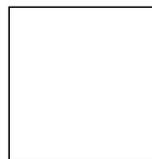


# ISOLA VICENTINA 2018

P.R.G./P.I.



Tav.  
n. 13 4



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## PRG/P.I. - SCHEDE B e AREE EDIFICAZIONE DIFFUSA

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**Piano Regolatore Generale / Piano degli Interventi**

**Variante n. 8**

*(art. 18 della L.r. 11/2004)*

*Dicembre 2018 - Approvazione con D.C.C. n. 40 del 28.12.2018*

**Il Sindaco**

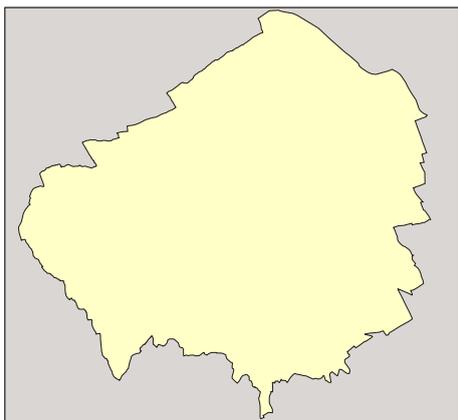
Francesco Enrico Gonzo

**Il Segretario**

Michelangelo Pellè

**Settore Urbanistica,  
Ed. Privata, Att. Produttive.**

Daniele Marangoni



**Il Progettista**

Fernando Lucato

*coll. Loris Dalla Costa, Elena Marzari*

**AUA**  
URBANISTICA E AMBIENTE  
Fernando Lucato urbanista

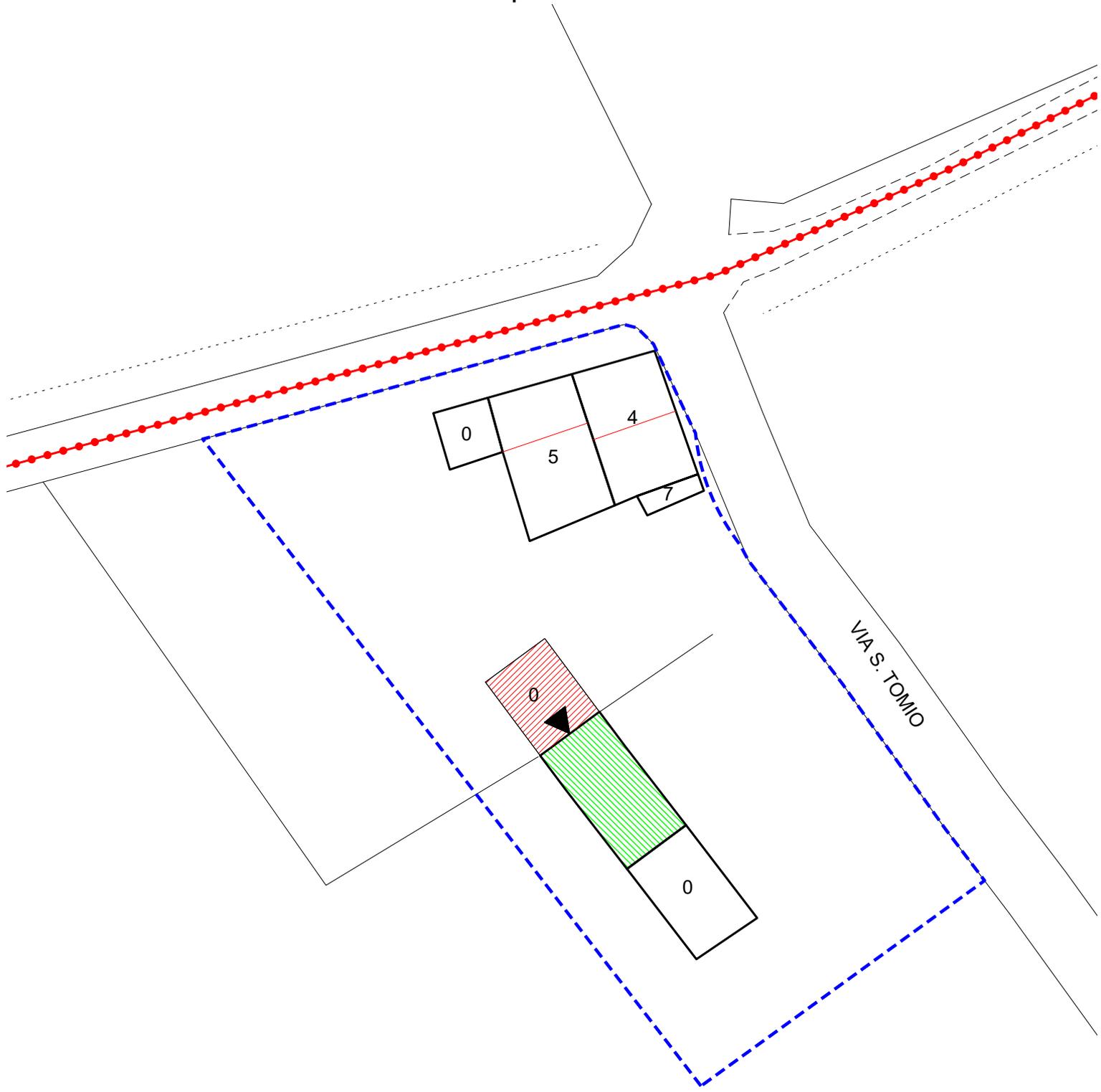
Strada Postumia 139 - 36100 Vicenza  
tel. 0444 042849  
e-mail: f.lucato@auaurbanistica.com  
pec: fernando.lucato@archiworldpec.it  
www.auaurbanistica.com

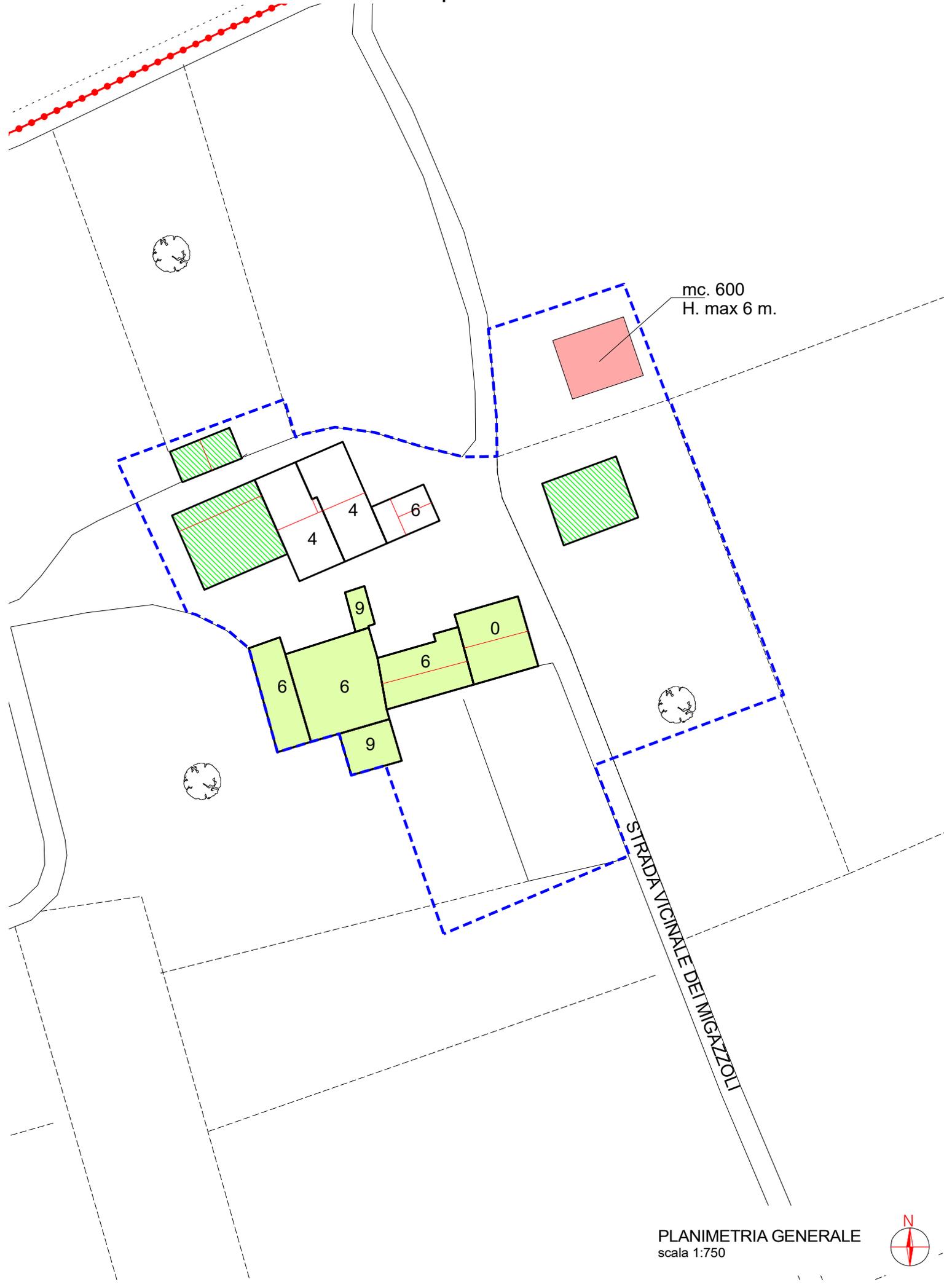
SCHEDE B		
Numero scheda	Nome	nota aggiornamento
1	Cazzola - 1	
2	Migazzoli - 2	var. 6
3	Cà Cosaro - 3	
4	Cà Oliviero - 4	
5	Ponte Rosso - 5	
6	Menegazzo - 6	var. 6
7	Mantovani - 7	
8	Grendene - 8	
9	Parigi - 9	var. 2
10	Ca' Pinalto - 10	
11	Vallugana - 11	var. 8
12	Acqusaliente - 12	
13	Cà del Bosco - 13	
14	Novelli - 14	
15	Ca' Comparin - 15	var. 7
16	NON PRESENTE	
17	Valtessara - 17	
18	Riva - 18	
19	Crosetta - 19	
20	Zanotta - 20	
21	Masetto - 21	
22	Cà Gentilin - 22	
23	Barzi - 23	
24	Petarlini-Fochesati - 24	var. 6
25	Pardana - 25	
26	Gazzolla - 26	
27	Balzarin - 27	
28	Mattiello - 28	var. 8
29	Valdilonte - 29	
30	Boarotta - 30	
31	Barbazza - 31	
32	NON PRESENTE	
33	NON PRESENTE	
34	NON PRESENTE	
35	Ca' Vecchia - 35	
36	Pedrina - 36	
37	Ceola - 37	
38	Povoli - 38	
39	Casotta - 39	
40	Bin - 40	var. 2
41	Cozza - 41	
42	Tessaro - 42	
43	Grumello - 43	
44	Lombarda - 44	
45	NON PRESENTE	
46	Cà Fortuna - 46	
47	NON PRESENTE	
48	NON PRESENTE	
49	Collareda - 49	
50	NON PRESENTE	
51	NON PRESENTE	
52	Ca' Sbabo - 52	
53	Cocio - 53	
54	Ferrabosco - 54	
55	Sottoriva - 55	
56	Cariole di Sopra - 56	
57	NON PRESENTE	
58	NON PRESENTE	
59	Ca' Panizza - 59	
60	NON PRESENTE	
61	NON PRESENTE	
62	NON PRESENTE	
63	NON PRESENTE	
64	I Boschetti - 64	
65	Cariole - 65	
66	Magnaboschi - 66	
67	La Colombara - 67	var. 8
68	Ca' Balbi - 68	

69	Greselin - 69	
70	Terrosse-Tomè - 70	var. 8
71	Terrosse - 71	
72	Terrosse-Pasin - 72	
73	Dalla Pozza - 73	var. 2 - var. 8
74	Ca' Gazzola - 74	var. 2 - var. 8
75	Comparin - 75	
76	De Col - 76	
77	Dani - 77	
78	Dani-Serafini - 78	
79	Ca' Coggo - 79	
80	Ca' Garbin - 80	
81	La colombara - 81	
82	NON PRESENTE	
83	De Tomasi - 83	
84	Cà Altissimo - 84	
85	Ca' Delle Rive - 85	
86	Fabris - 86	
87	Branchi - 87	
88	Ronchetti - 88	var. 8
89	Ca' Gianello - 89	
90	Capitello - 90	
91	Marotti - 91	var. 8
92	Masetto - 92	
93	Ca' Canton - 93	
94	Malisoni - 94	
95	Antoniazzi - 95	var. 2 - var. 8
96	Ceresara - 96	
97	Ca' Bianca - 97	
98	Campagna Grande - 98	
99	Scotte - 99	var. 2
100	Leogretta - 100	
101	Smiderle - 101	
103	Masiera - 103	
104	Capiterlina - 104	
105	Acerò - 105	
106	Case Ronzani - 106	
107	Cà Fanchin - 107	
108	Scovizze - 108	
109	Bassanese - 109	
110	Dall'Igna - 110	
111	Bugifave - 111	var. 2
112	Graziani - 112	var. 8
113	Revellin - 113	var. 2
114	Costa - 114	
115	Gonzo - 115	
116	Fossanigo - 116	
117	Cà Miotello - 117	var. 6
118	Cà Lovato - 118	
119	Chiodo - 119	
120	La Calcara - 120	var. 2 - var. 8
121	NON PRESENTE	
122	Bertolini - 122	
123	Sentare - 123	var. 7
124	Volpare - 124	
125	Fontana - 125	
126	Fabbrega - 126	
127	Cà Pistola - 127	
128	Ca' Cin - 128	
129	All'Acqua - 129	
130	Zattra - 130	
131	Fabrega - 131	var. 7

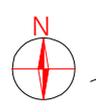
#### Edificazione Diffusa

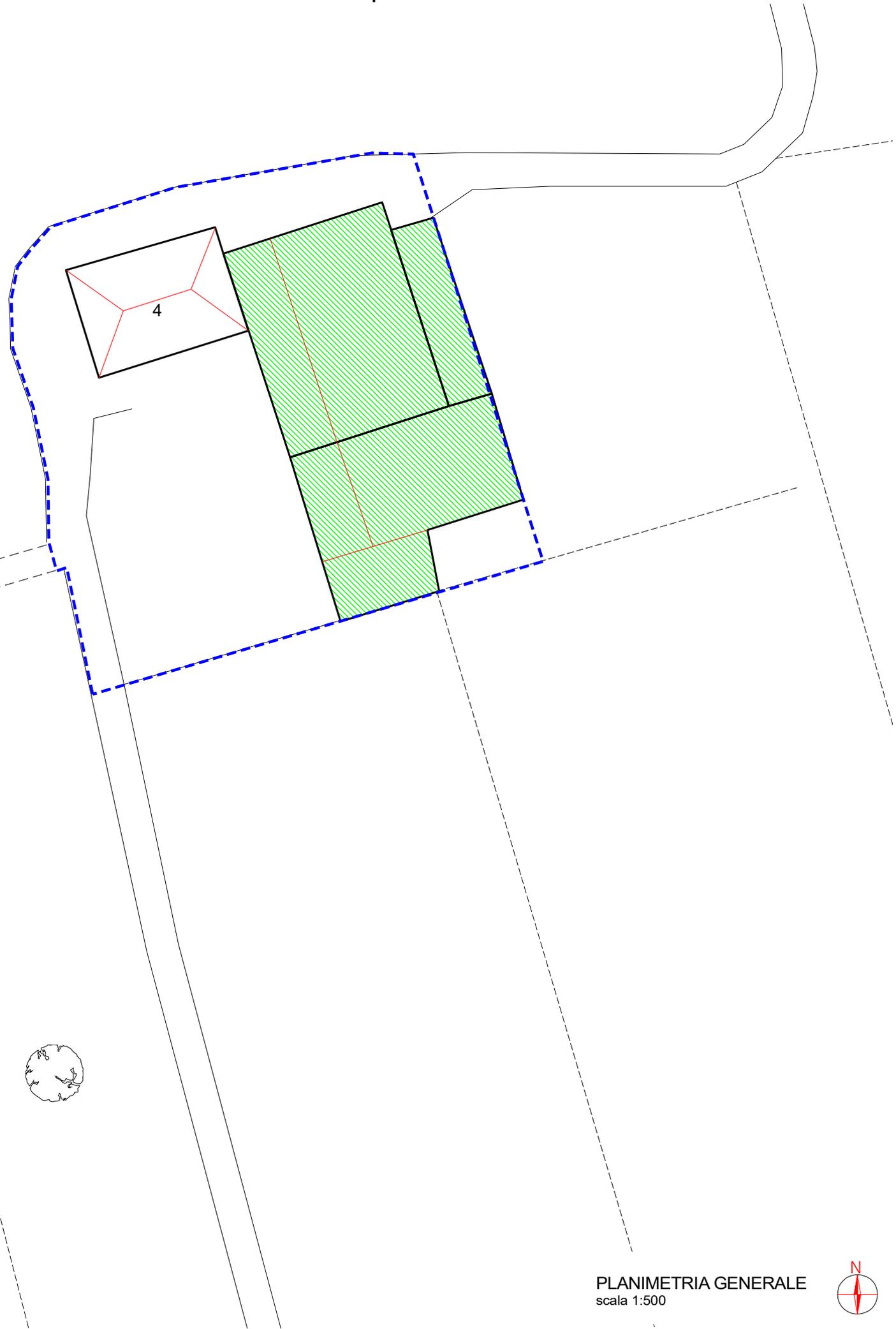
Numero scheda	Nome	nota aggiornamento
1	via Proe	var. 4
2	via Chiodo	var. 2
3	via San Marco	var. 7
4	via Magnaboschi	var. 7
5	via San Marco (Leogra)	var. 4
6	via all'Acqua	var. 2
7	via Venezia	var. 4





