Berlin Land Use Plan

Contents and Conventional Signs
The Berlin Land Use Plan (FNP) shows in general terms the proposed distribution of land uses according to the strategic objectives of city development and relating to the foreseeable needs of the community. This brochure is intended as a "reading aid", explaining and illustrating the specific form of generalisation used by the plan in order to leave room for interpretation and adaptation to local circumstances on more detailed levels of planning.

As a comprehensive planning instrument, the Land Use Plan formulates a general strategy for the spatial development of the city of Berlin, providing a long term planning framework for the city as a whole. The Land Use Plan consists of:
- a zoning map to the scale of 1:25.000 (an exact copy to the scale of 1:50.000 is also available), as published in the latest printed edition;
- a written statement (including explanatory maps), supplemented by information on subsequent modifications to the plan;
- the modifications to the plan (published in the form of "modification sheets"), which became effective after the date of the latest printed edition.

Every three to five years, depending on the number of modifications, the zoning map is brought up to date and newly publicised. The most up-to-date zoning map as well as additional information on the plan are contained in the re-publication of the Land Use Plan dated January 2004. This can be obtained from the Department of Urban Development (Senatsverwaltung für Stadtentwicklung, Am Köllnischen Park 3, 10179 Berlin). The Land Use Plan and the latest modifications are also available on the internet:
www.stadtentwicklung.berlin.de/planen/fnp

The specific style of presentation used in the Land Use Plan and the meaning of the conventional signs are explained in detail in the written statement. Further explanations are given in a "General Directive" of the city planning offices (Senatsverwaltung für Stadtentwicklung), dated 8th October, 2006 (RL-FNP). The most important points are summarised on the following pages. The technical and legal terms used are explained on pages 14/15.

Concentrating on general planning objectives, the Land Use Plan does not distinguish between existing and proposed land uses.

The Land Use Plan allocates land for housing, mixed development, commercial/industrial development, public services and utilities, open spaces, and water areas. In addition, it identifies major transport corridors and areas where certain use restrictions apply for environmental reasons. The zoning map is supplemented by a number of written policies. Areas, where regulations based on other than planning legislation apply, are included on the map (for information only), if they are relevant to the use of land (e.g. nature conservation areas). Areas affected by soil pollution are also marked.

The Land Use Plan uses a generalising (simplifying) form of presentation. It is not site-specific. Areas smaller than 3 ha are, as a rule, not shown separately but included in the land use allocation for the surrounding or an adjoining area. Public services and utilities, transport corridors and specific open space uses are only shown separately, if they are of more than local importance or occupy an area larger than 3 ha.

The Land Use Plan differentiates between four categories of housing land, two categories of land for mixed uses, industrial land, and four categories of building land for special purposes.
Areas for Residential Development

The proposed uses of land are identified on the zoning map by different colours. Areas for public services and utilities are represented by their outline colours, the character of the respective land uses by area colours. In addition, symbols identify the specific uses allocated to sites of more than local importance and the specific uses allocated to certain open spaces. Symbols for open space uses are transparent, symbols for other uses are set against a black background.

Land use allocations for corridors of open space or for building land alongside major roads (e.g. mixed use areas alongside shopping streets) are usually represented in a standardised width. Their exact dimensions are to be determined on the local planning level, taking into account the specific conditions encountered locally.

The degree of generalisation used by the Land Use Plan corresponds to the general nature of its policies and proposals, leaving the necessary scope for local plans prepared by the city districts. The adaptation of the zoning allocations of the Land Use Plan to individual building plots, the detailed distribution and precise definition of land uses to be permitted on smaller parcels of land, and the safeguarding of sites for public services and utilities of only local importance are left to be determined by local plans and other detailed planning tools.

Regulations made in local plans have to follow the general framework of the Land Use Plan. The scope for Local Development Plans within this framework is defined by the “Guidelines for Local Development Plans” printed on the zoning map of the Land Use Plan, and in more detail by the “General Directive” of the city planning offices mentioned above (see also p.14).

The Land Use Plan distinguishes between four categories of residential land (W1, W2, W3, W4), depending on housing density and structural characteristics. The lower density categories W3 and W4 can be modified by the attribution of a „landscape character“. The different categories will be further explained on the following pages.

Land zoned residential in the Land Use Plan is to be used primarily for housing. Local community facilities such as day-care centres, schools, youth clubs, playgrounds, and small open spaces (<3 ha), as well as scattered manufacturing or office uses may also be included, if they are compatible with the residential quality of their surroundings.

