

Legal framework of spatial regulation at the city level

Abstract

This diploma thesis would describe the mechanisms of spatial regulation, which is a significant part of the construction law. The goal of this thesis is to analyze the system of spatial regulation, to describe its position within construction law and to help the reader to navigate himself through this system. Spatial regulation is a segment of construction law meant to preserve sustainable development of territories and the balance between private interests of residents and builders and many public interests via limitation of the three-dimensional form of buildings or via implementing other related demands towards the builders.

The thesis would describe tools of territorial planning and the outcoming spatial regulations and the technical terminology used in the field of spatial regulation. Based on some practical examples shown in the thesis, the reader should be able to recognize, how small and big cities use a very different approach in terms of territorial planning and spatial regulation. The thesis would describe some specifics of the capital city Prague, since this difference can be seen with the most intensity.

Within six chapters, this thesis would introduce the definition of spatial regulation and its legal base in the construction code and in by-law. Second chapter would be a walk through the tools of territorial planning defined by the act no. 183/2006 Sb and there the new construction code no. 283/2021 Sb. will be also introduced along with the changes and consequences it should bring eventually. The third chapter is dedicated to the decree no. 501/2006 Sb, which regulates the bare minimum of spatial and functional regulation. The remaining chapters would introduce the terminology used in the final outputs of spatial regulation tools and the ways, in which are those outputs used by small towns, large cities and specifically by the capital city of Prague. The thesis includes practical examples of particular spatial regulations produced by these types of residential units.

Key words

Spatial regulation, Construction law, Territorial planning