

# PARÂMETROS E INCENTIVOS

## PARÂMETROS DADOS

## PARÂMETROS PROPOSTOS

## INCENTIVOS PROPOSTOS

MACROZONA DE ESTRUTURAÇÃO E QUALIFICAÇÃO URBANA

### ESTRUTURAÇÃO METROPOLITANA

COEFICIENTE DE APROVEITAMENTO

COTA PARTE MÁXIMA

TAXA DE OCUPAÇÃO MÁXIMA

TAXA DE PERMEABILIDADE MÍNIMA

RECUOS MÍNIMOS

GABARITO MÁXIMO

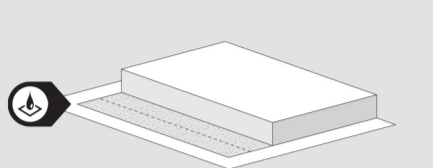
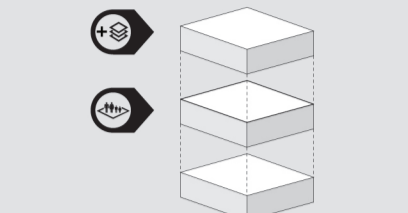
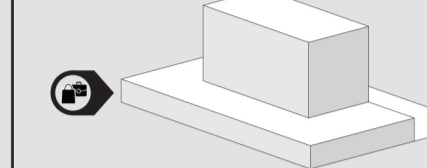
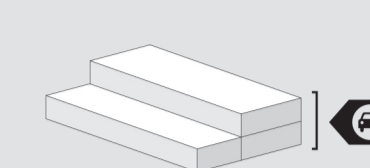
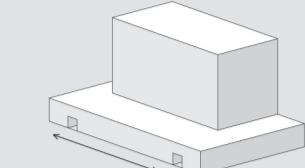
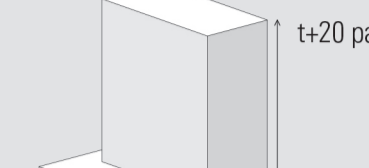
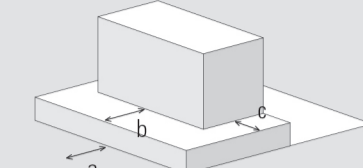
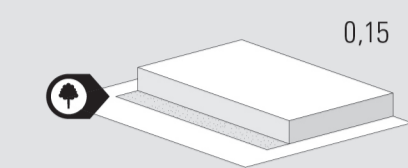
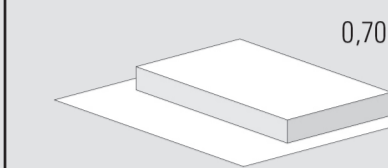
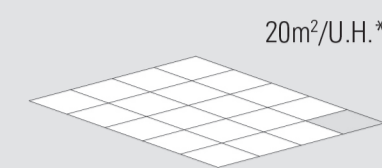
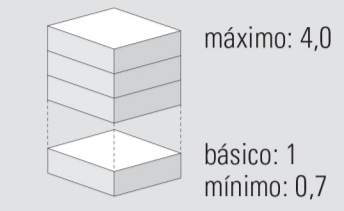
DISTÂNCIA MÍNIMA ENTRE ACESSOS