The four categories of residential land are distinguished by their structural characteristics and their building density (floor space ratio). The floor space ratio (GFZ) describes the ratio between the gross floor space (all floors) of every building in a certain area and the size of this area.

The Land Use Plan is based on the existing density pattern, in concentric rings gradually decreasing from the city centre to the periphery. The traditional high density residential areas of the inner city are zoned with a floor space ratio exceeding 1.5, the large housing estates of the inter-war and post-war periods with a floor space ratio between 0.8 and 1.2. In contrast, peripheral low density areas of single family housing are generally attributed a floor space ratio below 0.4.

The floor space ratio figures specified by the Land Use Plan are meant to be understood as an upper limit for the respective category of residential land, indicating the density (existing or proposed) deemed to be characteristic for a particular area. In local plans, a lower density shall be aimed for, where this is required by the character and the structure of the surrounding area. A higher density may be permitted for small sub-areas (<3 ha) or where justified on planning grounds.

For environmental reasons, residential land zoned W3 or W4 “with landscape character” is subject to certain land use constraints. This is to maintain and to improve the existing landscape qualities of housing areas characterised by a special type or abundance of vegetation and adjoining peripheral or large internal open spaces. Local Development Plans are expected to ensure that not more than 30% (W3) or 20% (W4) of building plots in these areas will be covered by buildings and that the specific character of these areas is preserved.
Residential Land

Residential land, W1
(GFZ > 1.5)

Mainly traditional building blocks, five storeys or more, floor space ratio (GFZ) above 1.5.

Residential Land W1, as defined by the Land Use Plan, comprises mainly the densely built-up older quarters of the inner city. The part of the city district of Schöneberg shown here is characterised by densely built-up five to six storey building blocks, predominantly used for housing, but with other uses mixed in. Gap sites caused by war damage were mostly built upon during the postwar period, but there are still sporadic opportunities for infill development. The average building block is characterised by the following density figures: GFZ 3.3; GRZ 0.6; 220 dwellings/ha; 420 inhabitants/ha.

In some parts of the city, residential land W1 includes larger opportunities for new development. The building blocks in the foreground of the aerial view were constructed in the 1990ies. Their courtyards are open to the lakeside, most of the flats have a view of the lake. In spite of their height of up to seven storeys, the overall density is somewhat lower than in the old inner city quarters: GFZ 2.5; GRZ 0.4; 210 dwellings/ha; 400 inhabitants/ha.

(The new housing on the far side of the lake is zoned residential W2 in the Land Use Plan.)

Residential land, W2
(GFZ < 1.5)

Predominantly three to five storey linear housing developments, interwar and large postwar housing estates, including some high rise or large scale residential buildings.

Residential Land W2, as defined by the Land Use Plan, includes most of the larger housing estates of the interwar and postwar periods. Among these are the mainly three to four storey residential blocks of the “White City” shown here, dating from the late 1920ies. Developments like these set a standard for many housing projects of the 1950ies and 60ies in Berlin.

Taking into account the generous provision of green open spaces, the area is characterised by the following density figures: GFZ 1.0; GRZ 0.3; 110 dwellings/ha; 180 inhabitants/ha.

Residential land W2 also includes the large housing estates of the 1970ies and 80ies in the eastern as well as in the western part of the city. The large five to six storey building blocks in Hellersdorf shown here were mainly constructed between 1980 and 1990. Other large housing estates include various types of high rise buildings and tower blocks.

The type of development shown here is characterised by the following attributes: GFZ 1.1; GRZ 0.2; 120 dwellings/ha; 240 inhabitants/ha.
Residential Land W3 is characterised by groups of traditional or new small urban apartment blocks, terraced houses, and other types of dwellings possessing qualities of single family housing such as easy access to gardens or other open spaces, but of a higher than average density. This category is often used for new developments like the small group of three to four storey apartment blocks shown in the adjoining illustration, comprising 9-12 dwellings each. Many other residential areas in peripheral locations have similar density characteristics: GFZ 0.8; GRZ 0.3; 70 inhabitants/ha; 160 dwellings/ha.

Residential Land W3 “with landscape character” is mainly situated in zones of transition adjacent to the peripheral landscape or to large internal open spaces - as shown here in the Britzer Garten area. Residential density is higher than in many areas of single family housing. Gardens, open spaces and areas of vegetation, which are to be safeguarded and where possible augmented, lend these areas their particular “landscape character”.

