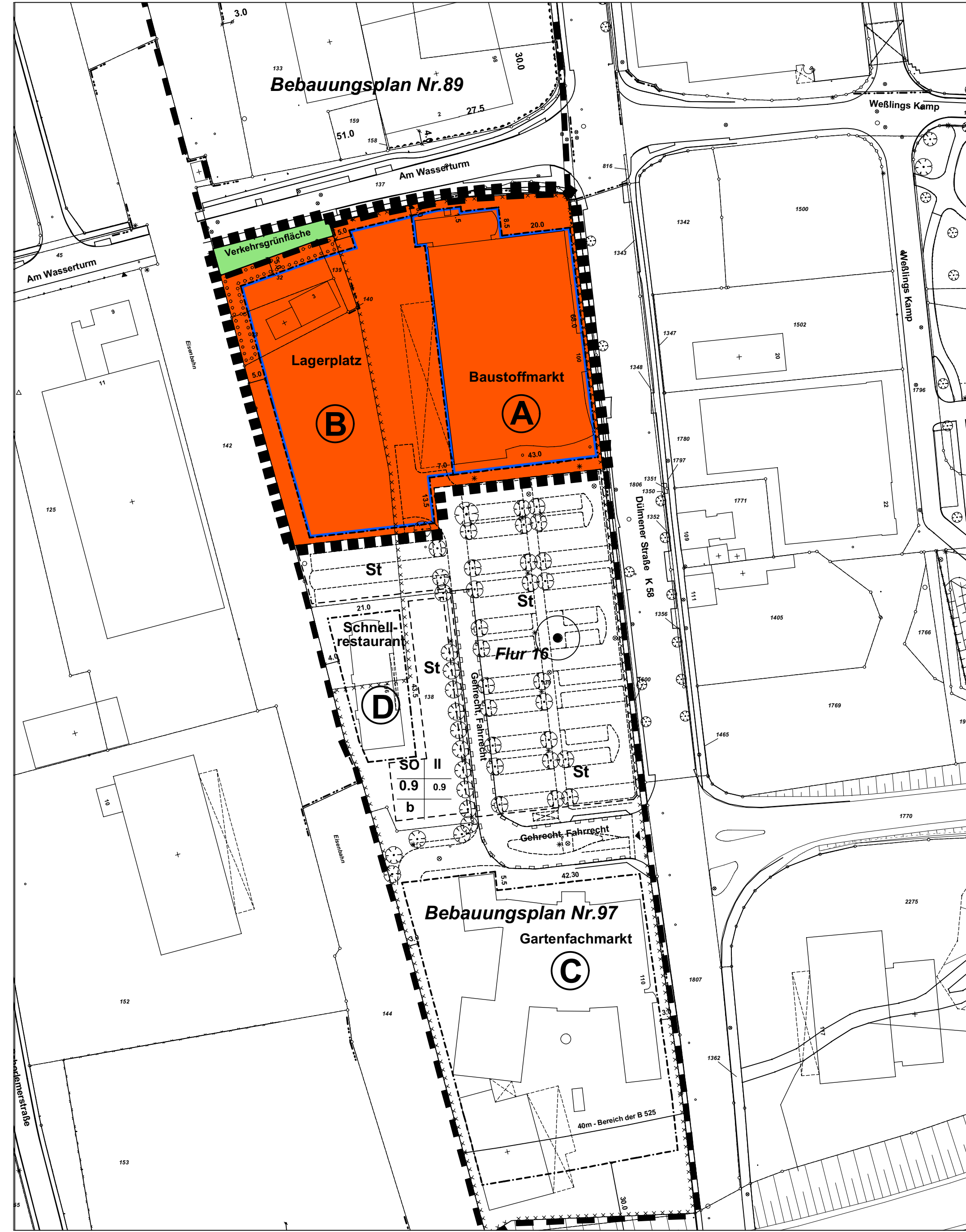
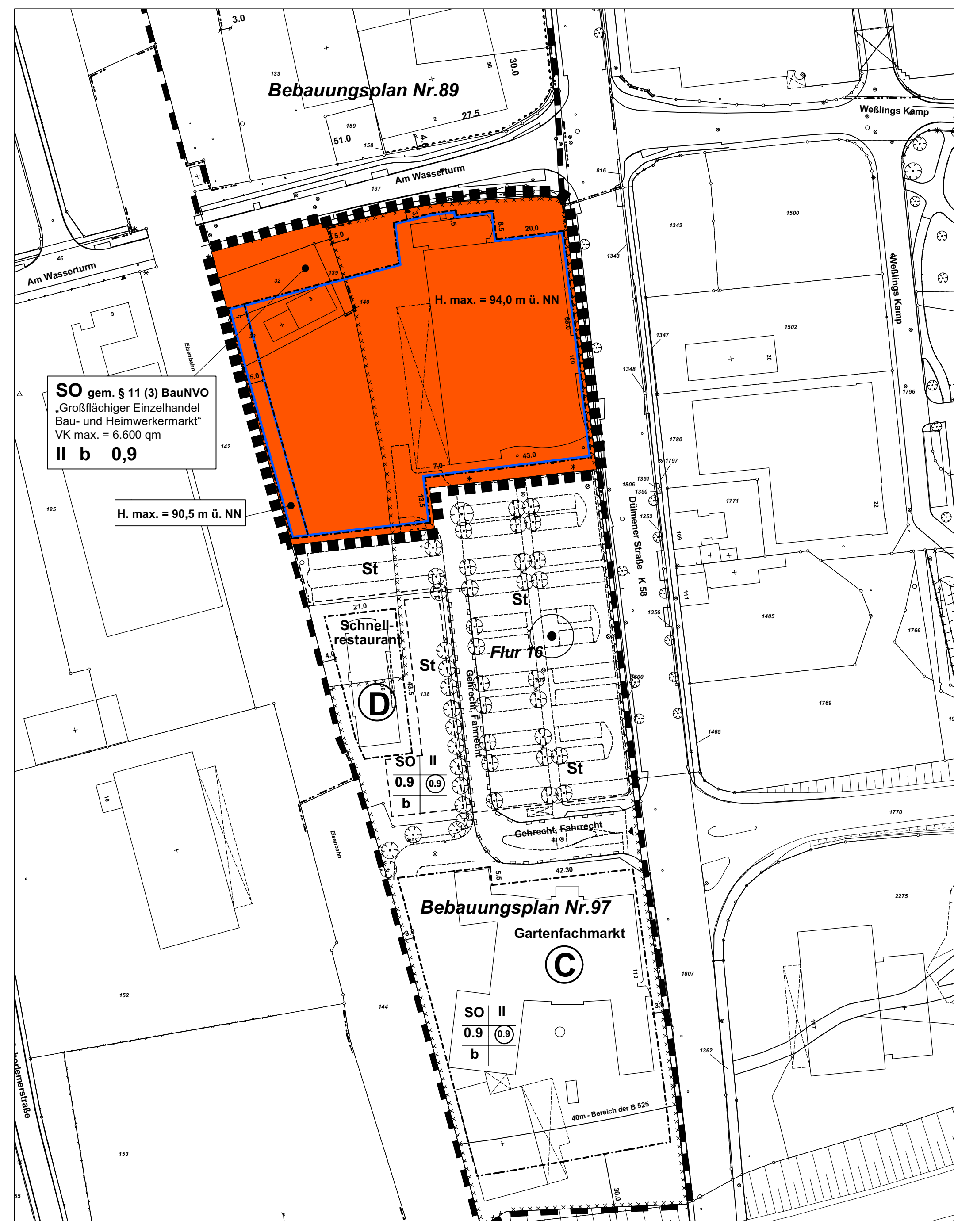