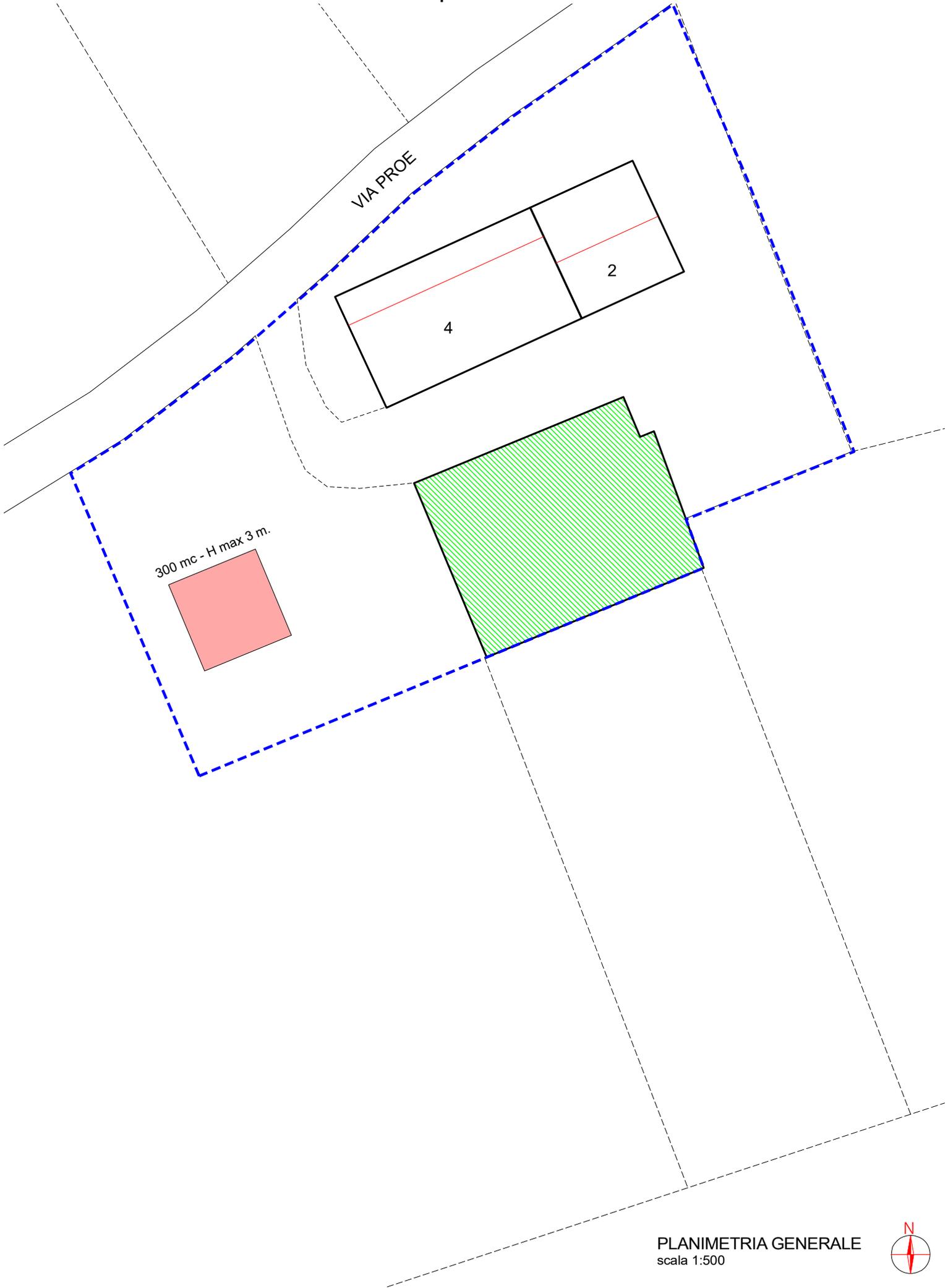
PLANIMETRIA GENERALE  
scala 1:750

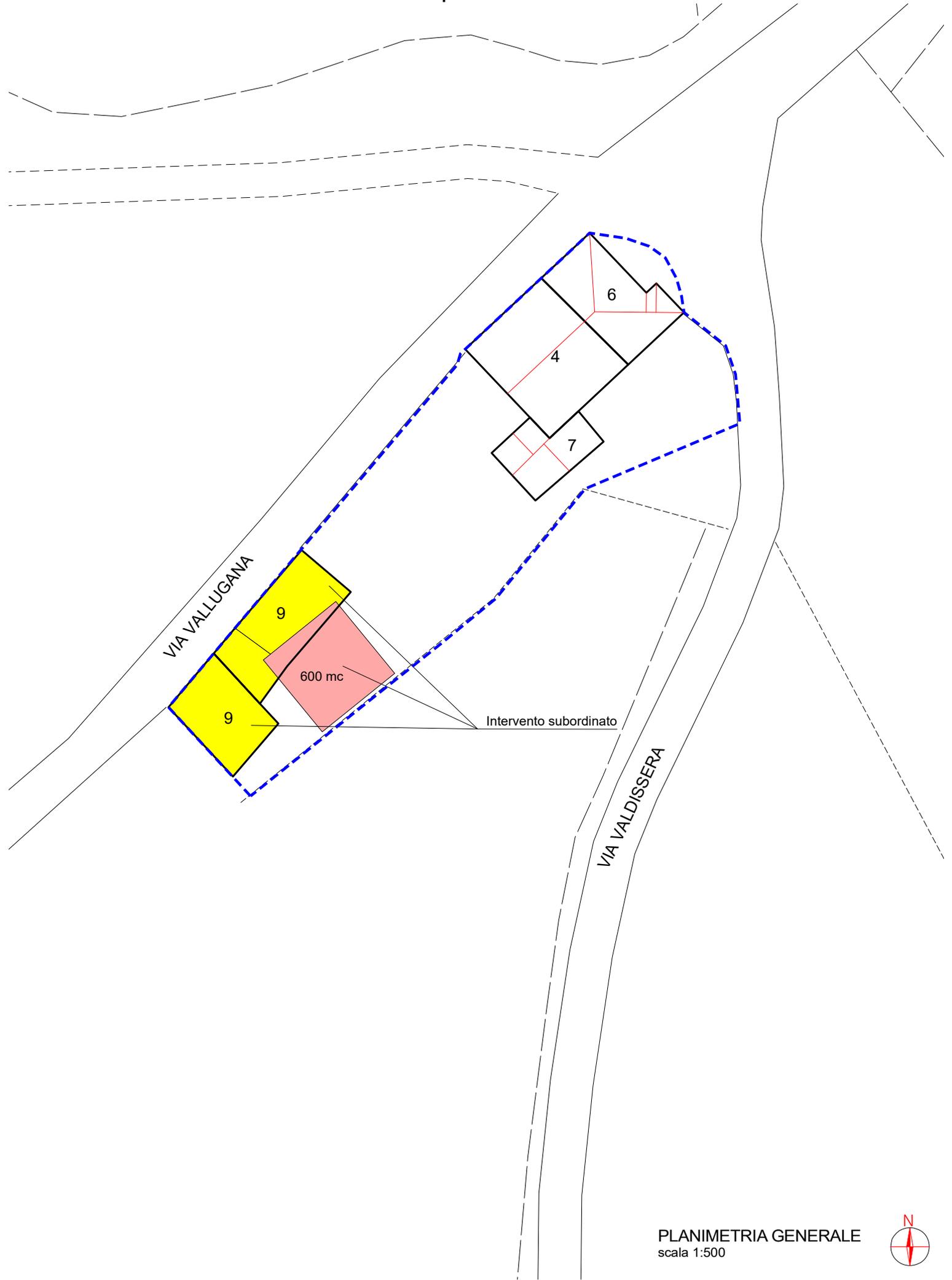




PLANIMETRIA GENERALE  
scala 1:500





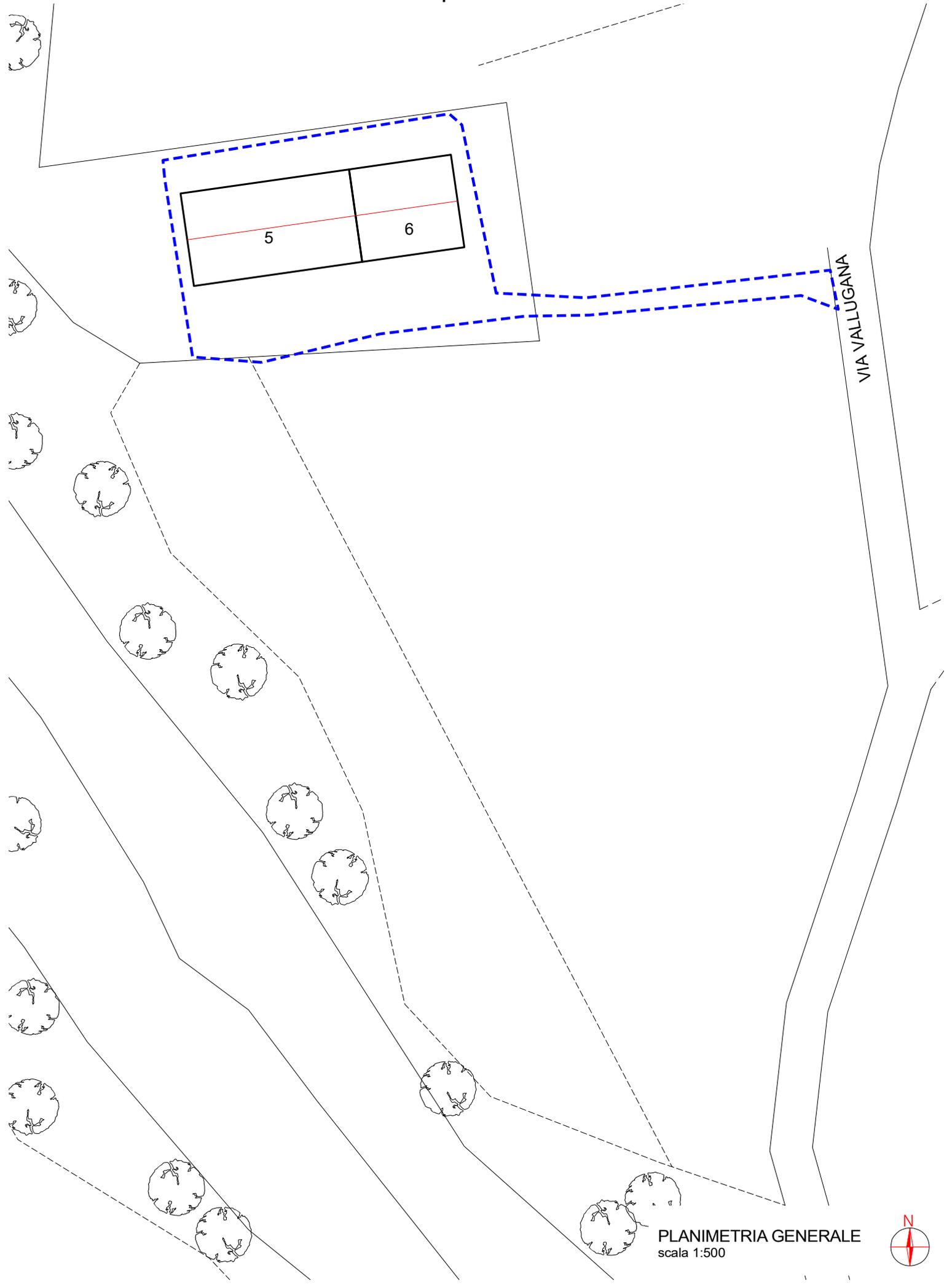




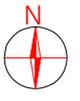
Allineamento della copertura all'adiacente annesso