Density figures are somewhat lower than in other W3 areas:
GFZ 0.6; GRZ 0.25;
50 dwellings/ha; 120 inhabitants/ha.

Residential Land W4, as defined by the Land Use Plan, comprises the extensive areas of single family dwellings on the outskirts of the city. The illustration shows an area of detached houses close to the large scale housing estates of Hellersdorf. In most of these areas, especially in the eastern districts, there are still undeveloped sites for additional detached or semi-detached houses. The density will be gradually increasing to a floor space ratio (GFZ) of 0.3 to 0.4. Present density figures, therefore, only represent a transitional stage:
GFZ 0.25; GRZ 0.15;
15 dwellings/ha; 40 inhabitants/ha.

Residential Land W4 “with landscape character” is a category used for areas of single family housing with an open building layout and a high proportion of vegetation and open ground. These areas fulfil important ecological functions for the city as a whole and are to be safeguarded against excessive new building. The small residential area in the northern part of Berlin shown here is surrounded by landscape conservation areas and flora-fauna-habitat-areas of great ecological value. The scope for further development is, therefore, very limited.
GFZ 0.25; GRZ 0.15;
15 dwellings/ha; 40 inhabitants/ha.

Residential land, W3 (GFZ < 0.8)
Predominantly higher density single family dwellings and similar types of development such as small urban apartment blocks, terraced houses and house clusters with two or three storeys.

Residential land, W3 „with landscape character“
Density and structural characteristics as in W3, but characterised by a green appearance and typical vegetation coverage forming an important element of the settlement pattern. Limitation of built-up area to 30% of each building plot, in order to preserve the specific green character.

Residential land, W4 (GFZ < 0.4)
Mainly single family detached and semi-detached housing with one or two storeys and a large proportion of gardens and green spaces.

Residential land, W4 „with landscape character“
Density and structural characteristics as in W4, but characterised by a green appearance and typical vegetation coverage forming an important element of the settlement pattern. Limitation of built-up area to 20% of each building plot, in order to preserve the specific green character.
Mixed Building Land

Mixed building land M1

The Land Use Plan distinguishes between two categories of areas zoned for mixed uses, depending on their particular character and density of use. Intensively used high density areas in the city or district centres are classified as mixed building land M1. This includes public services and utilities, which are not given a separate zoning allocation within M1 areas.

Mixed building land M1, as classified by the Land Use Plan, includes the two main centres of the city, a number of other central office and shopping locations in the inner city, the major district centres and a number of attractive locations for similar uses adjoining the inner rings of the urban electric railway and the motorway.

The building block shown here is located in the eastern city centre. It comprises mainly offices, but also a hotel, shops and a number of flats for city dwellers. Density and intensity of use are high: GFZ 4.5; GRZ 0.8; 120 inhabitants/ha; 900 jobs/ha.

The mixed use category M1 usually encompasses retailing uses of citywide importance as well as major offices for private and public administrations and important cultural institutions. The illustration shows the conspicuous new building of the Berlin Chamber of Commerce and Industry, a well-known theatre and a new shopping arcade on Kurfürstendamm in the western city centre. Even in these central locations it is expected, if at all possible, to provide some residential flats in new developments. Building density is very high: GFZ 3.8; GRZ 0.7; 20 inhabitants/ha; 800 jobs/ha.

Mixed building land M2

Areas of moderate density, which are less centrally located and less intensively used, are classified by the Land Use Plan as mixed building land M2. Their specific character may be represented in Local Development Plans as mixed use areas or as a small scale mixture of other zoning categories such as housing and manufacturing.

Mixed building land M2, as defined by the Land Use Plan, encompasses a wide range of different types of areas intended for a mixture of uses (industry, commerce, services, housing...), including the traditional mixed areas in the inner city, along major roads and in central locations outside the inner city. This is illustrated by the building complex „Hackesche Höfe“ in the Central District of Berlin, where a mixture of old and new buildings are used for housing, offices, shops and cultural institutions in a high density environment: GFZ 4.0; GRZ 0.7; 320 inhabitants/ha; 400 jobs/ha.