ESTACIONAMENTO

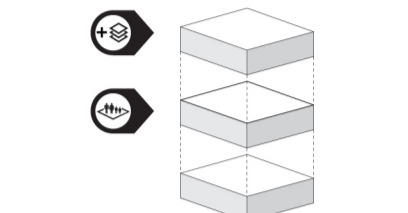
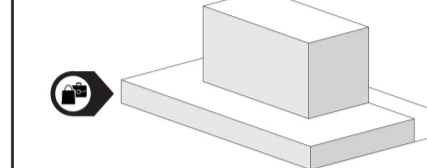
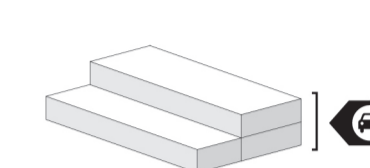
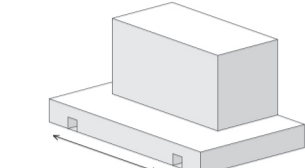
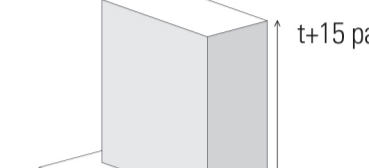
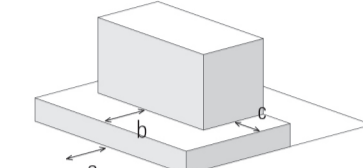
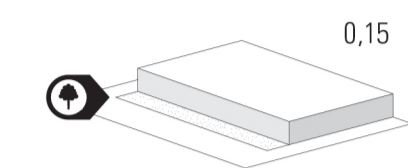
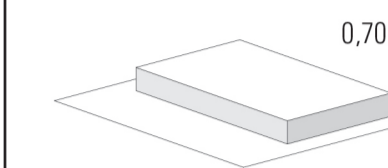
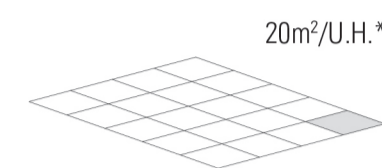
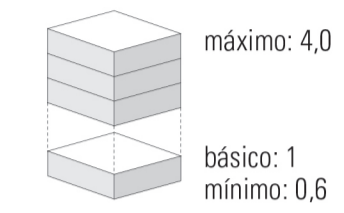
USO MISTO

HABITAÇÃO DE INTERESSE SOCIAL

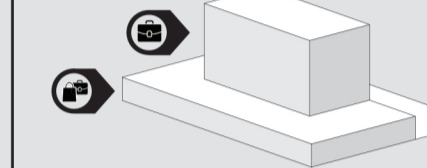
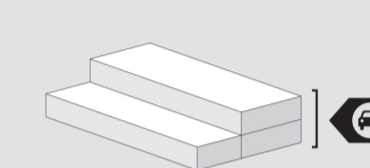
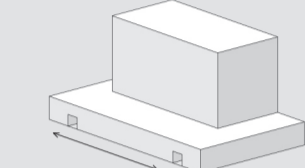
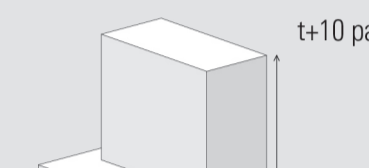
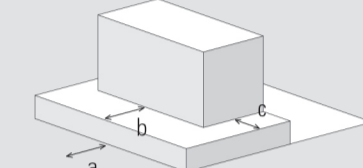
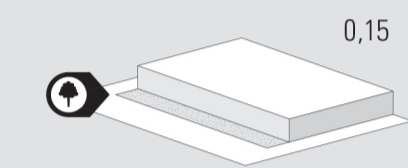
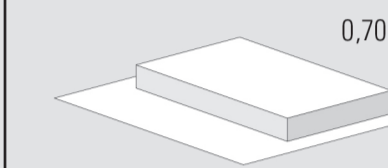
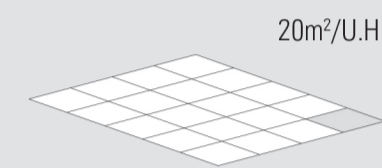
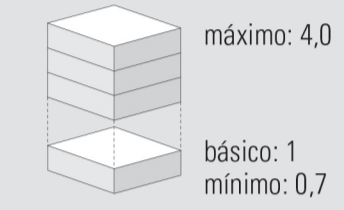
DRENAGEM