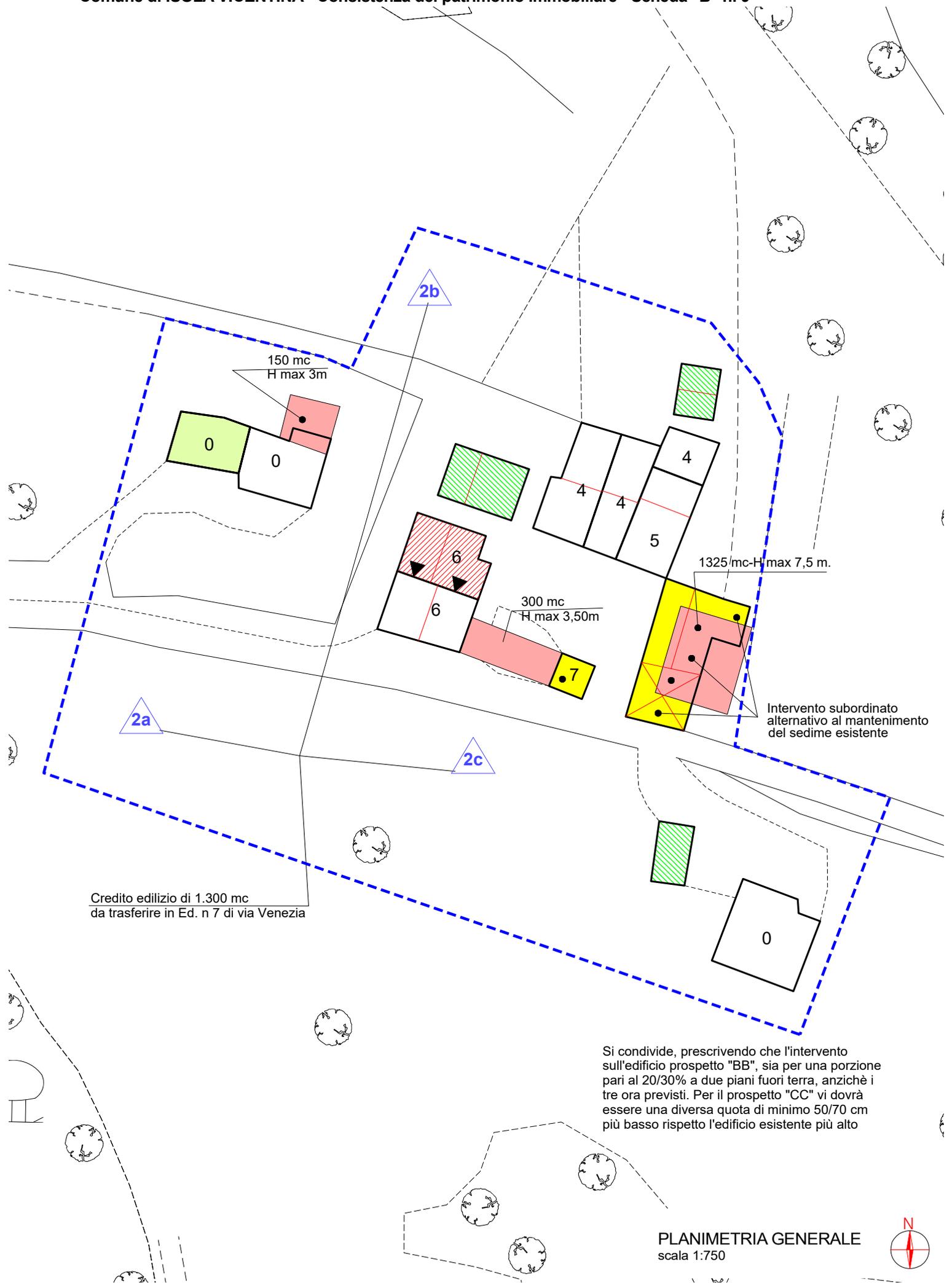






PLANIMETRIA GENERALE  
scala 1:500

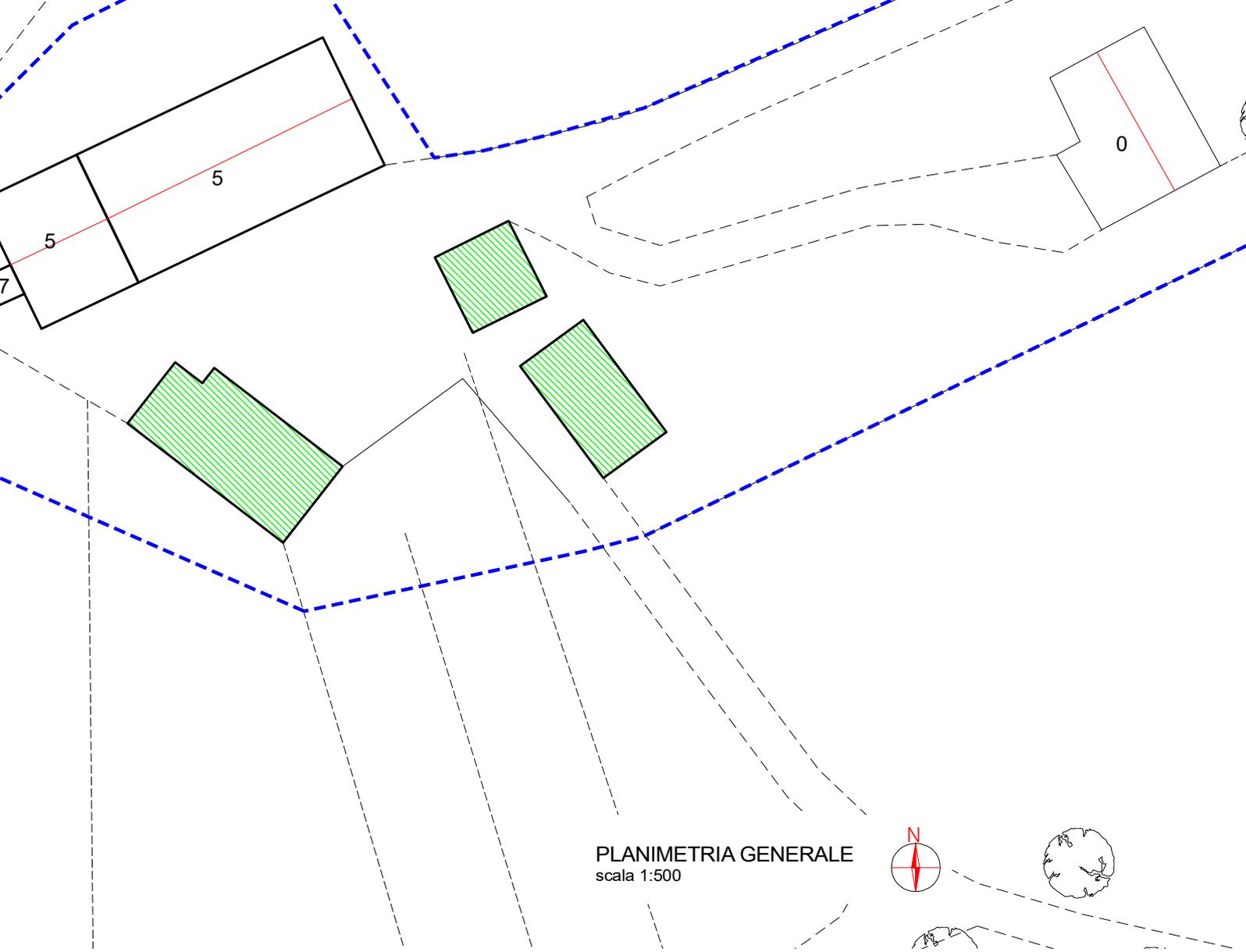




Credito edilizio di 1.300 mc  
da trasferire in Ed. n 7 di via Venezia

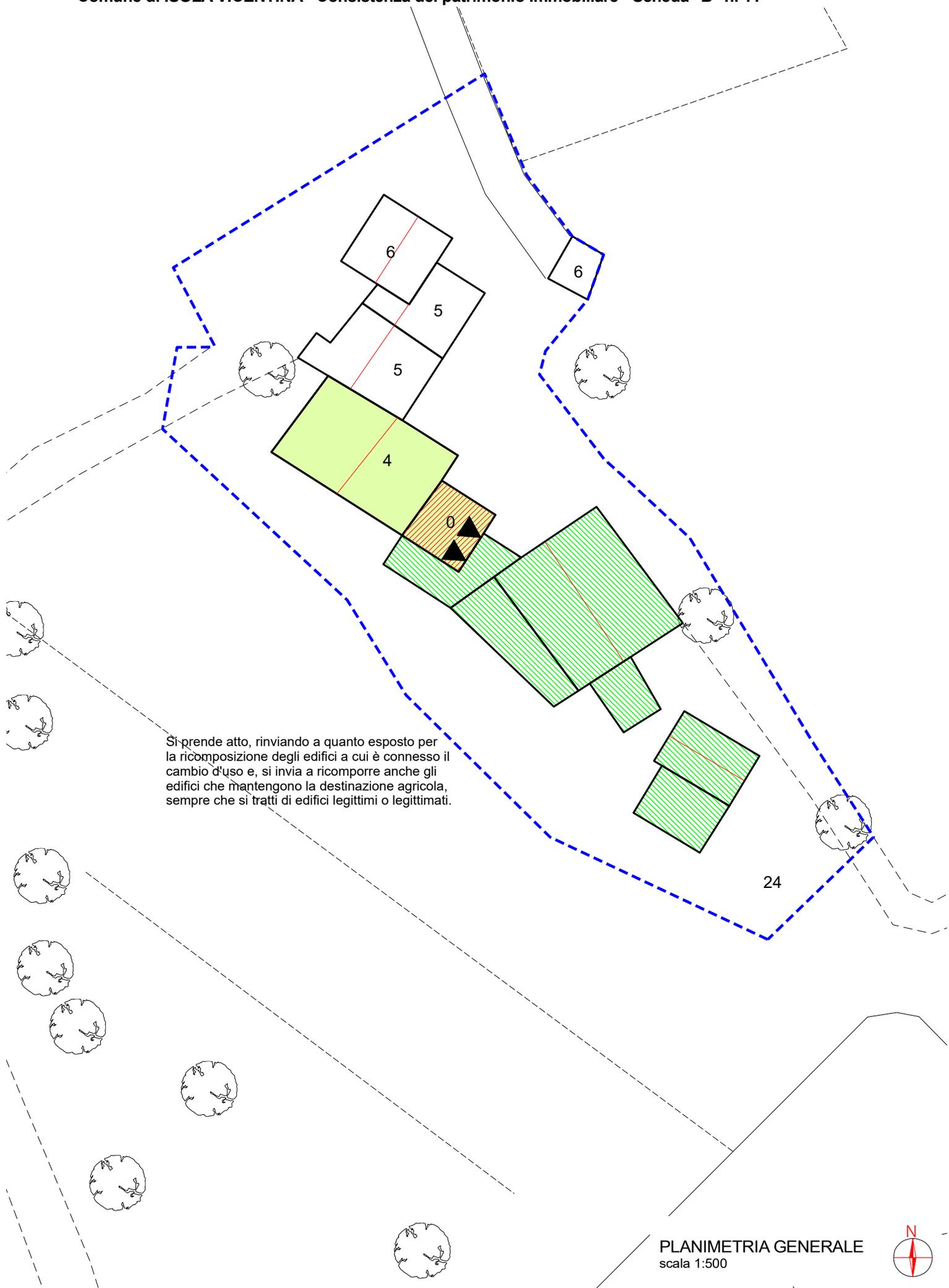
Si condivide, prescrivendo che l'intervento sull'edificio prospetto "BB", sia per una porzione pari al 20/30% a due piani fuori terra, anzichè i tre ora previsti. Per il prospetto "CC" vi dovrà essere una diversa quota di minimo 50/70 cm più basso rispetto l'edificio esistente più alto