Apart from the mixed use areas of the inner city, the category M2 comprises many of the older local centres and villages such as Karow (Pankow district) shown here. In these areas, the existing mixture of uses will generally be retained. The old agricultural buildings offer themselves to small scale industries, services or housing. Conflicts between different uses will have to be solved by appropriate technical means. Mixed building land of this type is usually characterised by comparatively low density figures: GFZ 0.25; GRZ 0.15; 30 inhabitants/ha; 20 jobs/ha.
The Land Use Plan shows important retail concentrations, including two central areas of city-wide importance („City West“, „Historic Centre“), the traditional major urban centres of some larger city districts, as well as other district and local centres. The physical appearance of these centres varies: The major urban centre Karl-Marx-Straße in the district of Neukölln comprises a traditional mixture of older and new buildings along a main road, with department stores and new shopping centres as anchor uses, while some of the local centres such as the Tierpark centre in Lichtenberg are „monolithic“ new developments.

To ensure an adequate provision of shopping and services close to the residential areas, retail developments are required to locate within urban centres. Where this is not suitable (e.g. for large do-it-yourself or furniture stores), developments are required to make sure that the viability of surrounding centres will not be impaired. The Sectoral Development Plan on „Centres and Retail Development“ contains additional planning objectives and advice regarding this point. Local centres within the inner city and small shopping centres in residential areas are not included in the Land Use Plan.

The zoning category “commercial / industrial land” of the Land Use Plan refers to existing manufacturing areas in the inner city as well as to large scale industries on the outskirts of the city and includes a land reserve for future growth.

The illustration shows a typical industrial area in the southern part of Berlin. This type of area is characterised by the following average density figures:
GFZ 0.8; GRZ 0.6; BMZ (ratio of building volume to site area) 6.0; 100 jobs/ha.

The new industrial land on Schönrlinder Straße in the district of Pankow forms part of the land reserve provided by the Land Use Plan for future growth. Some 70 ha are allocated here for industrial uses, manufacturing, small trades and related services. A Local Plan will distinguish between these different types of uses. The current planning approach implies the following density figures:
GFZ 1.2 - 1.6; GRZ 0.6; BMZ (ratio of building volume to site area) 6.0.
Special Building Land

The Berlin trade fair (Messe) with the International Congress Centre (ICC) serve as an example for the zoning category “special building land” of the Land Use Plan. The development and the uses of these areas are determined by the special purpose stated in the plan. This can include a variety of different types of buildings and open spaces.

Located on a bend of the river Spree, the historic “Reichstag”, the new buildings of the German parliament and the chancellor’s offices are part of an area zoned in the Land Use Plan as “special building land with capital city functions”. This category also applies to some other parts of the city centre, where ministries, other federal offices or embassies are concentrated. They are shown in brown on the plan, where they form part of a densely built-up central area, in green, where they include large green open spaces.

Parts of the Adlershof Science Park are being developed for major research establishments and for media-related enterprises. The Land Use Plan takes account of the special purpose and the predominant industrial/commercial character of the area shown here, which includes the large-scale particle accelerator “Bessy II” and the “MediaCity Adlershof”.

The Olympic Grounds with the Olympic Stadium and other sports facilities of city-wide importance, as well as the adjoining “Waldbühne” (open air arena) are characterised by the special purpose of their buildings and facilities and by different types of large open spaces.

Special building land

This category applies to areas dedicated in the Land Use Plan for special purposes, which cannot be accommodated in the other zoning categories of the plan. The special purpose of these areas is stated in writing on the plan (e.g. “Großmarkt” (wholesale market), “Wissenschaft” (universities, research)).

On special building land (H) with capital city functions, parliament and government buildings and other capital city functions have preference over other uses. However, in the interests of urban diversity parts of these areas can also be used for offices, shops, or housing.

In this category of special building land, at least 60% of the area shall remain open ground of a generally “green” character.

Special building land with capital city functions

Special building land with industrial/commercial character

Special building land with green character

Special building land: Congress centre and trade fair

Special building land with capital city functions

Special building land with capital city functions: Adlershof

Special building land with green character: Olympic Stadium

Special building land with green character: Olympic Stadium
The zoning category “land for community facilities” refers to sites reserved for universities, cultural institutions, major hospitals, schools of further education, sports facilities, public buildings, the police, the fire brigade, and other public facilities (existing or proposed).

The illustration shows an area to both sides of the thoroughfare “Unter den Linden”. Many public buildings of citywide or even national importance are located here: the State Opera, the German Historic Museum, the Humboldt University, the State Library, and the museum quarter (background, right).

