



Documentation Regional development instruments

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Interreg III B

General Data

Name of instrument:	Minimum limitation of floor-space-index (= unteres Limit der Geschossflächenzahl)
Country / region:	DE
Spatial level:	local
Type:	Spatial planning instrument
Subtype:	Formal planning instrument
Description:	Part of the local land development plan. A high density of housing units is reflected in a high floor-space-index (residential area across all floors/plot area) between 1,0 and 2,0.
General objectives:	Densification of newly constructed residential areas. Minimizing length of technical infrastructure per household.
General Objectives keywords:	inner-urban densification ; Building regulations ; municipal infrastructure costs ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Private individuals
Stakeholder Involved:	Planners
Stakeholder Involved:	Entrepreneurs/businessmen
Reference:	http://www.wupperinst.org/uploads/tx_wibeitrag/WB2-2005.pdf p. 6 http://e-collection.ethbib.ethz.ch/ecol-pool/journal/disp_orl/160_2005.pdf p.82 http://www.difu.de/index.shtml?/publikationen/difu-berichte/2_00/artikel6.shtml&#65533;&#65533;&#65533;&#65533;&#65533;&#65533;&#65533;
General assessment of strength and weakness:	Strength: Easy to implement as the floor-space-index is a mandatory regulation of the local development plan. Density as a positive feature of residential areas can be communicated using economic arguments, as infrastructure costs per household are considerably lower in high-density areas http://www.wupperinst.org/uploads/tx_wibeitrag/WB2-2005.pdf . Instrument is particularly promising if coordinated with public transportation departments (see http://www.bahn-ville.net/de/11_arbeitsschritte/phase_5/5A_de.pdf) (win-win-effect, more residents increase public transport revenues, better public transport accessibility increases attractiveness of high-density-areas. Weakness: Relationship between density and infrastructure costs is not linear, that means that at a certain point, the economies of scale that result from high densities are compensated by social effects such as vandalism etc. Therefore, density needs

	to be carefully considered and assessed, taking into account local requirements such as building traditions, social fabric of the community and the urban housing context.��
Metadata:	Date of entry: 30.01.2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory for responsible body, BUT mandatory for end-user
Extension:	rarely (< 25%)
Comment:	As mandatroy specification of the building permit, the floor-space-index has by law to be acknowledged an implemented by the land developer.
Type of monitoring:	other (see comment)
Assessment	
Relevance	
Status:	very strong direct relevance
Ranking:	5
Acceptance	
Status:	municipal administration, local economy, environmental NGOs, superordinate administration
Ranking:	4
Remark:	the acceptance depends on several local factors and may differ from place to place even in the same municipality (see weakness of the instrument)
Implementation	
Ranking:	5
Remark:	Widespread implememtation of instrument, but not sufficiently strict with minimum limits.
Feasibility	
Status:	Legislation and political will
Ranking:	4
Effectiveness	
Status:	Direction of effect and perpetuity
Ranking:	2
Remark:	Acceptance of high density is difficult to assess ex-ante, therefore type of effects questionable