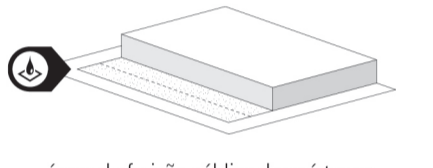
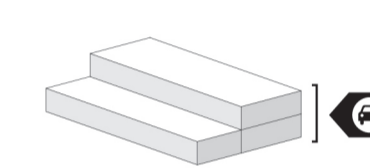
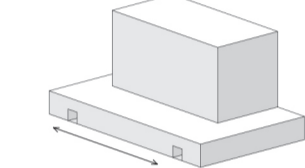
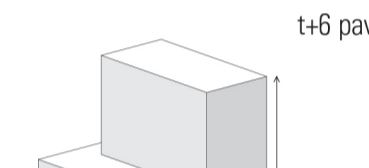
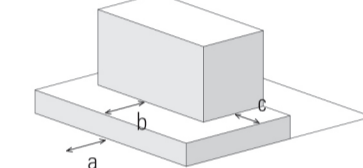
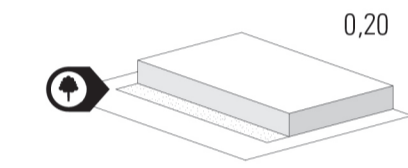
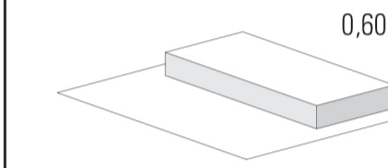
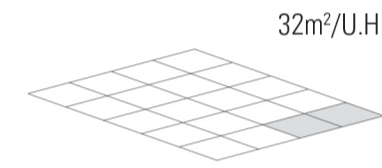
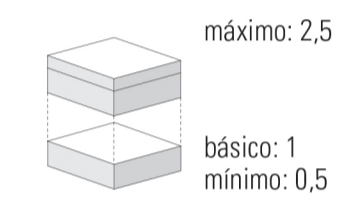
### QUALIFICAÇÃO DA URBANIZAÇÃO CONSOLIDADA



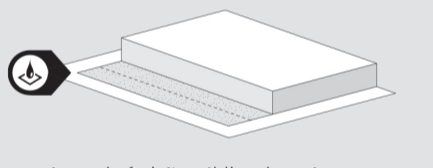
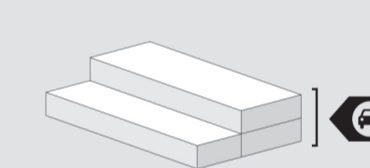
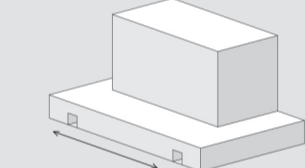
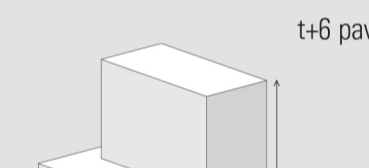
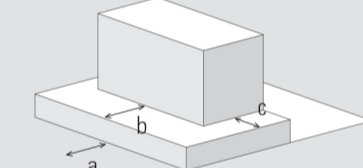
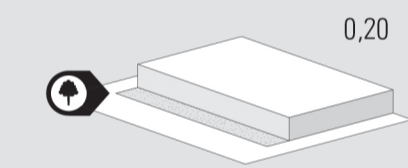
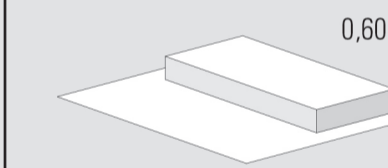
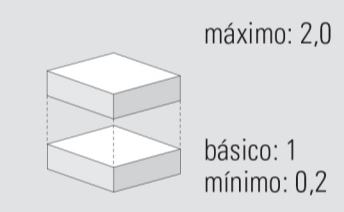
### REDUÇÃO DA VULNERABILIDADE URBANA - I