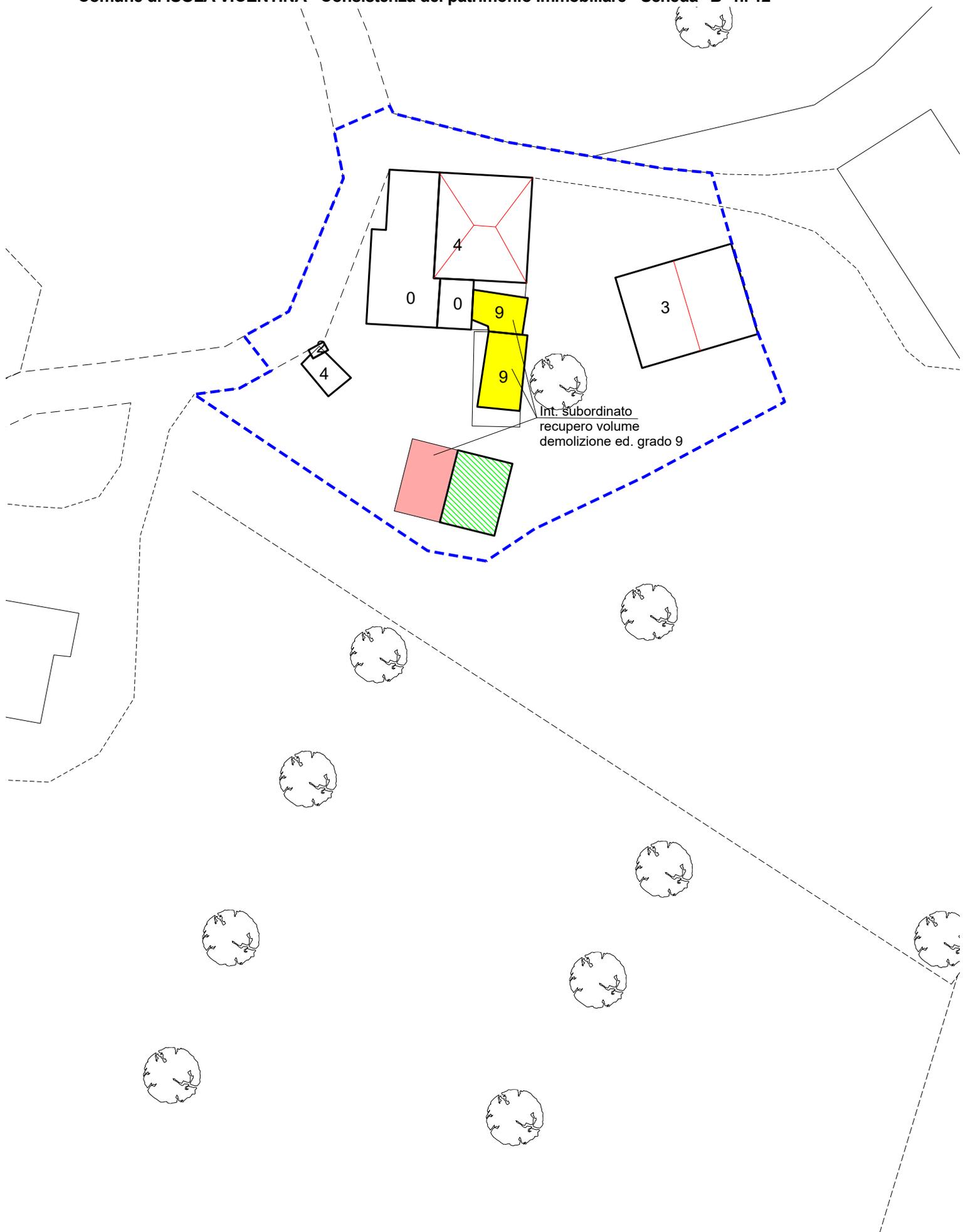




PLANIMETRIA GENERALE  
scala 1:500

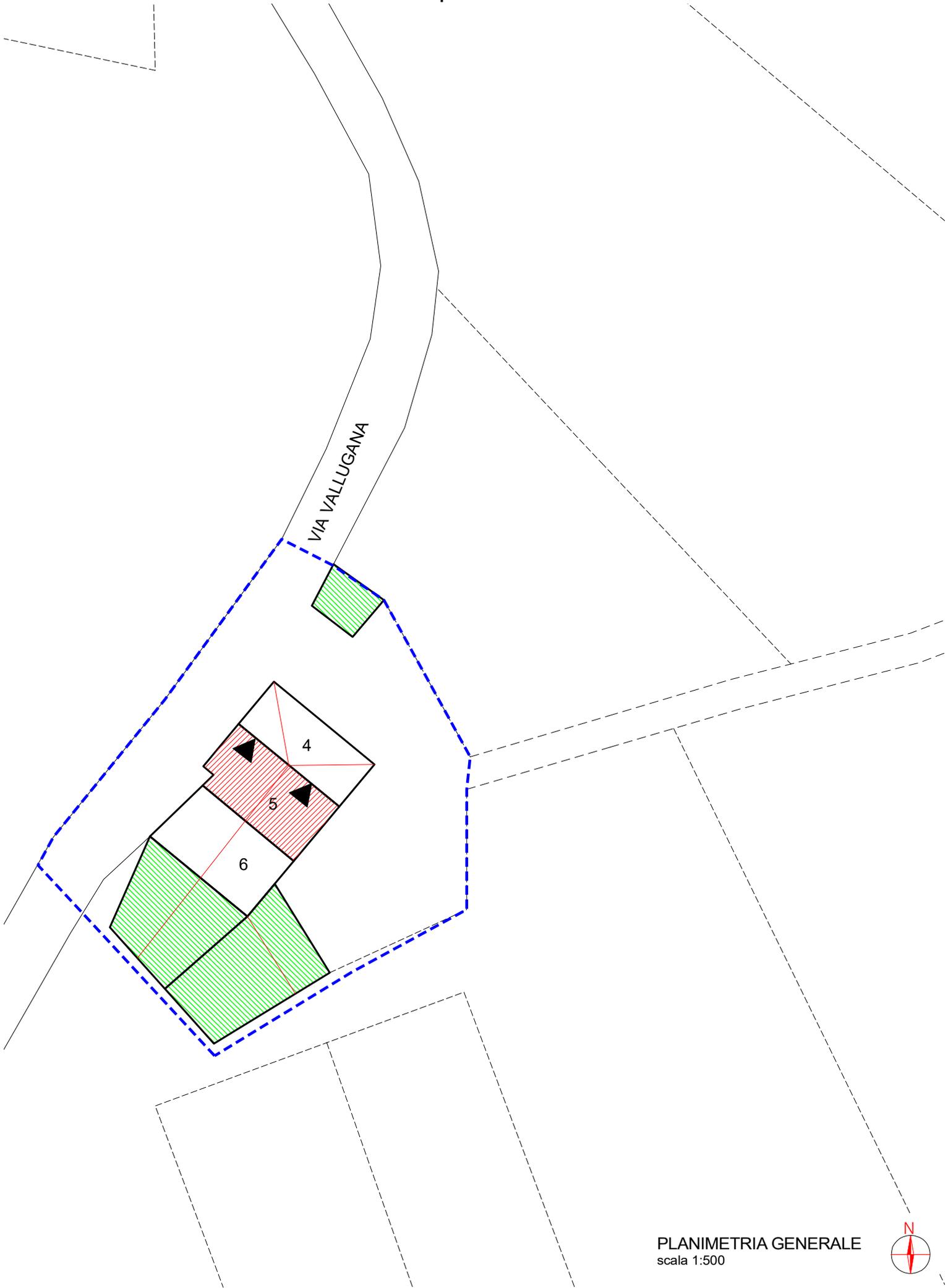






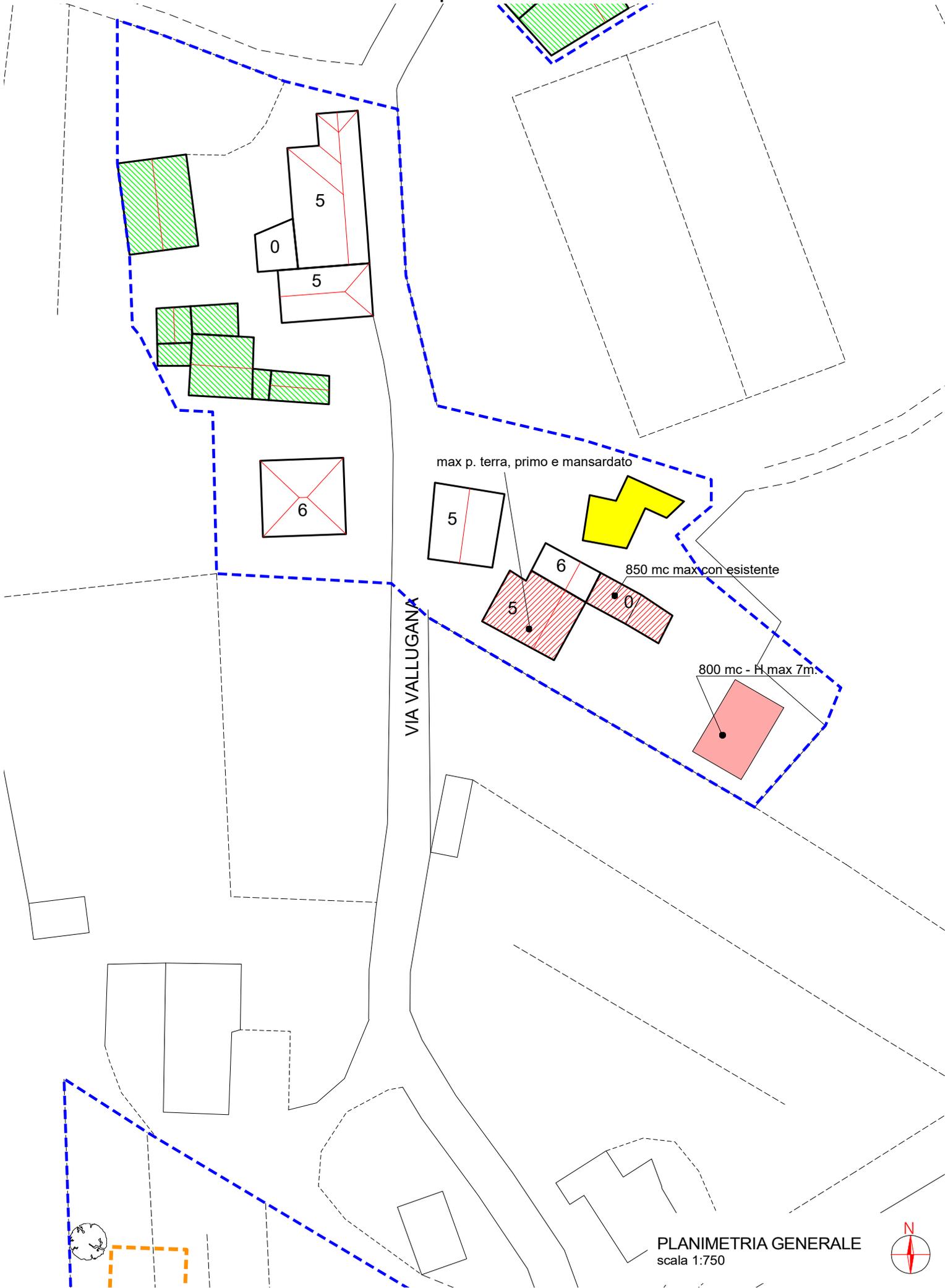
Int. subordinato  
recupero volume  
demolizione ed. grado 9