Schools such as the “Galinskischule” in the district of Charlottenburg are zoned as “land for community facilities” in the Land Use Plan, if they are of more than local importance (symbol) or if they cover an area of more than three ha (area colour). The zoning category includes school sports grounds, even if these are open to a wider public.

Sports grounds of more than local importance such as the velodrome and the swimming stadium in the adjoining picture are shown in the Land Use Plan using the symbol for “sports”. If they are larger than 3 ha they are also marked by an area colour (as “land for community facilities”, where applicable, “with green character”). Open air sports facilities such as sports fields and open air swimming pools, which form part of large green open spaces, are identified by the appropriate symbol within the zoning category “green area” (see also p.12).

The zoning category “land for community facilities with green character” applies to hospitals set in large grounds such as those in the suburb of Buch shown here on the zoning map, as well as to large school and sports grounds, training grounds of the police and other community facilities, where the open space character predominates.

Within the areas zoned as mixed building land M1, community facilities are not indicated separately. Facilities, which have been privatized in the last few years (such as the post office), are still shown as „public facilities“, if their former use continues. As long as this use predominates, minor additional uses may be accommodated.

In this category of land for community facilities, at least 60% of the area shall remain open ground of a generally “green” character.
Supply and Disposal Plants

The zoning category “supply and disposal plants” refers to waterworks, facilities for the enhancement of ground water resources, sewage works, major pumping stations, power stations, major stations for the transformation and distribution of electricity, waste disposal and waste recycling plants, railway, tramway and bus depots and other public utilities of more than local importance.

The illustration shows the “Reuter” power station and the sewage works at Ruhleben. Like most of these facilities, they are predominantly industrial in scale and appearance.

A number of transport depots are shown in the Land Use Plan as „areas with mixed use character“, mainly bus depots, which are often embedded in residential surroundings.

Areas used for water supply purposes such as the Jungfernheide waterworks shown here are often predominantly „green“ in character. Close to the densely built-up district of Siemensstadt, the site comprises large green open spaces used for the enhancement of ground water resources.

The former sewage fields at Gatow are used today for the enhancement of ground water resources; apart from that, they are mainly in agricultural use.
Due to its generalising nature, the Land Use Plan only shows major road and rail corridors.

With regard to the road network, the plan concentrates on traffic arteries of citywide importance. At the “Funkturm” interchange, these are two motorways and two large urban thoroughfares: Halenseestraße and Messedamm.

The supplementary network of more local roads is dealt with in the Sectoral Development Plan on transportation.

The Land Use Plan includes an option for a new northern tangential road (TVN) to the north of Rosenthal. The road corridor is to be kept free from development in order not to preclude this option. The question, if a road connection in this place is really required, is left to be decided at a later point in time. In this case, the Land Use Plan would need to be amended.

With regard to the rail network the Land Use Plan shows the routes of the underground, as well as suburban, regional and main line railways, including proposed extensions and existing and proposed stations. The Central Station (Hauptbahnhof) shown here has been opened in the year 2006 as the main interchange for long distance trains in the centre of Berlin.

To the east of the “Gleisdreieck”, the underground, a canal (Landwehrkanal), and the suburban electric railway (in a tunnel) run close to each other. The main line railway (Anhalter Bahn) is now running below ground as well. In the place of the former railway bridge, a new footbridge has been constructed.

Railway sidings, tram and bus lines are not shown in the Land Use Plan. The written statement to the plan includes a reference to trams.
The Land Use Plan distinguishes between three types of **open space**: “green areas” (with specified uses), forests and agricultural land.

Major new parks are proposed to complement the “inner ring” of parklands encircling the inner city, and to add major recreational areas on the northeastern and southern periphery to the “outer ring” of open spaces. These green areas, which include allotment gardens, cemeteries and large sports grounds, will be joined together by a network of green corridors following existing features such as water courses, but also using tree lined roads and byways.

In the northern and northeastern parts of Berlin, new recreational open spaces are being developed, preserving the specific landscape character of undulating fields. These areas are zoned by the Land Use Plan as “green areas: field or meadow”. This does not exclude agricultural uses.

**Forests and Water** (lakes, rivers and canals) are shown in the Land Use Plan as existing. Along the banks, major sites for water sports are marked in the plan. In addition, smaller single sites for water sports may be developed in other locations, if they are compatible with the environment.

In areas zoned as **agricultural land**, this use will be given precedence over other possible open space uses.
The clean air priority area comprises mainly the inner city, where air pollution is most intense. The objective is to set priorities for the reduction of emissions from sources such as traffic, home heating and industry.

