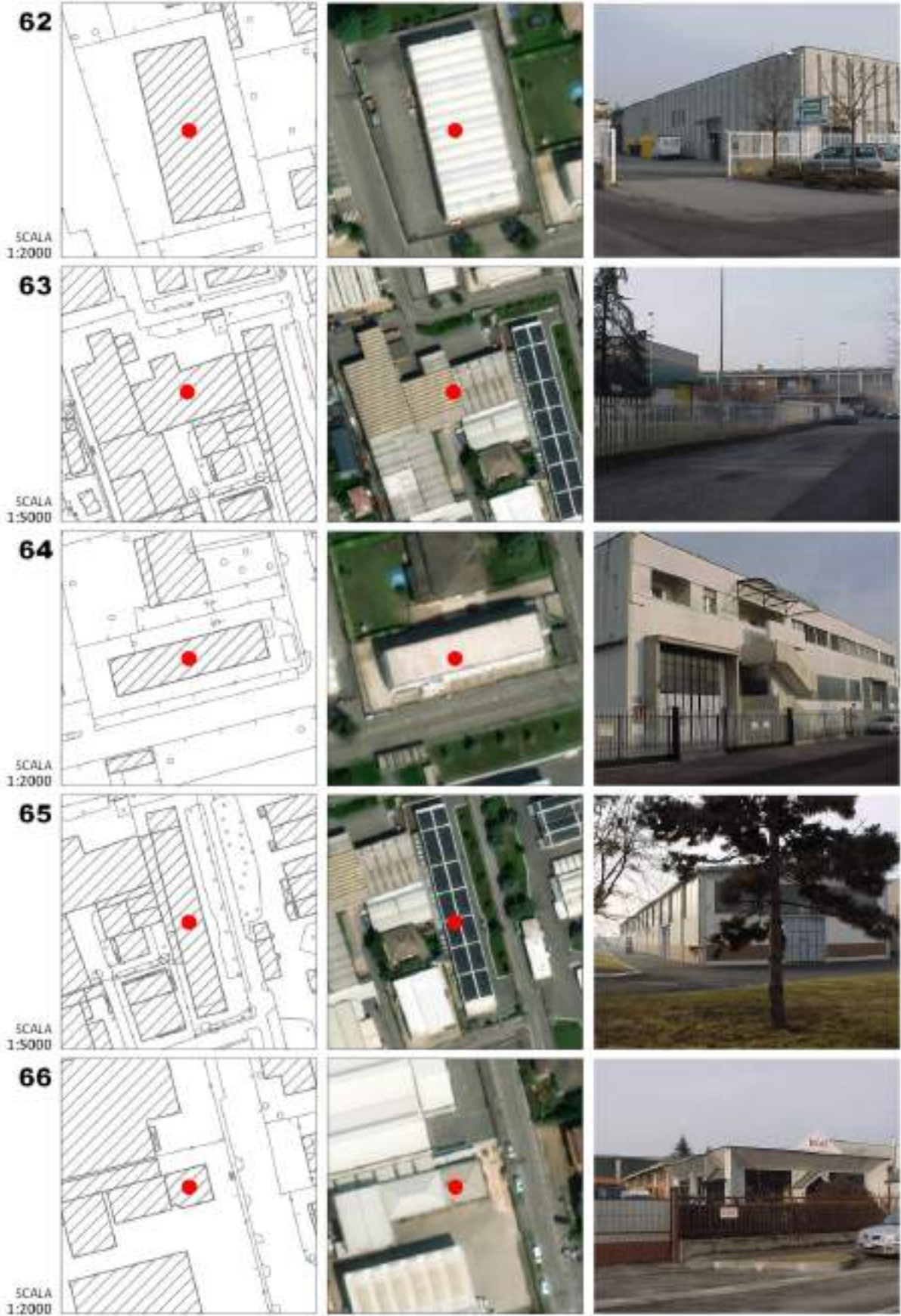
53



SCALA
1:2000







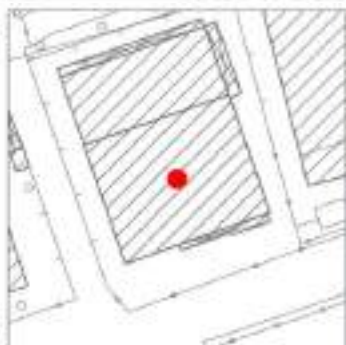
67



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1:2000



68



SCALA
1:2000



69



SCALA
1:2000



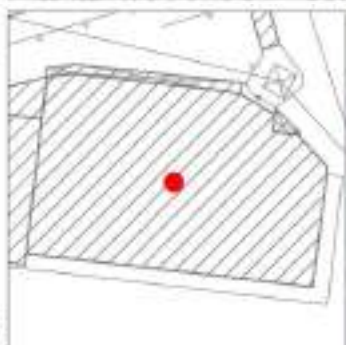
70



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71



SCALA
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72



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77