PLANIMETRIA GENERALE  
scala 1:500





max p. terra, primo e mansardato

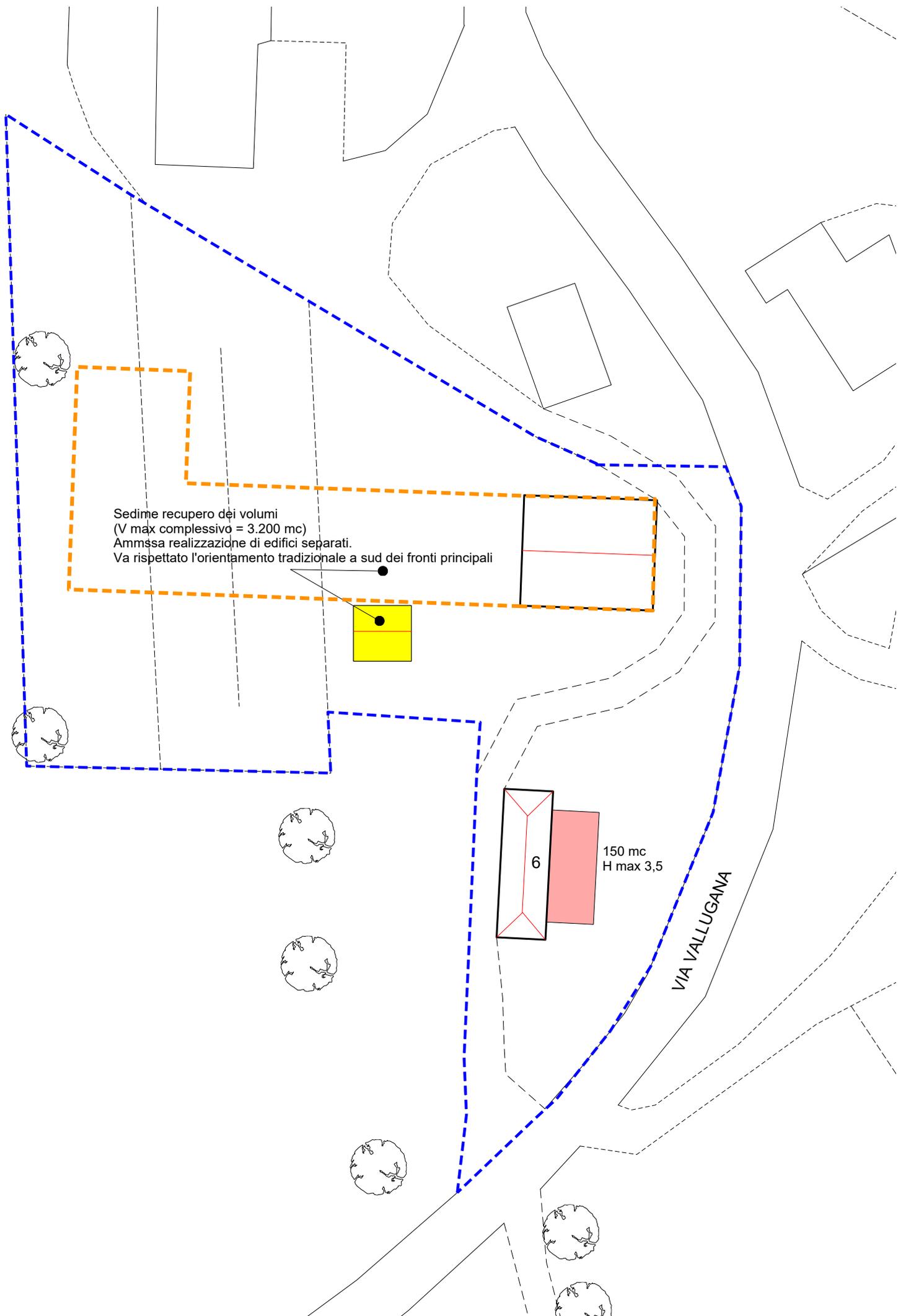
850 mc max con esistente

800 mc - H max 7m

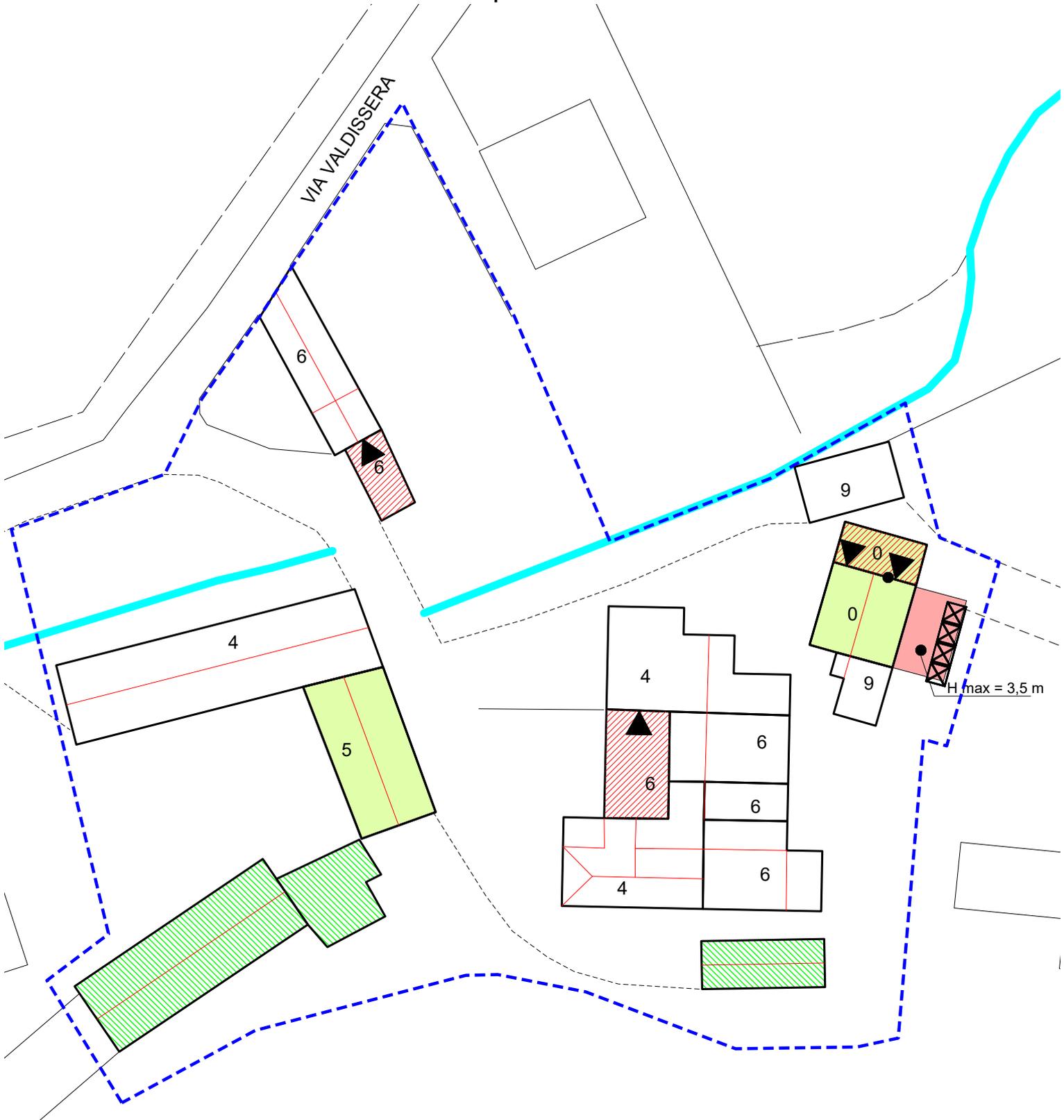
VIA VALLUGANA

PLANIMETRIA GENERALE  
scala 1:750





VIA VALDISSERA

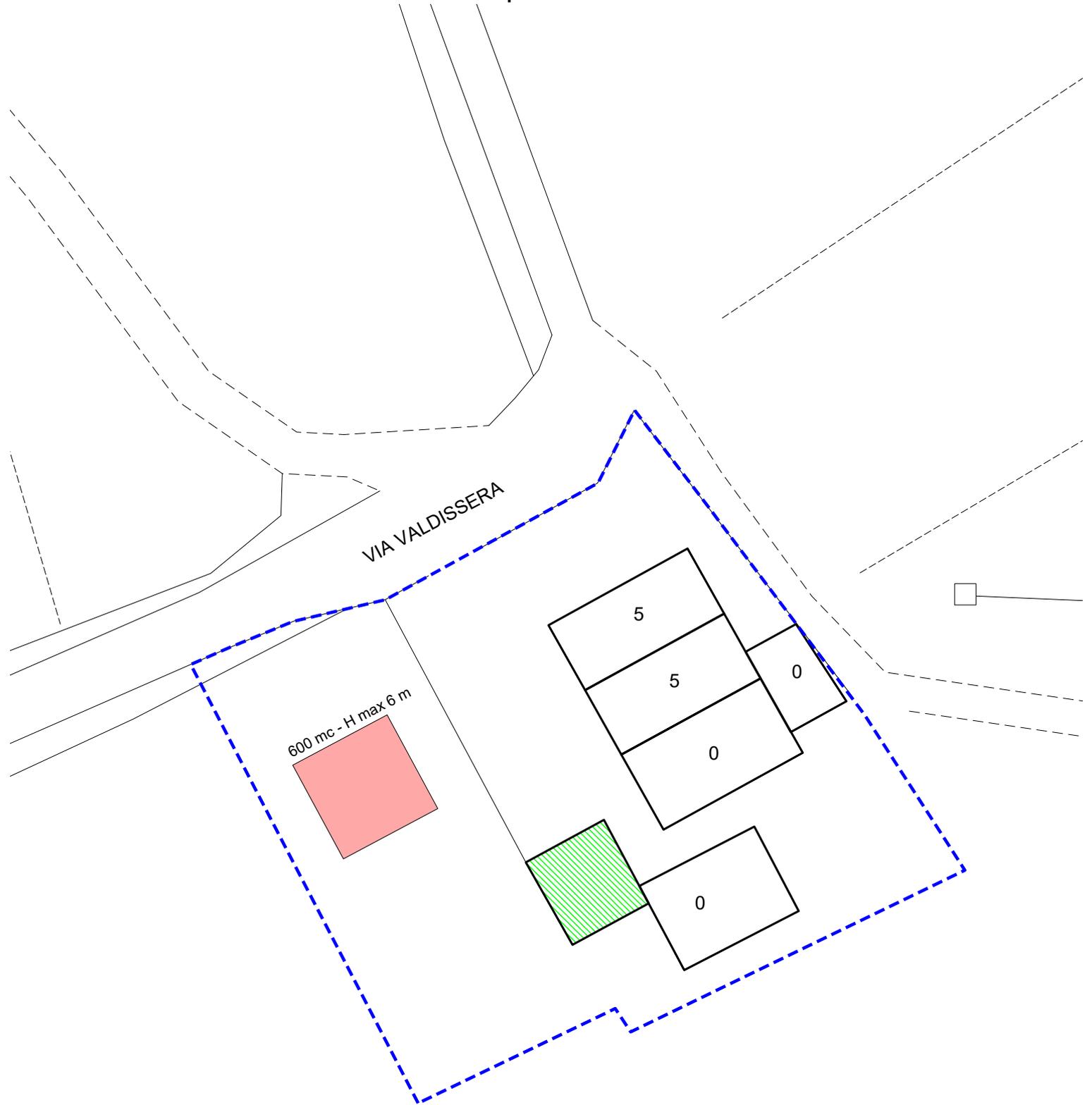


H max = 3,5 m



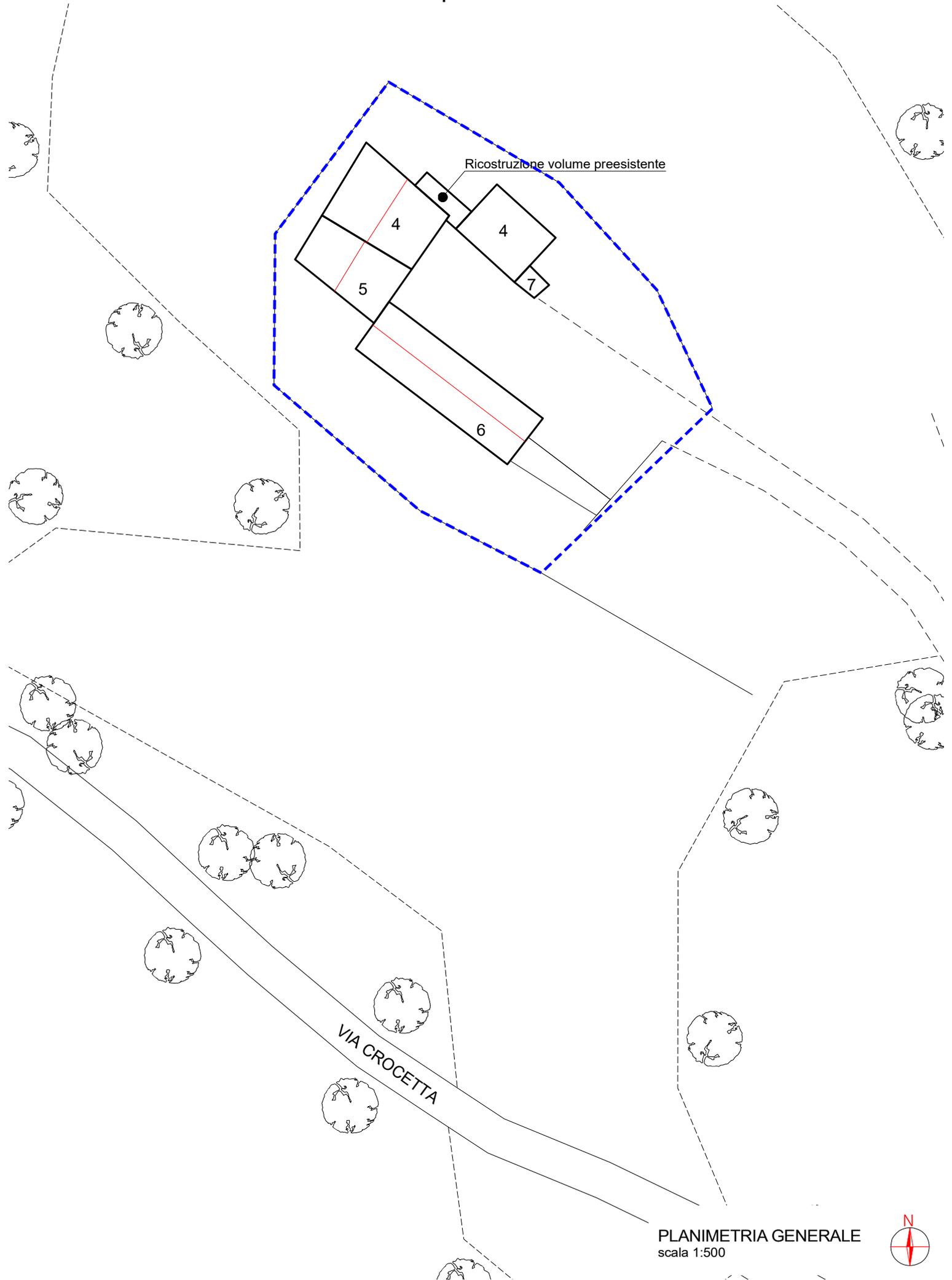
PLANIMETRIA GENERALE  
scala 1:500





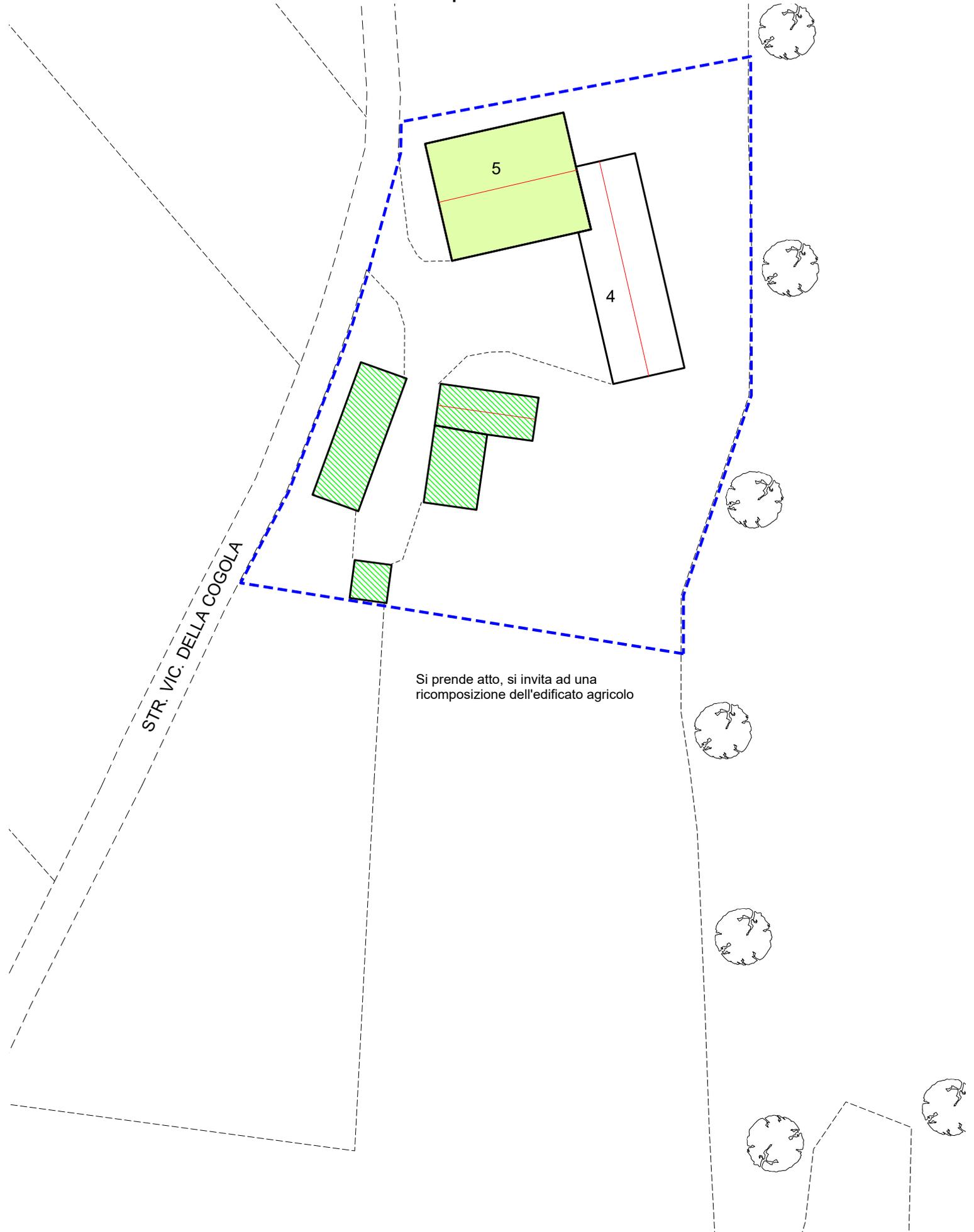