STAND: RECHTSKRAFT



STAND: 1. ÄNDERUNG UND ERWEITERUNG



PLANZEICHENERLÄUTERUNG

Table explaining symbols and lines used in the plans, such as SO (Sonstige Sondergebiete), Bauweise (Building type), Flächen zur Anpflanzung (Planting areas), and Kennzeichnungen (Identifications).

TEXTLICHE FESTSETZUNGEN

Textual regulations regarding the use of specific areas, including provisions for a large commercial area (1.1) and a sports/leisure area (1.2) within the development plan.

Further textual regulations (1.3, 1.4, 1.5, 1.6) detailing requirements for general sales areas (Gesamtverkaufsfäche) and specific uses like shops and bistros.

MASS DER BAULICHEN NUTZUNG

Regulations (2.1) regarding building heights and setbacks in different areas of the site.

BAUWEISE

Regulation (3.1) regarding building types and setbacks, specifically for garden market buildings.

SORTIMENTSLISTE DER ZULÄSSIGEN HAUPTSORTIMENTE

Comprehensive list of permitted goods categories (Warengruppe 1-6) such as building materials, construction materials, wood, and various household and leisure items.

Warengruppe 4 Fertigelemente

Table listing items in Warengruppe 4, including precast concrete elements, kitchen fixtures, and bathroom accessories.

Warengruppe 5 Fliesen / Sanitär

Table listing items in Warengruppe 5, including tiles, sanitary ware, and bathroom fixtures.

Warengruppe 6 Freizeit / Wohnen

Table listing items in Warengruppe 6, including leisure equipment, furniture, and home appliances.

Warengruppe 7 Eisenwaren / Werkzeuge / Elektrowerkzeuge

Table listing items in Warengruppe 7, including tools, ironware, and power tools.

Warengruppe 8 Malerartikel

Table listing items in Warengruppe 8, including painting supplies and wallpaper.

Warengruppe 9 Elektro

Table listing items in Warengruppe 9, including electrical appliances and components.