### REDUÇÃO DA VULNERABILIDADE URBANA - II



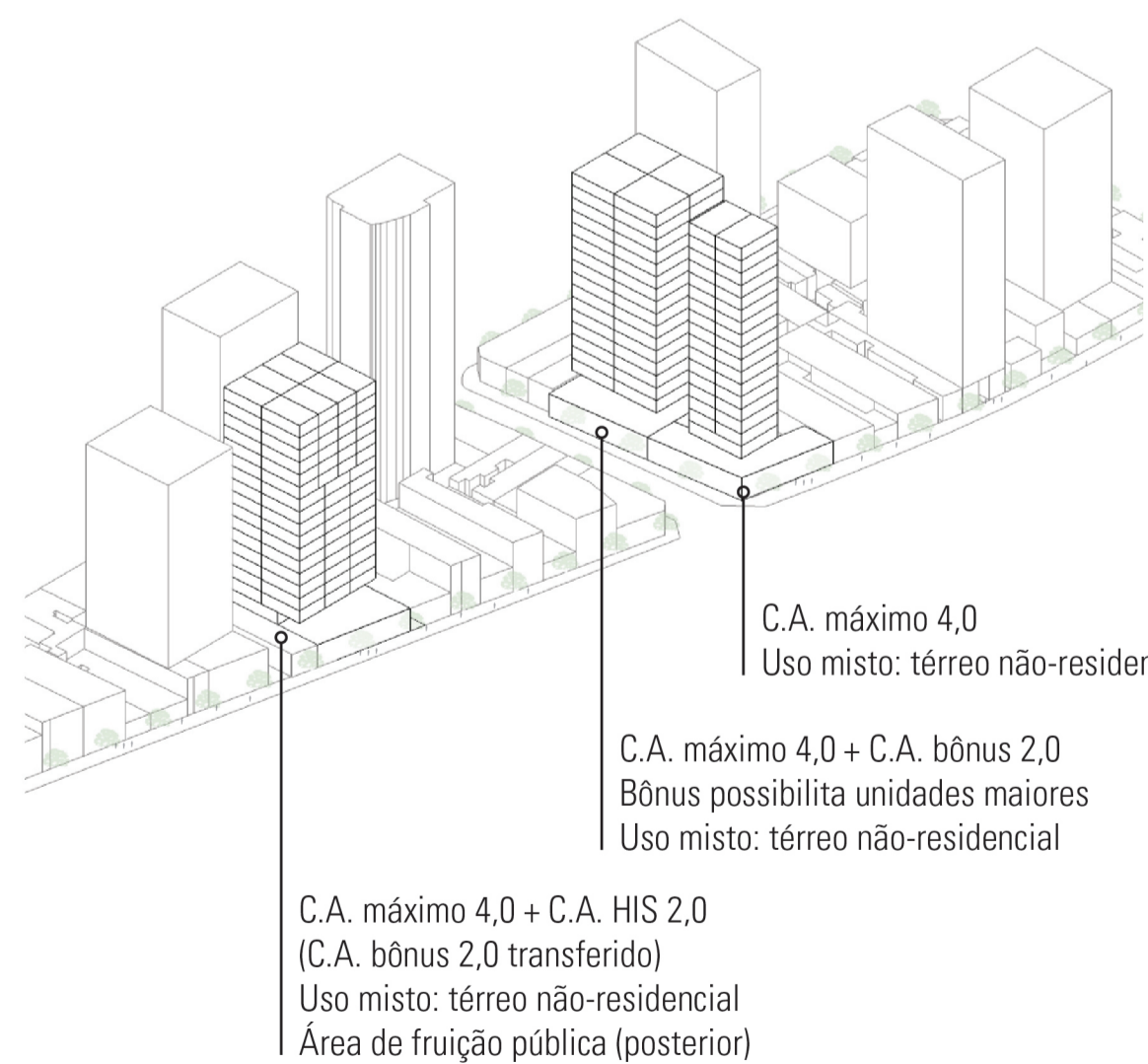
### RECUPERAÇÃO URBANA E AMBIENTAL



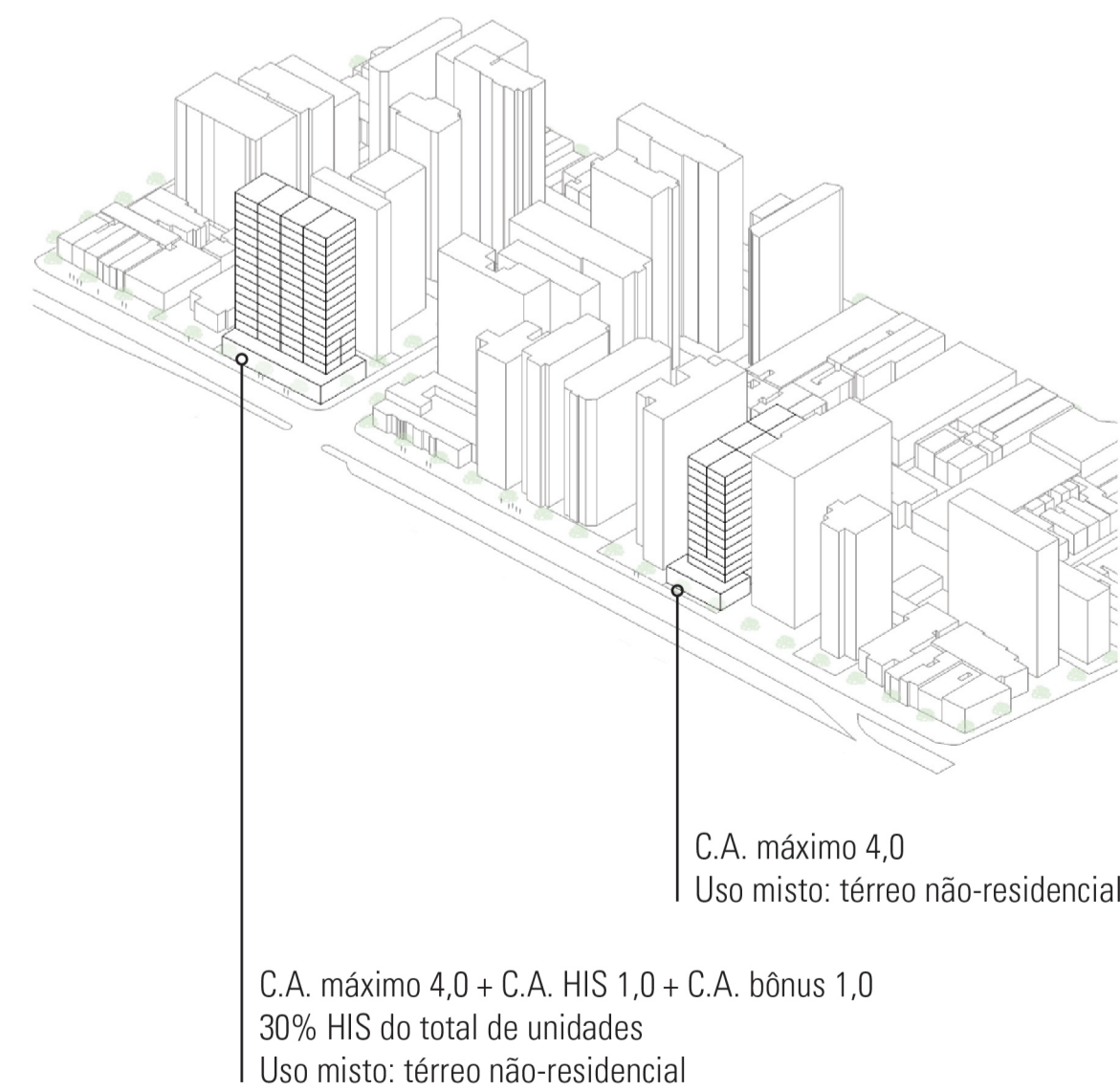
\* Há uma discrepância entre os valores de cota parte máxima no texto do PDE e no quadro correspondente. Optou-se aqui pelo valor de cota parte menor (20m²/UH) para a Macrozona de Estruturação Metropolitana, mantendo-se assim a proporção entre o coeficiente de aproveitamento máximo e a quantidade de unidades mínimas.

\*\* Desde que garantido 5 metros de calçada nas vias estruturais. Caso contrário deve haver recuo suficiente para que somado à calçada tenha 5 metros.