PLANIMETRIA GENERALE  
scala 1:500





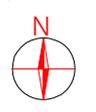
PLANIMETRIA GENERALE  
scala 1:500

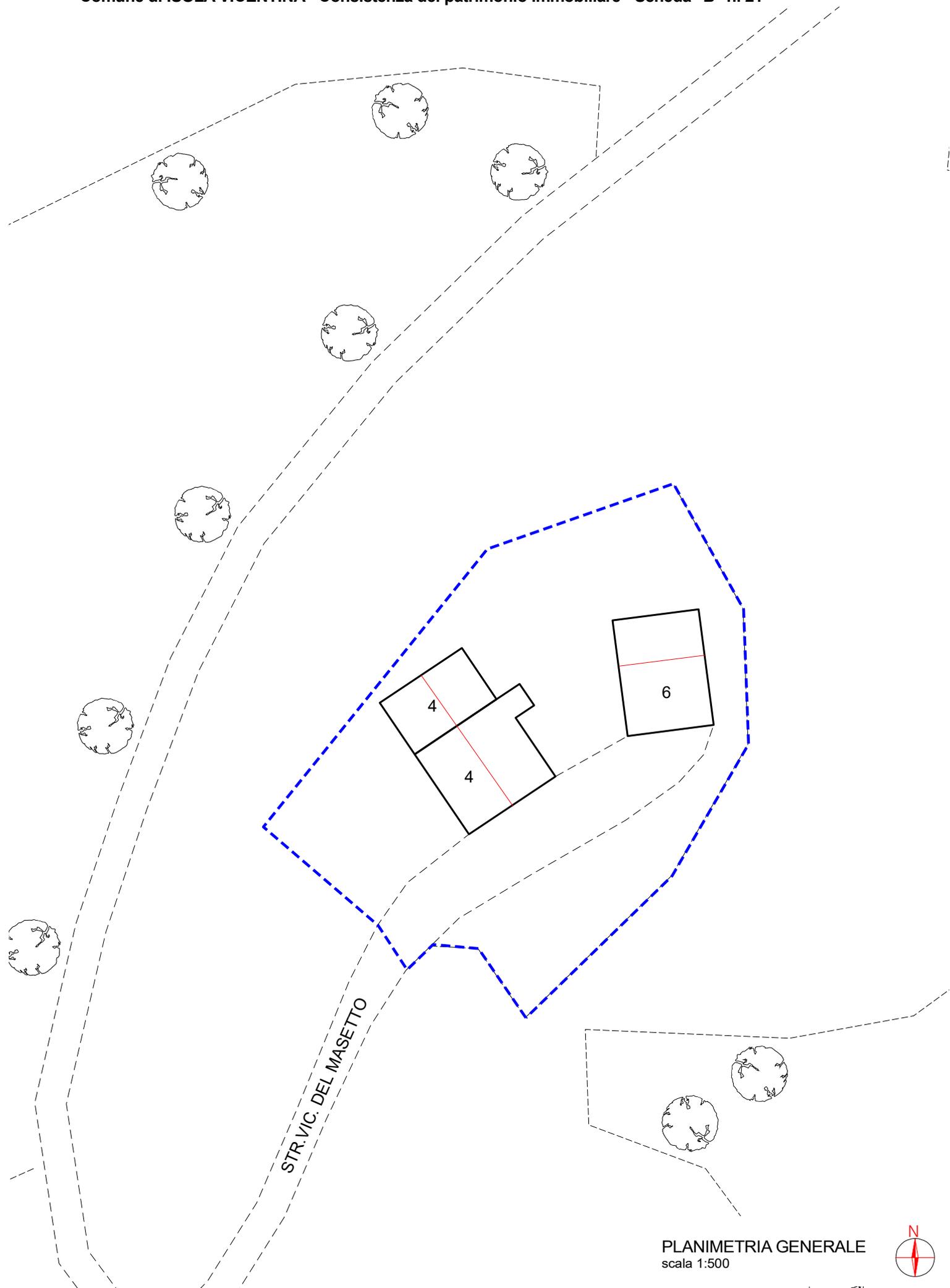




Si prende atto, si invita ad una ricomposizione dell'edificato agricolo

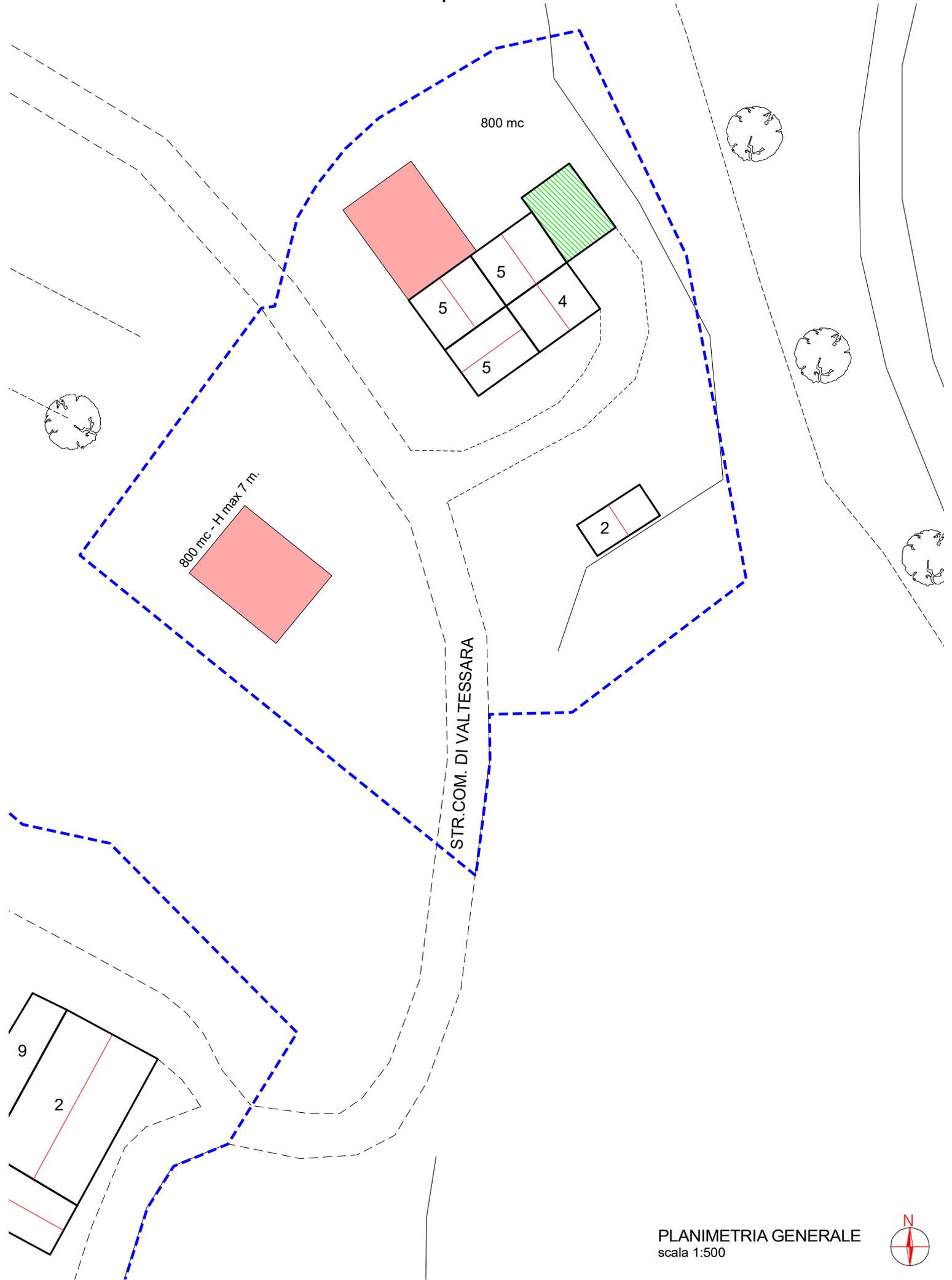
PLANIMETRIA GENERALE  
scala 1:500

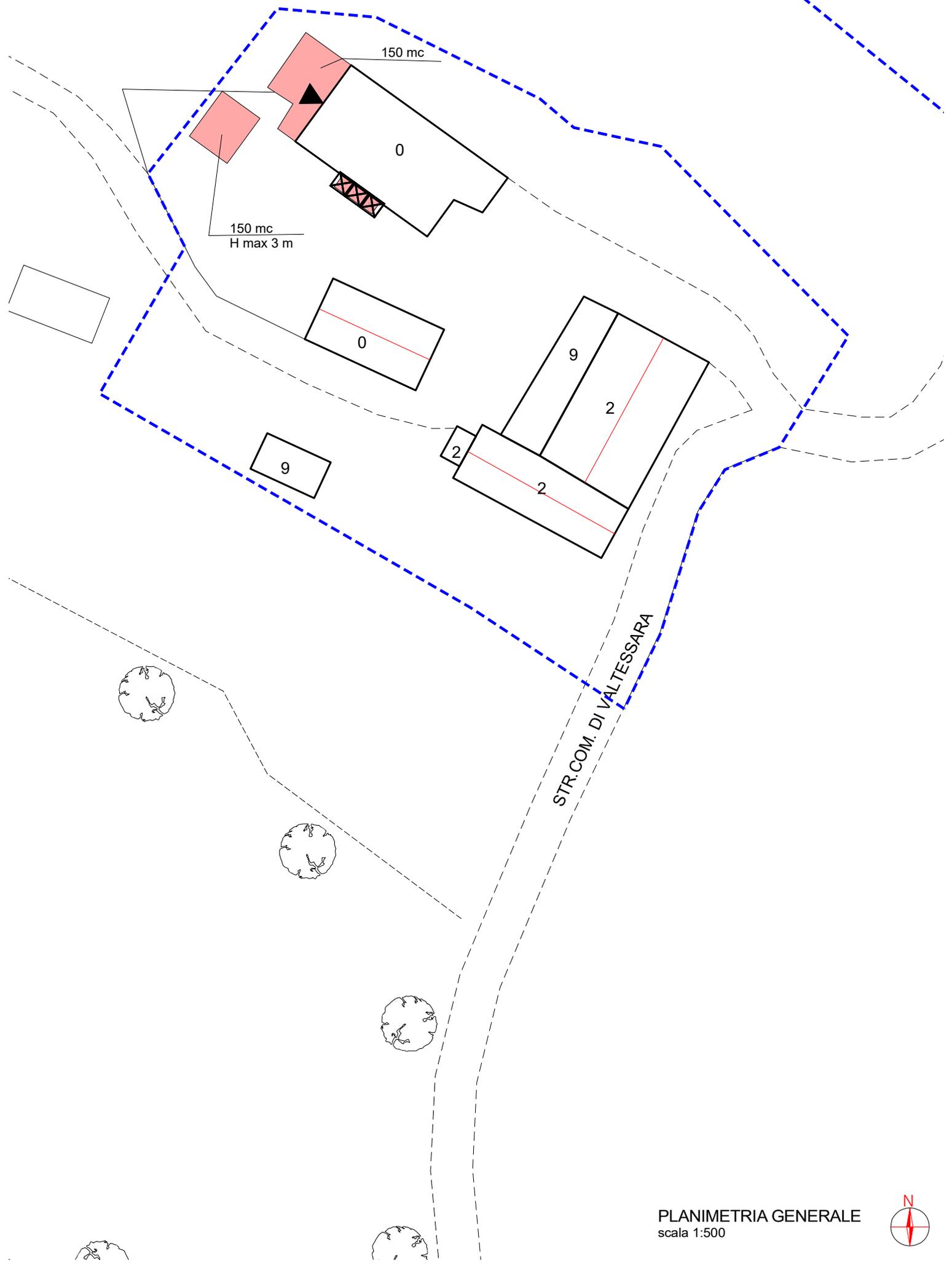




PLANIMETRIA GENERALE  
scala 1:500

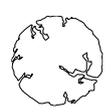
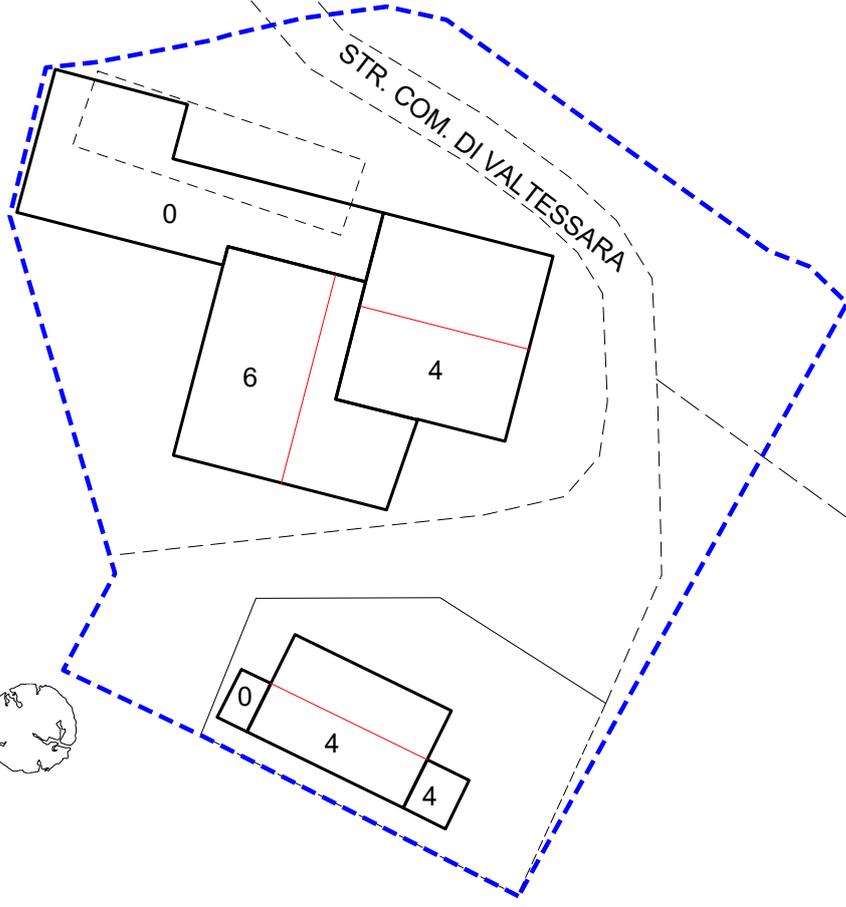