ÄNDERUNGSVERFAHREN

Procedure for the amendment and extension of the development plan, including notification requirements and public participation.

RECHTSGRUNDLAGEN

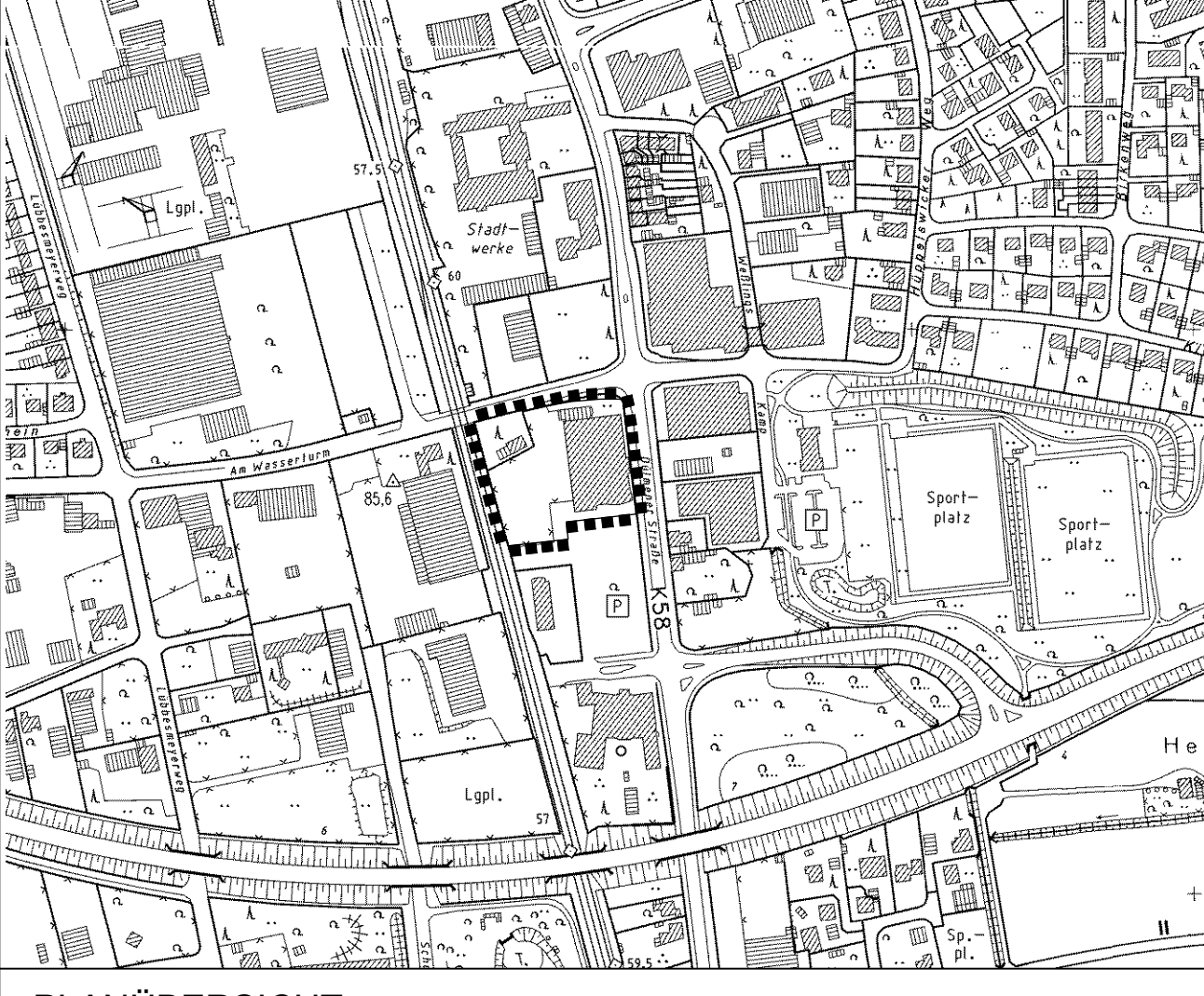
Legal basis for the development plan, citing relevant laws and regulations such as the BauGB, Landesbauordnung, and various local ordinances.

STADT COESFELD

BEBAUUNGSPLAN NR. 97

„SONDERGEBIET DÜLMENER STRASSE“

1. ÄNDERUNG UND ERWEITERUNG



Summary information including plan overview (PLANÜBERSICHT), dates (DATUM), scale (M.), and project details (BÜRGERMEISTER, PLANBEARBEITUNG).

BAUORDNUNGSRECHTLICHE GESTALTUNGSVORSCHRIFTEN

Regulations regarding the design and construction of buildings, including requirements for setbacks and building heights.

KENNZEICHNUNG

Additional information regarding the identification of specific areas and their characteristics within the plan.