



Zeichenerklärung

A. Festsetzungen des Bebauungsplanes

Art und Maß der baulichen Nutzung

WA	Allgemeine Wohngebiete	GRZ	Grundflächenzahl
MK	Kerngebiete	O	Offene Bauweise
MI	Mischgebiete	g	Geschlossene Bauweise
III	Zahl der Vollgeschosse (Höchstgrenze)	△	nur Einachser zulässig
III	Zahl der Vollgeschosse (Zwingend)		

Linien und Flächen

—	Planbegrenzung	□	Umgrenzung von Flächen für Nebenanlagen, Stellplätze, Gärten u. Gemeinschaftsanlagen
—	Stoßbegrenzungslinie	GSt	Gemeinschaftsstellplätze
—	Baugrenze	GGr	Gemeinschaftsgärten
—	Baulinie	St	Stellplätze
—	Abgrenzung unterschiedlicher Nutzung	Ga	Garagen
●	Ortsnetz-Trafostation (ONS)	TGc	Tiefgarage

Gestaltung baulicher Anlagen

SD	Satteldach	⊗	Durchgänge, Durchfahrten, Unterführung
FD	Flachdach	⊗	Dachterrasse
DT	Dachterrasse		

Nicht überbaubare Flächen

□	Straßenverkehrsflächen	●	Zu erhaltende Bäume, Baumgruppen
□	Grünflächen (Grabsfeld)	○	Pflanzbot für Einzelbäume
□	Mit Geb., Fahr- und Leitungsrechten zu belastende Flächen	△	Sichtbrenn
□	Leitungsrecht zu Gunsten der Allgemeinheit		
□	Geb.-Fahr- und Leitungsrecht zu Gunsten der Allgemeinheit		

B. Erläuterungen der Planunterlagen

—	Flurgrenze	□	Böschungen
—	Flurückgrenze	—	Höhelinie
—	Vorhandene Gebäude	⊕	Höhe über NN
		○	Bäume

C. Nachrichtl. Angaben

Einzelanlagen (unbewerklichte Kundenkmale), die dem Denkmalschutz unterliegen

Bahnanlagen

D. Kennzeichnung

AS 1 AS 2 AS 3 AS 4 AS 5 AS 6 AS 7 AS 8 AS 9 AS 10 AS 11 AS 12 AS 13 AS 14 AS 15 AS 16 AS 17 AS 18 AS 19 AS 20 AS 21 AS 22 AS 23 AS 24 AS 25 AS 26 AS 27 AS 28 AS 29 AS 30 AS 31 AS 32 AS 33 AS 34 AS 35 AS 36 AS 37 AS 38 AS 39 AS 40 AS 41 AS 42 AS 43 AS 44 AS 45 AS 46 AS 47 AS 48 AS 49 AS 50 AS 51 AS 52 AS 53 AS 54 AS 55 AS 56 AS 57 AS 58 AS 59 AS 60 AS 61 AS 62 AS 63 AS 64 AS 65 AS 66 AS 67 AS 68 AS 69 AS 70 AS 71 AS 72 AS 73 AS 74 AS 75 AS 76 AS 77 AS 78 AS 79 AS 80 AS 81 AS 82 AS 83 AS 84 AS 85 AS 86 AS 87 AS 88 AS 89 AS 90 AS 91 AS 92 AS 93 AS 94 AS 95 AS 96 AS 97 AS 98 AS 99 AS 100 AS 101 AS 102 AS 103 AS 104 AS 105 AS 106 AS 107 AS 108 AS 109 AS 110 AS 111 AS 112 AS 113 AS 114 AS 115 AS 116 AS 117 AS 118 AS 119 AS 120 AS 121 AS 122 AS 123 AS 124 AS 125 AS 126 AS 127 AS 128 AS 129 AS 130 AS 131 AS 132 AS 133 AS 134 AS 135 AS 136 AS 137 AS 138 AS 139 AS 140 AS 141 AS 142 AS 143 AS 144 AS 145 AS 146 AS 147 AS 148 AS 149 AS 150 AS 151 AS 152 AS 153 AS 154 AS 155 AS 156 AS 157 AS 158 AS 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Text zum Bebauungsplan Nr. 5.20 "Ahmser Straße/Elverdissers Straße"