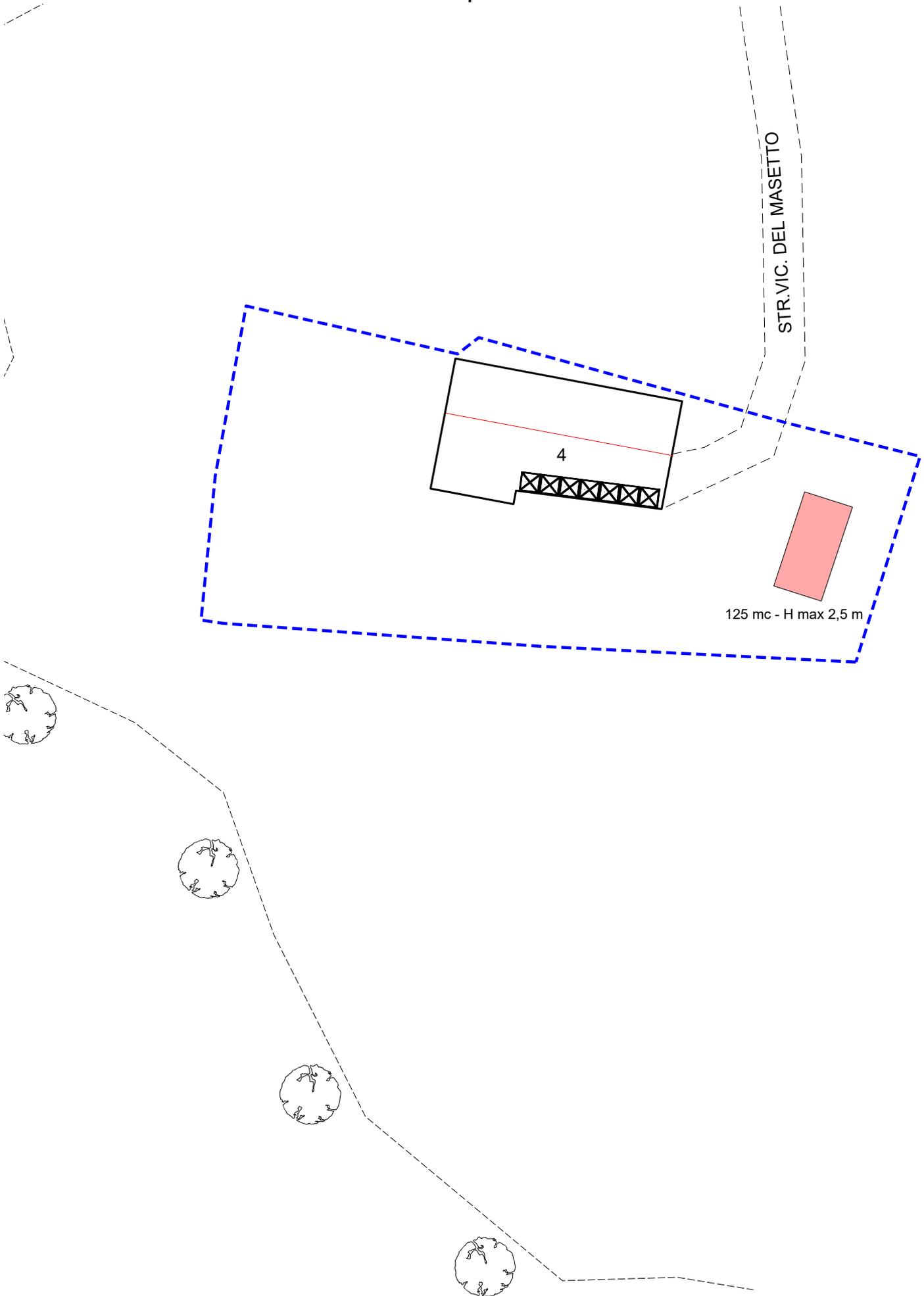




PLANIMETRIA GENERALE  
scala 1:500



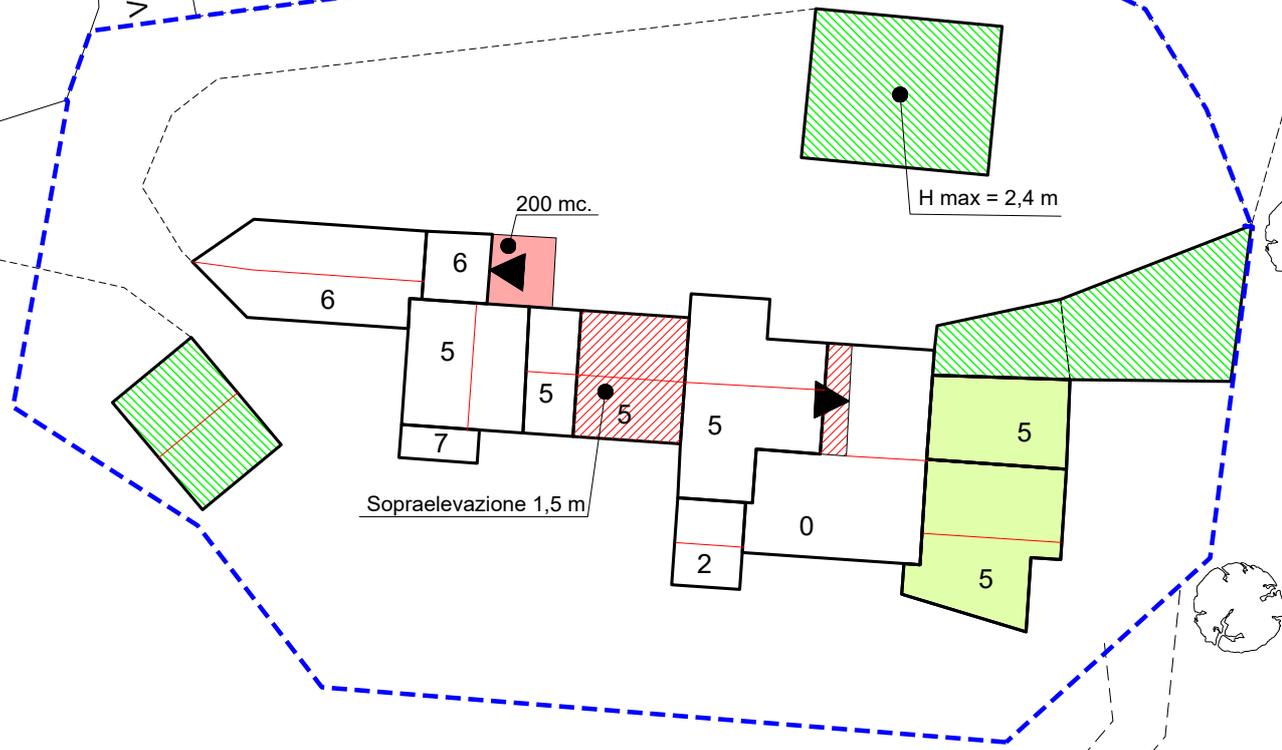




PLANIMETRIA GENERALE  
scala 1:500



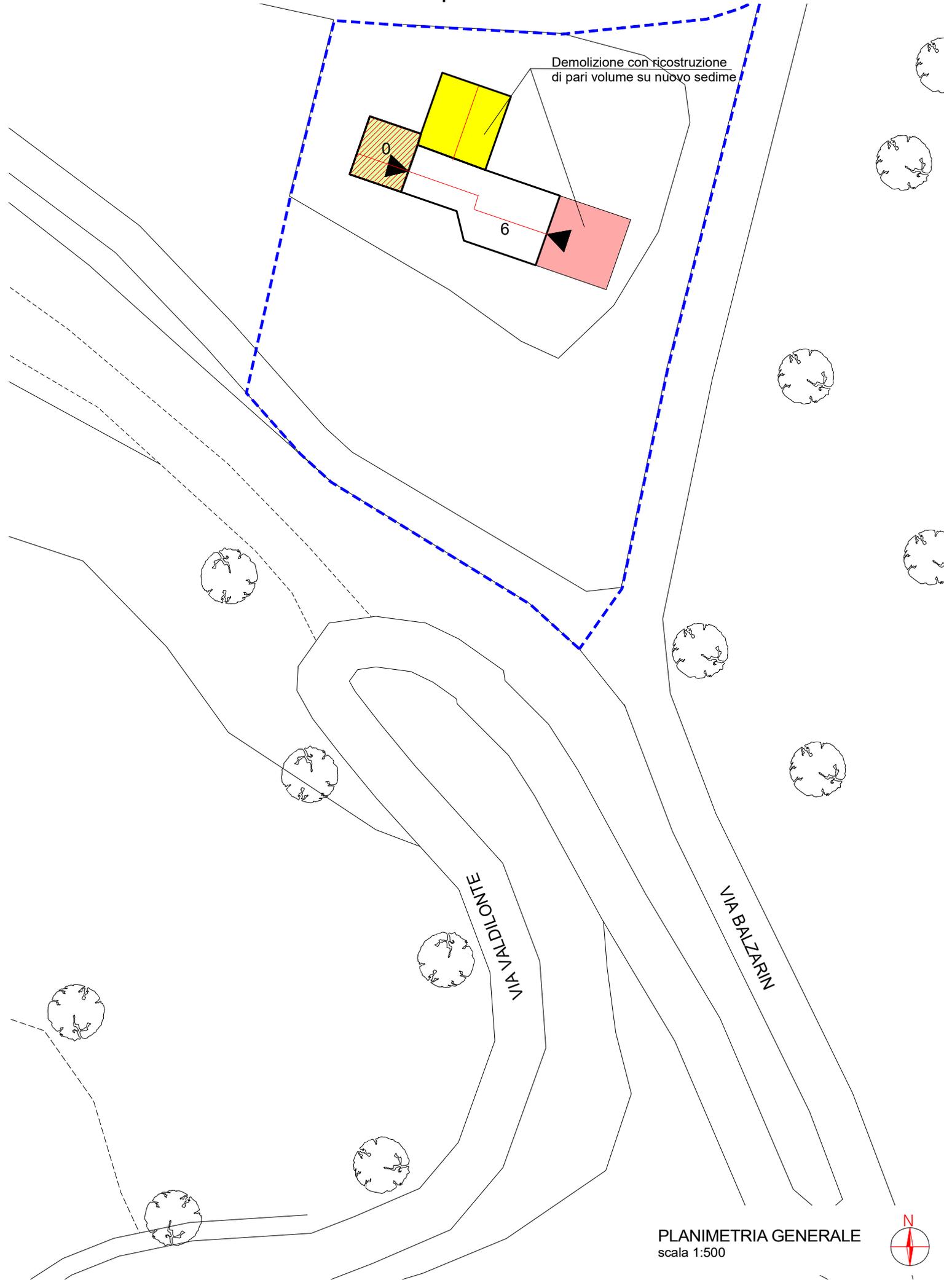
VIA BALZARIN





PLANIMETRIA GENERALE  
scala 1:500



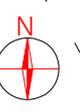
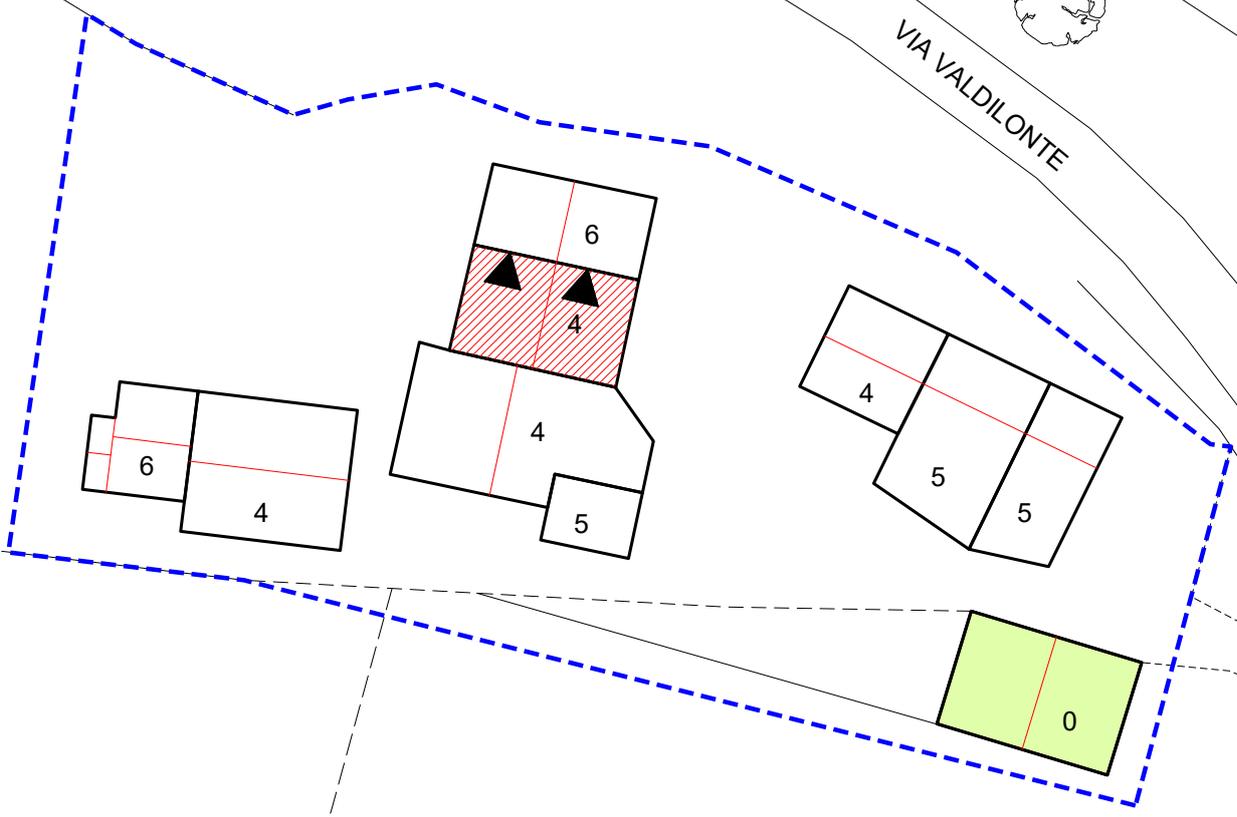