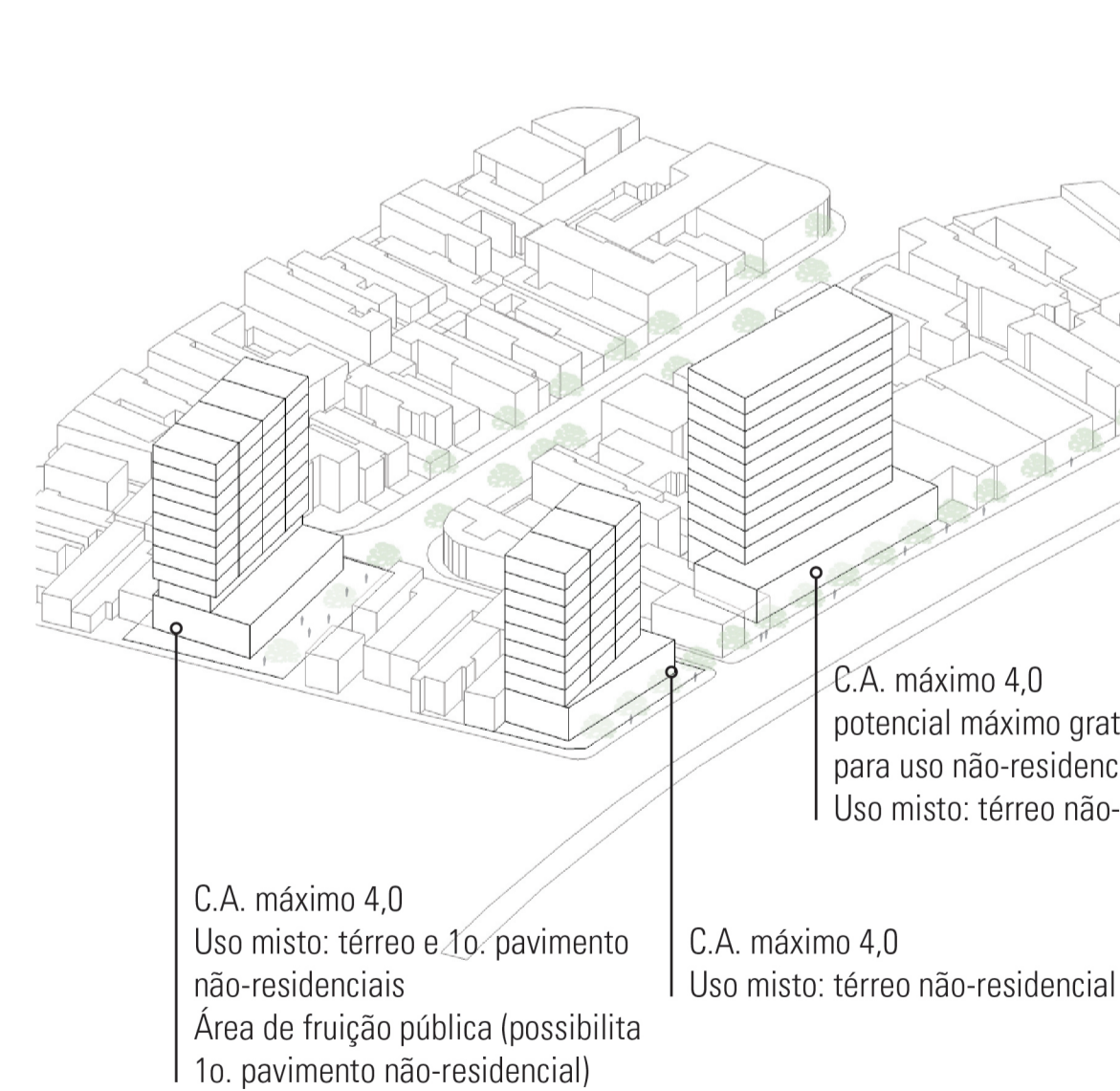
### ESTRUTURAÇÃO METROPOLITANA



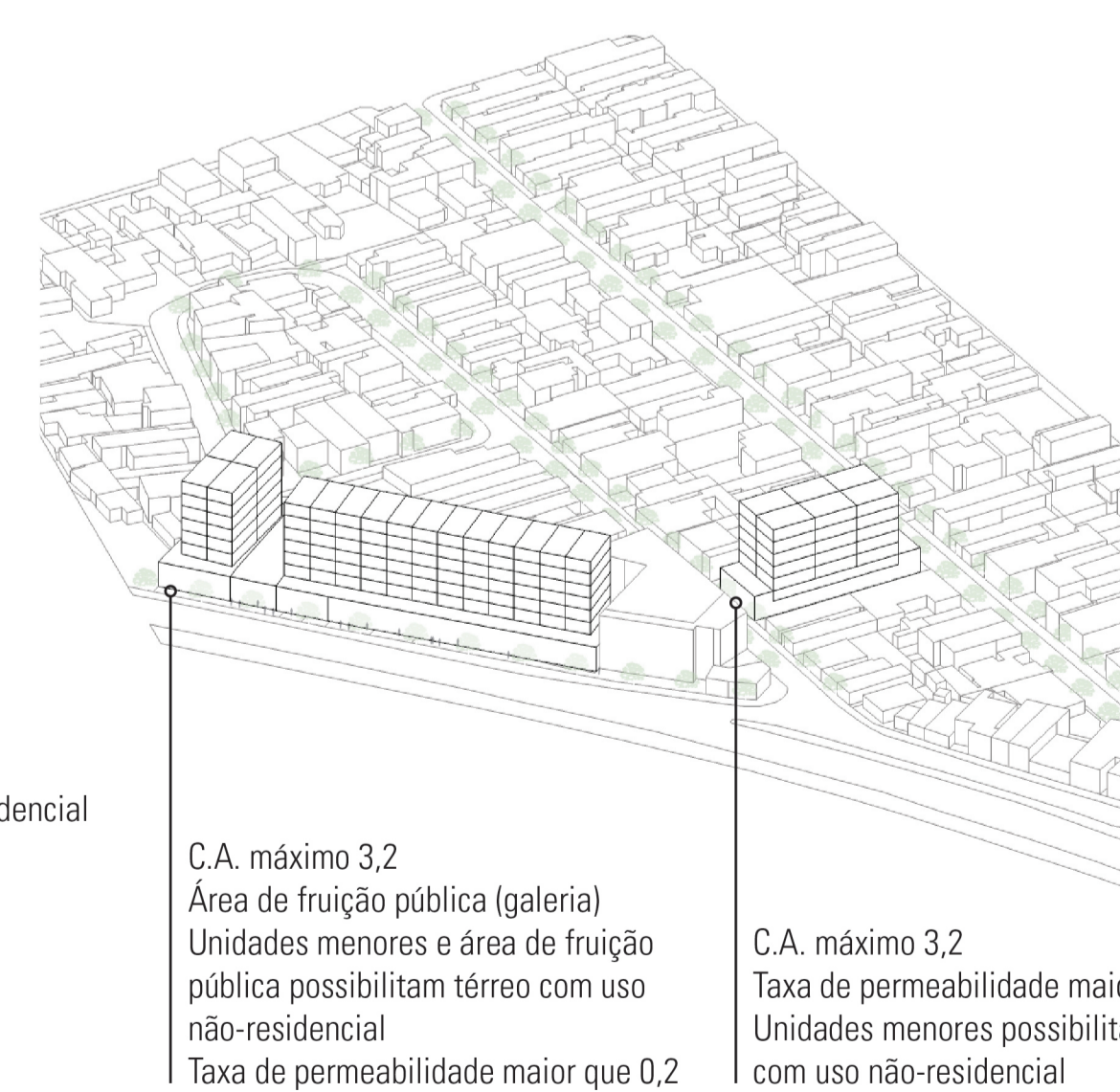
### QUALIFICAÇÃO DA URBANIZAÇÃO CONSOLIDADA



### REDUÇÃO DA VULNERABILIDADE URBANA - I



### REDUÇÃO DA VULNERABILIDADE URBANA - II



### RECUPERAÇÃO URBANA E AMBIENTAL