The aircraft noise protection areas (zone 1 and 2) around Tegel airport are based on existing legislation and legally binding. Additional planning zones for development restrictions around Schönefeld airport point to the necessity of noise protection measures and of limitations for certain types of development (e.g. hospitals).

Polluted soils are identified in the Land Use Plan, where they affect building land or intensively used green areas. Precautions will have to be taken in these areas on the local planning level.

The Land Use Plan shows the boundaries of existing nature and landscape conservation areas. Use restrictions based on the relevant legislation apply here.

This is also the case for flora-fauna-habitat-areas and for the world heritage areas registered with the UNESCO.

The Land Use Plan also shows the boundaries of existing water conservation areas, where restrictions apply with regard to the use of potential water pollutants. In an inner zone, additional restrictions apply concerning the use and the development of land.

To avoid ambiguity where boundaries of different types of conservation area overlap, the respective boundaries are combined in one single line. The types of area included are defined by a letter set in a circle.
**Legal and Technical Terms, Abbreviations**

*Änderung des FNP* (Modification of the Land Use Plan): The Berlin Land Use Plan is regularly updated through modifications in parts. The formal procedure for modifications is laid down by planning legislation. It includes two stages of public participation as well as the consultation of the various public and statutory bodies likely to be affected by the proposed changes.

*Bauflächen und Baugebiete*: German planning legislation distinguishes between two levels of land use categories: “Bauflächen” as the more general level employed by the Land Use Plan, covering a wide range of uses in each category, and “Baugebiete”, referring to more precise descriptions (further elaborated by the “Baunutzungsverordnung”) of the uses permitted in a specific area by a Local Plan.


*Bauleitplanung* (Development planning): The responsibility for town planning (the making of regulations concerning the development and other uses of land) rests with the local authorities. German planning legislation (Baugesetzbuch, BauGB) provides for two levels of development planning: the Land Use Plan (FNP) as an outline development plan, and the Local Development Plan (Bebauungsplan) containing binding regulations for smaller areas.

*Bauweise*: German planning legislation distinguishes between two different types of building layout: The “open layout” refers to detached buildings of a maximum length of 50m, the “closed layout” to terraced buildings joined together along the street frontage.

*Bebauungsplan* (Local Development Plan): Local Plans contain binding regulations for the development and other uses of individual building sites and for areas required for road or rail traffic. Additional regulations, e.g. concerning the protection of the environment or the design of buildings may also be included. Local Plans have to follow the general planning framework laid out in the Land Use Plan.

*Beteiligung der Öffentlichkeit*: Procedure for the involvement of the public in the preparation of development plans (and of any modifications thereto), as laid down by planning legislation. It consists of an early participation phase relating to the general planning objectives and a second phase, when comments are invited on the final draft of the plan (or of any modifications).

*BMZ*: A measure of density, mainly used for industrial buildings: ratio between the volume (measured in cubic metres) of all buildings in a certain area and the overall size of this area.

*Darstellungen*: The term refers to the contents of the Land Use Plan, as shown on the zoning map and explained in the legend (explanation of conventional signs). In addition, five written planning policies (also printed on the zoning map) form an integral part of the Land Use Plan.

*Dienstleistungen* (Services): These include public administration, associations, radio and television, services to companies, wholesale and retail trades, and other private services. The service sector constitutes the largest and fastest growing part of the Berlin economy.

*Entwicklungsgebiet* (Development area): An area designated by resolution of the Senate, where a coordinated programme of urban action will be implemented.

*FNP*: Land Use Plan.

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**The Land Use Plan as a general framework for Local Development Plans**

Local Development Plans have to follow the general framework of the Land Use Plan. There is some scope, however, for interpretation and adaptation to local circumstances.

The specific regulations made by a Local Plan may deviate to some degree from the Land Use Plan if this is justified by the greater detail required on the local level, as long as the general land use concept of the city-wide plan is adhered to. In line with the generalising character of the Land Use Plan, this usually applies to areas smaller than 3 ha.

The scope for Local Plans within the framework of the Land Use Plan is defined by the „Guidelines for Local Plans” printed on the zoning map of the Land Use Plan, and in more detail in a “General Directive” of the city planning offices (RL-FNP).