SCALA
1:2000



78



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79



SCALA
1:2000



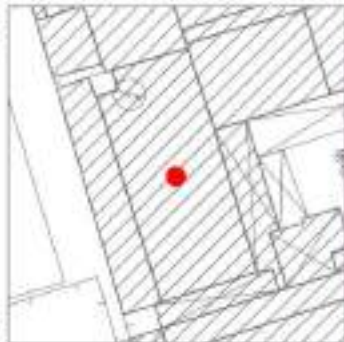
80



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82



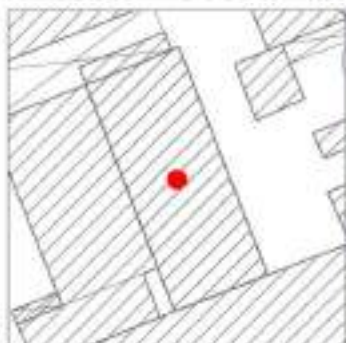
SCALA
1:2000



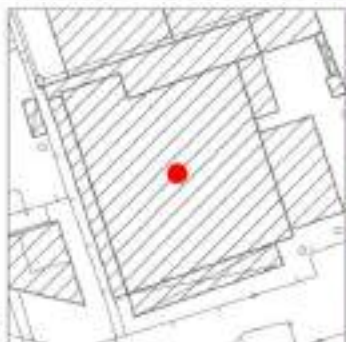
83



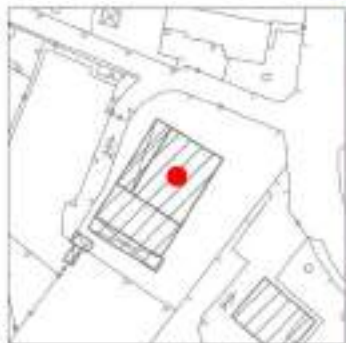
84



89

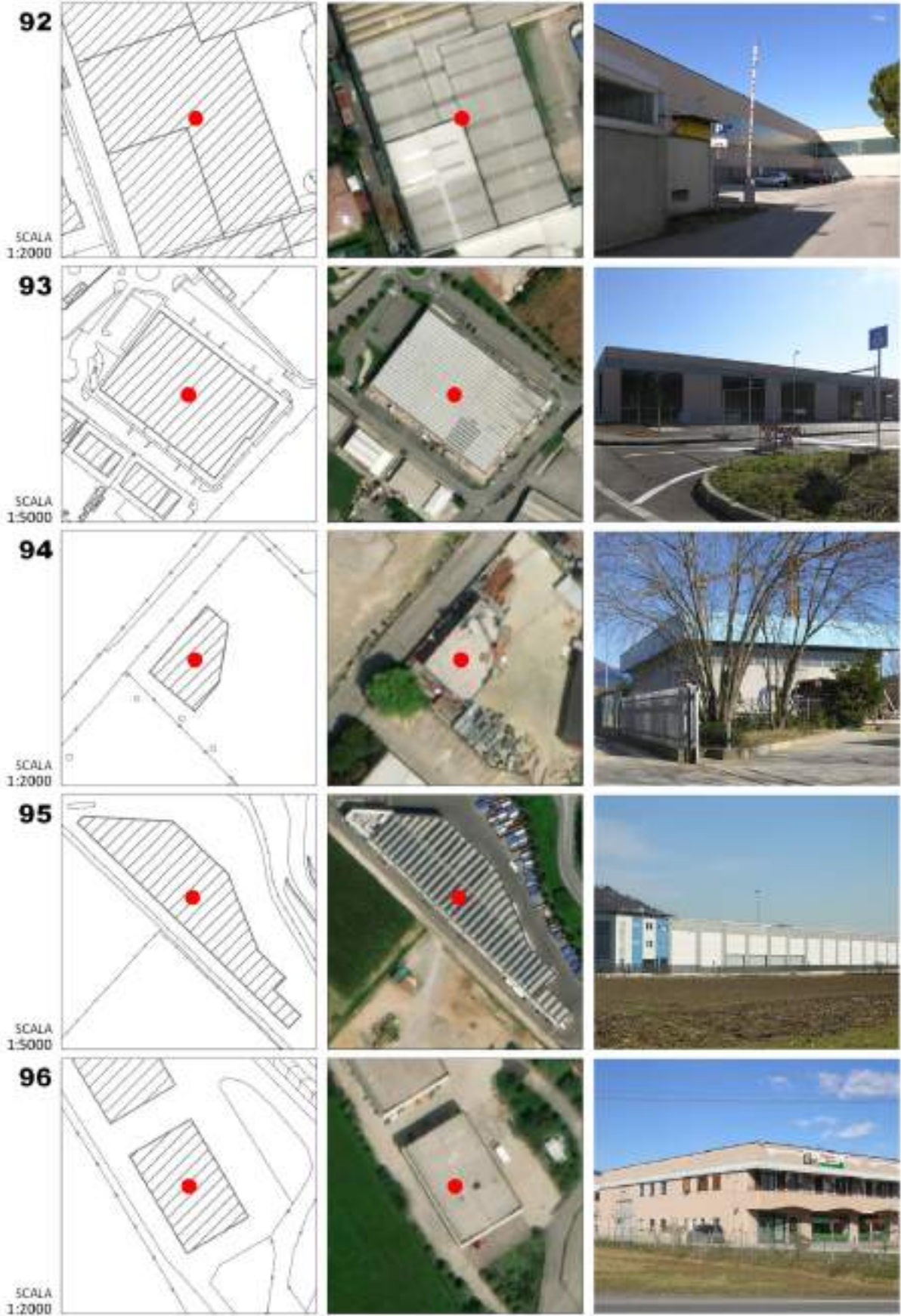


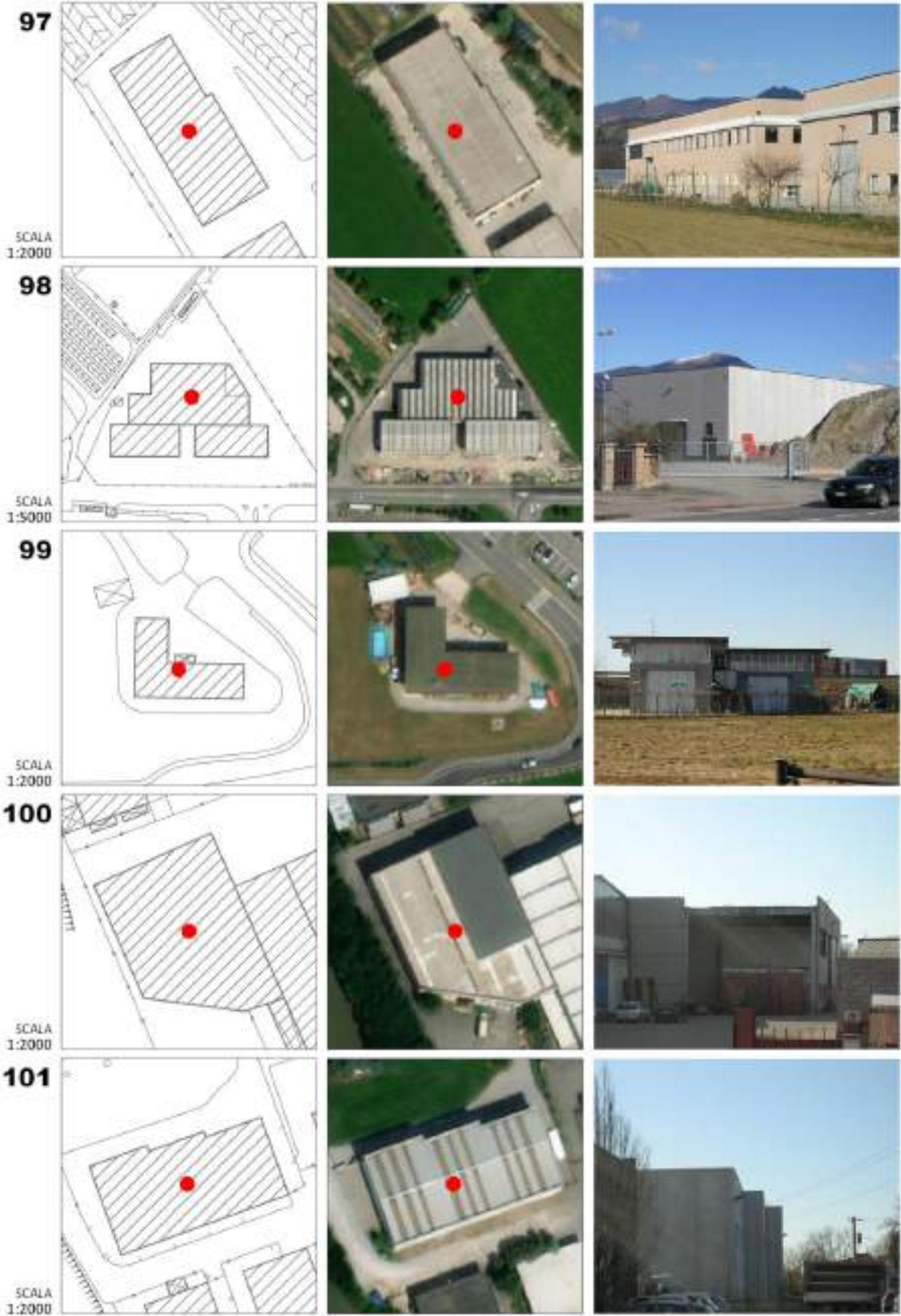
90



91







102



SCALA
1:5000



103



SCALA
1:2000



104



SCALA
1:2000



4.6 AREE PRODUTTIVE COSTITUITE DA AGGREGAZIONI DI MANUFATTI IN RELAZIONE AD UN IMPIANTO AUTORIZZATO APPARTENENTI AD INSEDIAMENTI PRODUTTIVI FORMATISI IN RELAZIONE A STRUTTURE TERRITORIALI PREESISTENTI





5 Insedimenti specializzati per funzioni di carattere collettivo

5.1 FABBRICATI IN AGGREGAZIONE AD ELEMENTI PREESISTENTI





5.2 FABBRICATI ED AREE DI IMPIANTO AUTORIZERITO