- Art und Maß der baulichen Nutzung, Bauweise
- Im Allgemeinen Wohngebiet (WA) werden die Ausnahmen gemäß § 4 (3) Nr. 2-5 BauNVO nicht Bestandteil dieses Bebauungsplanes
- Im Kerngebiet (MK) sind in § 7 (2) Nr. 5 BauNVO genannten Nutzungen nicht zulässig. Wohnanlagen gemäß § 7 (2) Nr. 7 BauNVO sind nur vom 1. Obergesch. an zulässig. Im Kerngebiet (MK) sind Spielhallen und ähnliche Unternehmungen i. S. v. § 33 Gewerbeordnung (GewO) in der letzten geltenden Fassung und Betriebe mit Serviceleistungen nicht zulässig gemäß § 1 (9) i. V. m. § 1 (5) BauNVO (Benutzungsverordnung (BauNVO))
- Nebenanlagen im Sinne von § 14 (1) BauNVO sind außerhalb der überbaubaren Grundstücksflächen unzulässig. Ausgenommen davon ist ein Gebäude gemäß § 65 (1) Nr. 1 BauNVO in je Grundstück
- Garagen und Stellplätze sind nur innerhalb der überbaubaren Grundstücksflächen oder auf den hierfür festgesetzten Flächen zulässig, sofern sie von einer für den Kfz-Verkehr bestimmten Fläche unmittelbar zu erreichen sind. Unter den Flächen mit Bindung für Beplanung sind Tiefgaragen auch dann zulässig, wenn sie im Plan nicht besonders festgesetzt worden sind
- Die überbaubaren Flächen sowie die festgesetzten Stellplatzflächen sind, soweit sie nicht entsprechend ihrer Festsetzung genutzt werden, wie Flächen gemäß Ziffer 2.1 zu gestalten und zu unterhalten
- Auf den Flächen für Einzelhäuser dürfen die Gebäudelängen 20,00 m nicht überschreiten
- Bei der Errichtung, Änderung oder Nutzungsänderung von Vorhaben im Sinne des § 29 BauGB sind entlang der Elverdissers Straße, Ahmser Straße und der Hermannstraße besondere Schallschutzmaßnahmen zur Minderung der Auswirkungen von Verkehrslärm in der Weise zu treffen, dass in Außenfahrtrassen i. S. v. § 44 BauO NW ein Schallschutz von 35-40 dB(A) tags und 30 dB(A) nachts eingehalten wird
- Bei vorhandenen Gebäuden, die von der vorderen Baugrenze angesprochen werden, sind bauliche Änderungen im Sinne des § 29 BauGB an und im bestehenden Gebäude im angesprochenen Teil alsplanmässig zulässig, soweit nicht sonstige Festsetzungen des Bebauungsplanes entgegenstehen
- Die festgesetzte Dachterrasse ist zu begrünen
- Gestaltung
- Die nicht überbaubaren Grundstücksflächen sind spätestens ein Jahr nach Bezugserfolg von neuen Bauwerken gärtnerisch anzulegen und zu unterhalten. Diese Bindung für Beplanung gilt nicht für Wege und Zufahrten. Die Freilegung und Bestattung der Pfanzflächen kann nur vor Verkauf und Ausstellungsraum zugelassen werden. Die überbaubaren Flächen sind, soweit sie nicht überbaut werden, genauso zu behandeln
- Auf je 4 abnormale Stellplätze ist unabhängig von der Beschaffenheit der Oberfläche zusätzlich ein standardrechter Laubbaum innerhalb der Stellplatzanlage anzupflanzen. Dies gilt für Garagen für mehr als 2 Fahrzeuge sinngemäß
- Die im Bebauungsplan als "zu erhaltende Bäume" gekennzeichneten Einzelbäume und Baumgruppen sind dauernd zu erhalten. Insbesondere ist bei der Durchführung von Erd- und Baarbeiten eine Berücksichtigung durch entsprechende Sicherungsmaßnahmen auszuschließen. Für "zu erhaltende Bäume" die infolge Alters oder sonstiger Umwelteinflüsse abgängig sind, ist ein gleicher Stelle entsprechender Ersatz zu leisten
- Dachgärten sind je Dachfläche nur in einer Gesamtmenge von max. 50 % der Traufentlänge zulässig
- Auf Garagen und Nebenanlagen sind Flachdächer zulässig
- Grünflächen
- Die Einteilung der Grünflächen ist nicht Gegenstand der Festsetzung
- Verkehrflächen
- Die Einteilung der Verkehrsflächen ist nicht Gegenstand der Festsetzung
- Grundstücksanforderungen dürfen entlang den öffentlichen Verkehrsflächen bzw. Grünflächen (Parkanlagen) nicht mehr als 0,70 m über die vorhandene Verkehrsfläche hinausragen
- Sonstige Regelungen
- Mit Rechtskraft dieses Bebauungsplanes treten in seinem Geltungsbereich alle bisherigen Festsetzungen und baulichen Vorschriften, die verbindliche Regelungen der im § 9 BauGB bezeichneten Art enthalten, außer Kraft
- Hinweise
- Bei Bodenbegriffen können Bodenkennmerkmale (kulturgeographische Bodenfunde, d.h. Mauerwerk, Einzelfunde, aber auch Veränderungen und Verfärbungen in der natürlichen Bodenbeschaffenheit) entdeckt werden. Die Entdeckung von Bodenkennmerkmalen ist der Stadt Herford und dem Landschaftsverband Westfalen-Lippe, Westfäl. Museum für Archäologie/Amt für Bodenkennmerkmale (Tel. 0521 6000250) unverzüglich anzuzeigen und die Entdeckungssätze mindestens drei Werktage unverändertem Zustand zu erhalten (§§ 15 und 16 DtschG)
- Der Altstandort 3818-136 CM weist eine Belastung des Bodens mit umweltgefährdenden Stoffen auf. Vor Realisierung einer Wohnbebauung ist daher eine Sanierung erforderlich
- Der Altstandort Ahmser Straße 29 liegt auf dem Gelände einer ehemaligen Tankstelle. Hinweise auf eine Gefährdung durch die derzeitige Nutzung liegen nicht vor. Sollten bei Bodenarbeiten Auffälligkeiten auftreten, ist das Kreisumweltamt (Tel. 05221-130) zu informieren
- Kennzeichnung gemäß § 9 (3) Ziffer 3 BauGB
- Im Bereich des Bebauungsplanes sind folgende Altstandorte bekannt:
AS 1 / Nr. AS 3818 - 116 BE
AS 2 / Nr. AS 3818 - 136 CM
AS 3 / Ahmser Straße 29
- Altstandorte (AS)
Auf Belastungen durch die ehemaligen Nutzungen wird hingewiesen. Bei Wohnbebauung sonstigen baulichen Einrichtungen sowie Nutzungsänderungen ist gesondert die Unbedenklichkeit nachzuweisen