As a general rule, the Local Plan may narrow down or further specify the types of uses to be permitted within the broad range defined by the zoning category of the Land Use Plan (e.g. concerning the types of enterprises to be permitted within an area zoned as industrial). In certain cases, an entirely different category of building land may be specified in a Local Plan, if the area concerned is smaller than 3 ha or required for public facilities of only local importance.
Generalisierung (generalisation): Concentrating on major issues as required by planning legislation, the Land Use Plan employs a generalising form of presentation. Areas smaller than 3 ha, public facilities, and specific uses for green areas are only shown separately if they are of more than local importance. The plan does not distinguish between existing and proposed land uses. Major new planning proposals are highlighted, however, on the back of the zoning map publicised in January 2004.

GFZ (floor space ratio): a measure of density: ratio between the gross floor space (all floors) of all buildings in a certain area and the overall size of this area.

GRZ (ground space ratio): A measure of density: ratio between the portion of a certain area covered by buildings and the overall size this area.

Innenentwicklung (internal development): To accommodate the demand for additional building land within the existing limits of the built-up city. This can be achieved by recycling unused or under-utilised land no longer required for the original purpose (e.g. manufacturing, railway sidings), by increasing densities or developing gap sites.

Kennzeichnung: The term refers to the identification of polluted soils on the zoning map of the Land Use Plan, where these affect building land or intensively used green areas. Precautions will have to be taken in these areas on the local planning level.

Nachrichtliche Übernahme: In addition to the contents proper of the Land Use Plan ("Darstellungen"), which is based on planning legislation, certain regulations based on other legislation, but also affecting the use of land in some way, are included in the Land Use Plan for information only. These are aircraft noise protection areas, flora-fauna-habitat-areas (including bird protection areas), nature, landscape and water conservation areas. This information is brought up to date every time a new edition of the Land Use Plan is publicised.

Neubekanntmachung (new edition): The zoning map of the Land Use Plan is brought up to date and newly publicised at regular intervals (3-5 years), to include the modifications agreed upon during the intervening period.

RL-FNP: General directive of the city planning offices (Senatsverwaltung für Stadtentwicklung) concerning the contents of the Land Use Plan and the procedure for modifications, dated 8th October, 2006 (published in the official gazette (Amtsblatt von Berlin), **.10.2006, p.**).

Schutzgebiete (conservation areas): Areas where for reasons of nature, landscape or water protection certain development restrictions or certain actions and measures are stipulated by law.

Planungsträger: Administrative and other statutory bodies with public functions; they have to be given the opportunity to participate in the preparation or modification of development plans.

Verbindlichkeit (binding character): The Land Use Plan is legally binding for all local authorities and other public bodies, but not for individual citizens. It sets a framework, however, for regulations in Local Plans concerning the development and other uses of land, which are legally binding for everybody.

### Average densities to be realised in different zoning categories

The following figures are intended to convey a general idea of the number of dwellings, of inhabitants and of jobs that can be expected in different categories of building land:

<table>
<thead>
<tr>
<th>Zoning category</th>
<th>GFZ dwellings/ha</th>
<th>inhabitants/ha</th>
<th>jobs/ha</th>
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<tbody>
<tr>
<td>W1</td>
<td>&gt;1,5</td>
<td>80-200</td>
<td>180-400</td>
</tr>
<tr>
<td>W2</td>
<td>&lt;1,5</td>
<td>40-120</td>
<td>90-250</td>
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<tr>
<td>W3</td>
<td>&lt;0,8</td>
<td>20-70</td>
<td>40-150</td>
</tr>
<tr>
<td>W4</td>
<td>&lt;0,4</td>
<td>10-25</td>
<td>10-50</td>
</tr>
<tr>
<td>M1</td>
<td>0-50</td>
<td>0-150</td>
<td>180-800</td>
</tr>
<tr>
<td>M2</td>
<td>15-75</td>
<td>30-250</td>
<td>15-400</td>
</tr>
<tr>
<td>G</td>
<td></td>
<td></td>
<td>20-250</td>
</tr>
</tbody>
</table>

The figures refer to gross building land as shown on the zoning map of the Land Use Plan. They are based on the assumption that about one third of the gross building land will be taken up by streets, open spaces, local infrastructure etc., leaving two thirds as net building land. The densities realised in different zoning categories are dependent on type of area, predominant form of housing, proportion of vacant plots and other factors. Therefore, a range of typical or common density figures is given for the different zoning categories; exceptionally high or low values are omitted. For mixed building land M2, the range of densities is particularly large, as this category comprises very different types of areas.