Zustimmungen: Bauausschuss/BauGB v. 4.12.1986 (BOB) i. S. 2253, zuletzt geändert durch Gesetz v. 30.7.95 (BOB) i. S. 1183 Bauausschuss/BauGB v. 23.10.1990 (BOB) i. S. 132 Wohnungsbauförderungsamt (WBA/BauF) v. 1.6.1990 (BOB) i. S. 328 § 96 Bauordnung (BauO) v. 07.03.1988 (OV NW) S. 218 Bauaufsichtsamt v. 12.02.1987 (BOB) i. S. 889 zuletzt geändert durch Gesetz v. 22.04.1993 (BOB) i. S. 466	Die Übereinstimmung mit dem Offenlegungsplan vom 02.12.97 wird bescheinigt Herford, den 05.11.98 Der Bürgermeister im Auftrage
Für die Planung: Herford, den 05.07.97 gez. Kai Bergendörfer Stadt. Bauinspektor für das Bauwesen	Es wird bescheinigt, daß die Darstellung des gegenwertigen Zustandes mit dem Rechtszustand des Katasters übereinstimmt und die Festlegung der städtebaulichen Planung geometrisch eindeutig ist. Herford, den 05.07.97 gez. Rüdiger Stadter Vorstandender des Bauausschusses
Der Bauausschuss der Stadt Herford hat gemäß § 2 (1) BauGB am 27.12. die Aufhebung dieses Bebauungsplanes beschlossen. Die Aufhebung ist mit am 28.05. ortsüblich bekanntgemacht worden. Herford, den 05.07.97	Die Aufhebung gemäß § 3 (1) BauGB hat vom 02.05. bis zum 12.07. stattgefunden. Herford, den 05.07.97
Dieser Bebauungsplan wurde gemäß § 4 BauGB in Verbindung mit § 14 WBA/BauF, mit dem Tag der öffentlichen Beteiligung abgestimmt. Herford, den 05.07.97	Dieser Bebauungsplan ist gemäß § 3 (1) BauGB vom Bauausschuss der Stadt Herford am 23.10.97 in Entwurf beschlossen worden. Herford, den 02.07.97
Dieser Bebauungsplan hat ersichtlich der Begründung gemäß § 3 (1) BauGB vom 27.12.1997 öffentlich vorgelegt. Seine Verabschiedung ist am 02.07.1997 mit dem Hinweis auf § 2 (1) WBA/BauF bekanntgemacht worden. Herford, den 05.07.97	Dieser Bebauungsplan ist gemäß § 10 BauGB vom Rat der Stadt Herford am 23.10.97 als Satzung beschlossen worden. Herford, den 27.10.97
Dieser Bebauungsplan ist gemäß § 11 (1) BauGB angesetzt worden. Seine Verabschiedung ist am 02.07.1997 mit dem Hinweis auf § 2 (1) WBA/BauF bekanntgemacht worden. Herford, den 05.07.97	Das Anzeigeverfahren sowie Ort und Zeit der Auslegung sind gemäß § 12 BauGB am 02.07.97 öffentlich bekanntgemacht worden. Herford, den 05.07.97

Stadt Herford
Bebauungsplan Nr. 5.20 (B 138)
"Ahmser Str./Elverdissers Straße"

Ausfertigung
Kartengrundlage: Katasterkarte
Gemarkung: Herford
Maßstab 1:500
Flur: 35,81,82,84,85

FB 4.5 / VERMESSUNG
s. für 28.10.