PLANIMETRIA GENERALE  
scala 1:500

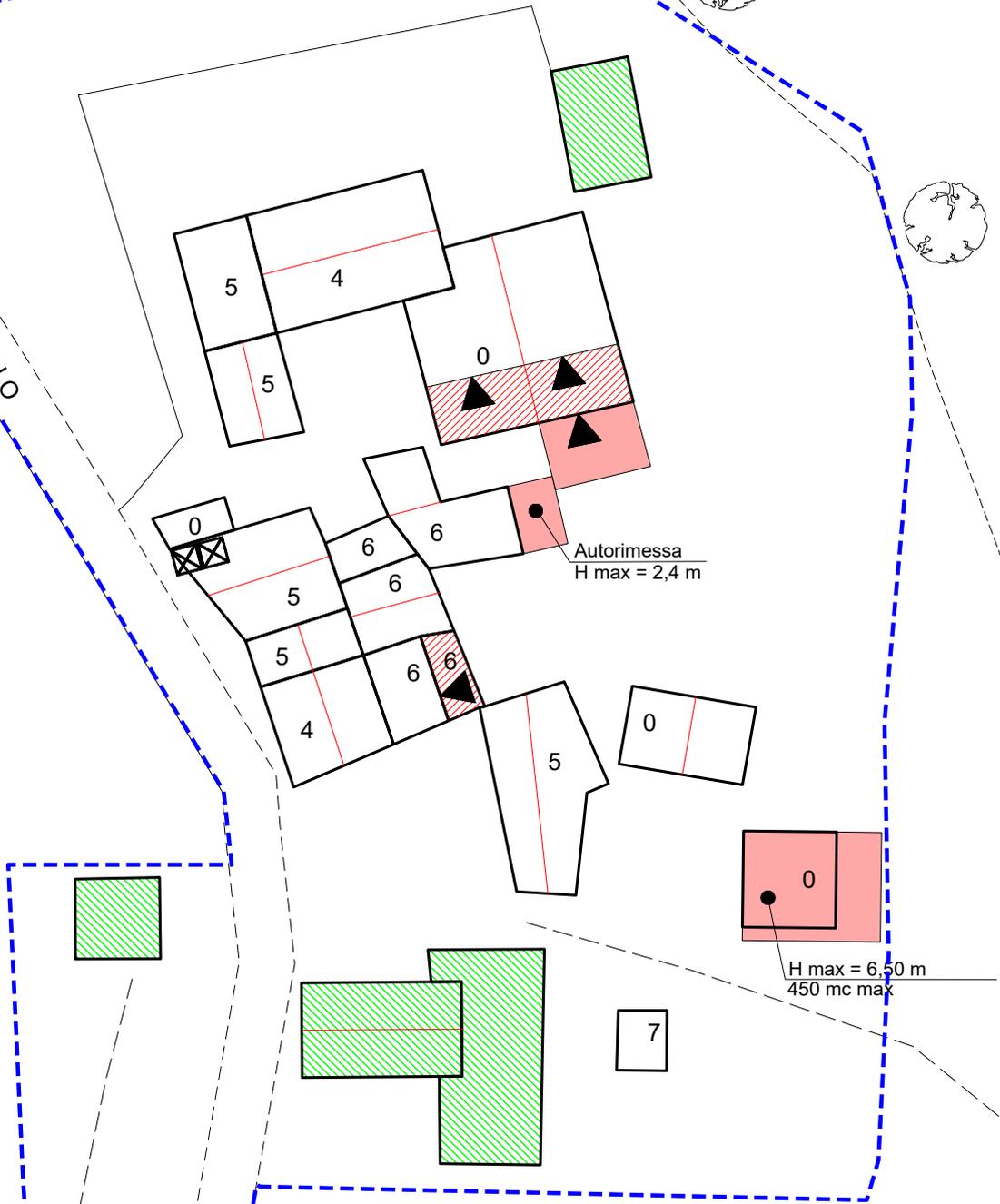


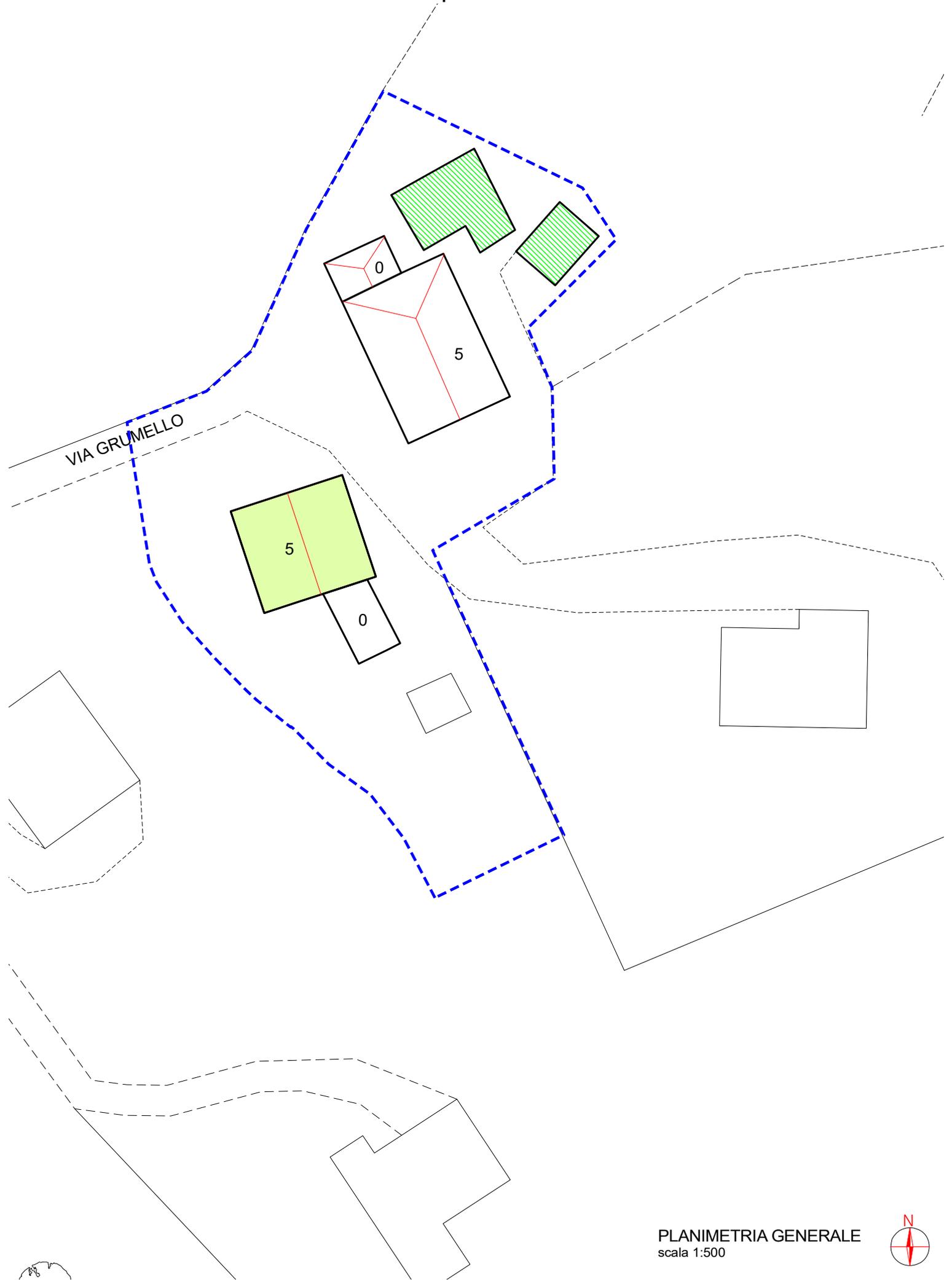


VIA VALDILONTE

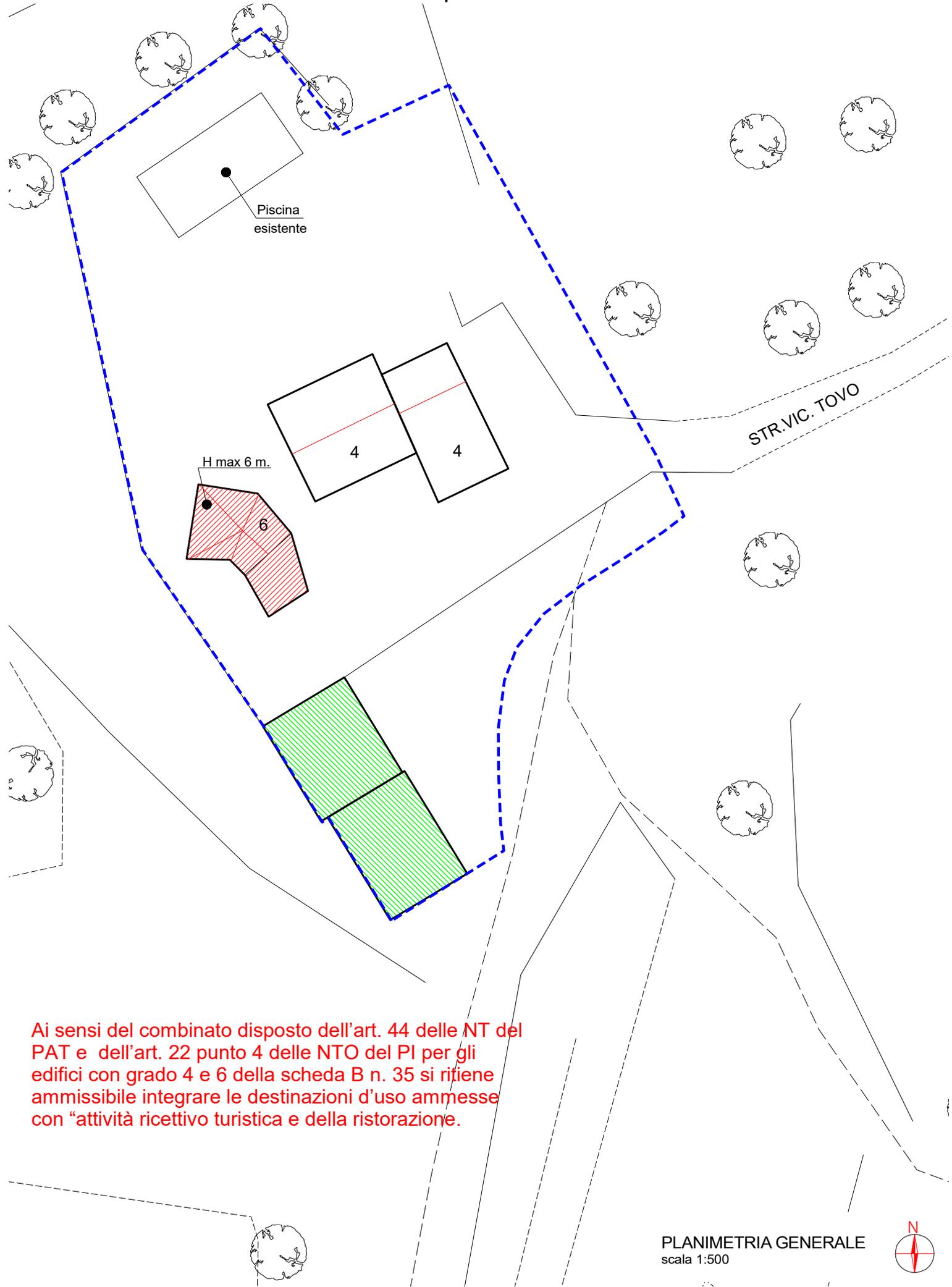


VIA GRUMELLO



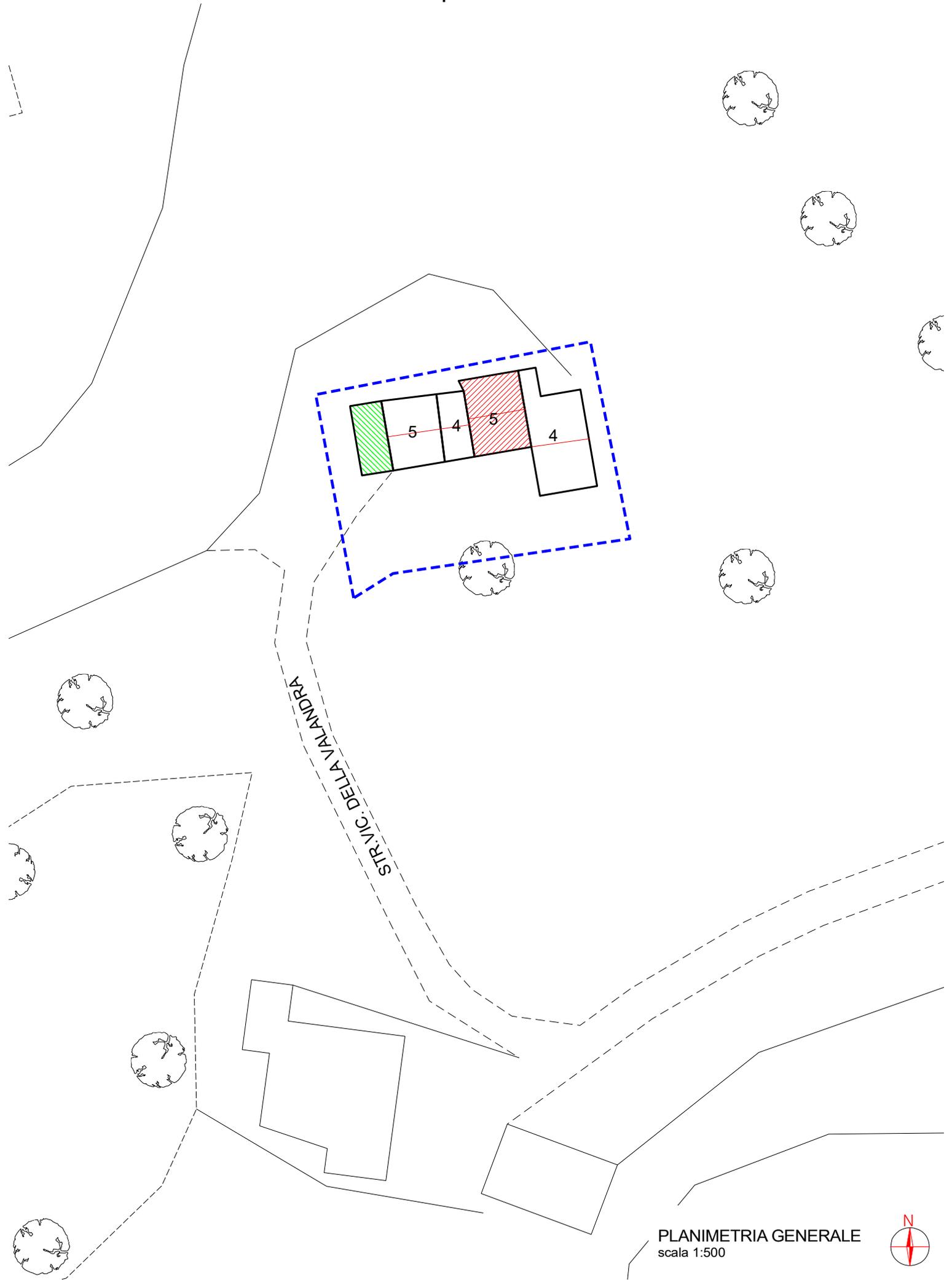


88



Ai sensi del combinato disposto dell'art. 44 delle NT del PAT e dell'art. 22 punto 4 delle NTO del PI per gli edifici con grado 4 e 6 della scheda B n. 35 si ritiene ammissibile integrare le destinazioni d'uso ammesse con "attività ricettivo turistica e della ristorazione."





PLANIMETRIA GENERALE  
scala 1:500





Si prende atto, si invita il Comune a voler far eseguire, in sede di rilascio del Permesso a Costruire, di una ricomposizione edilizia delle parti agricole.



VIA VALDILONTE

2

4

2

2

4

4

4

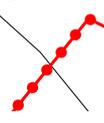
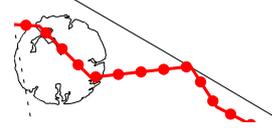
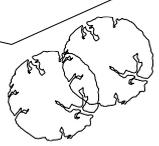
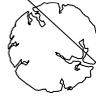
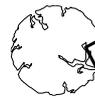
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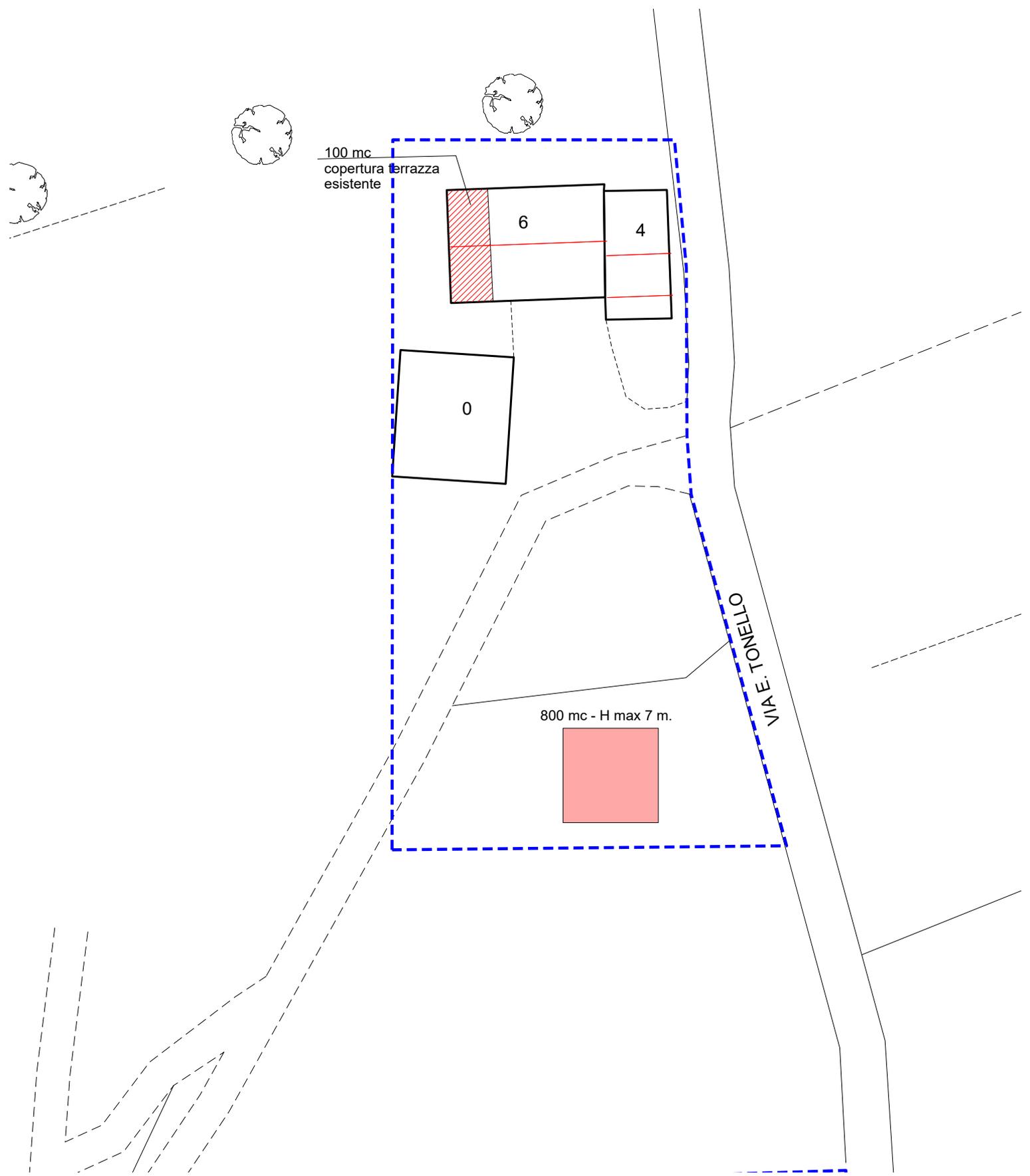
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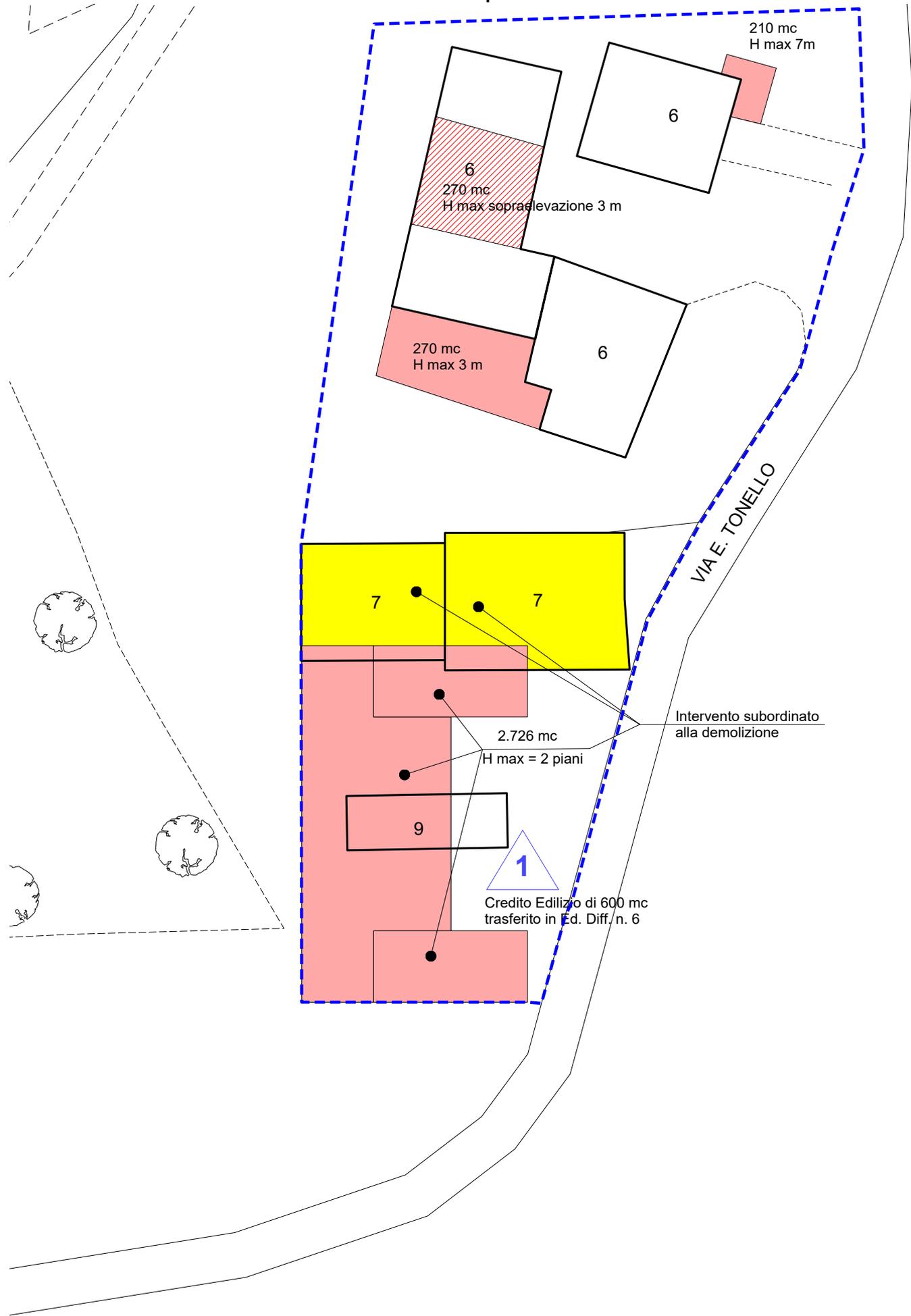
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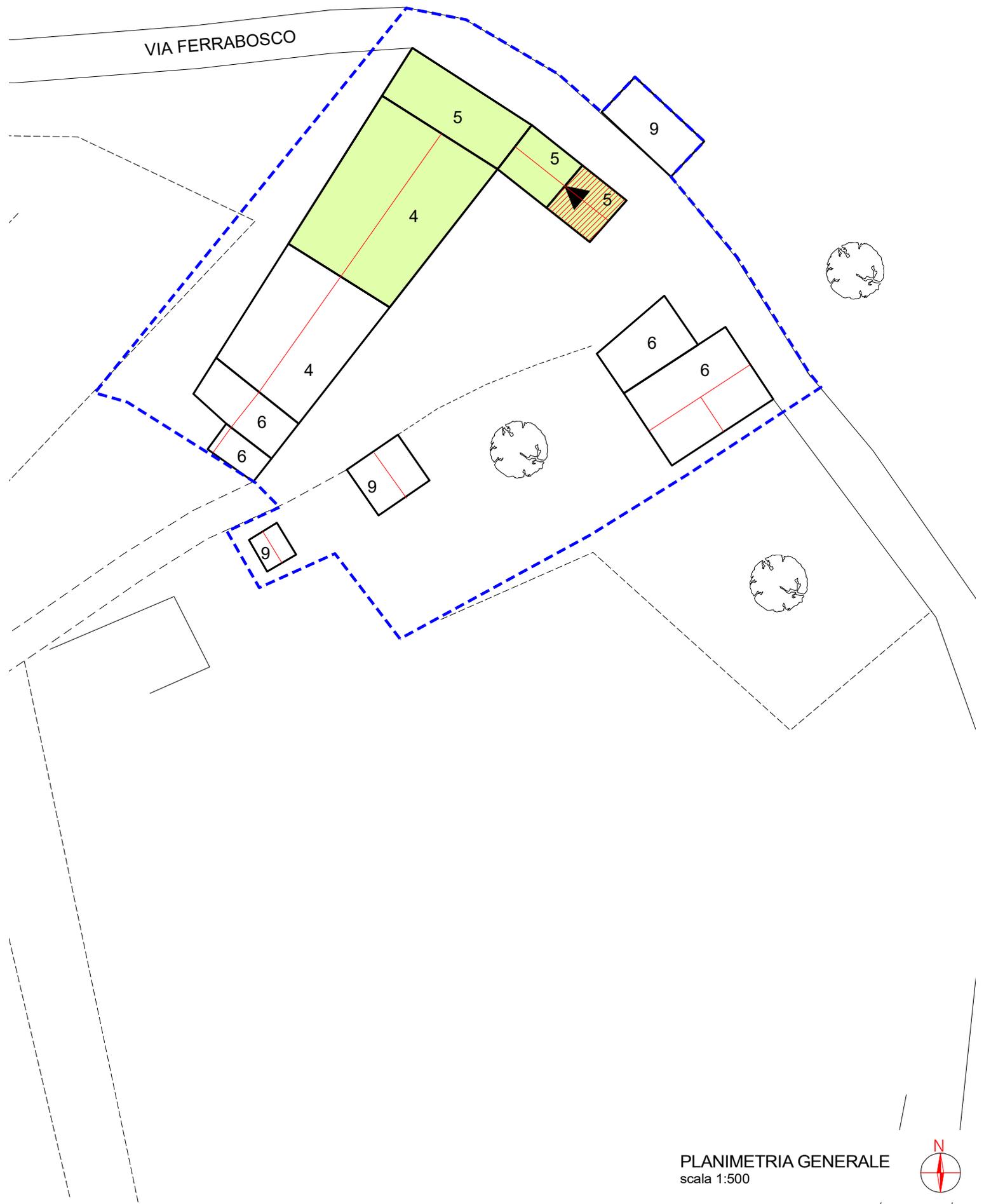
STR. VIC. DI VALDILONTE

PLANIMETRIA GENERALE  
scala 1:500



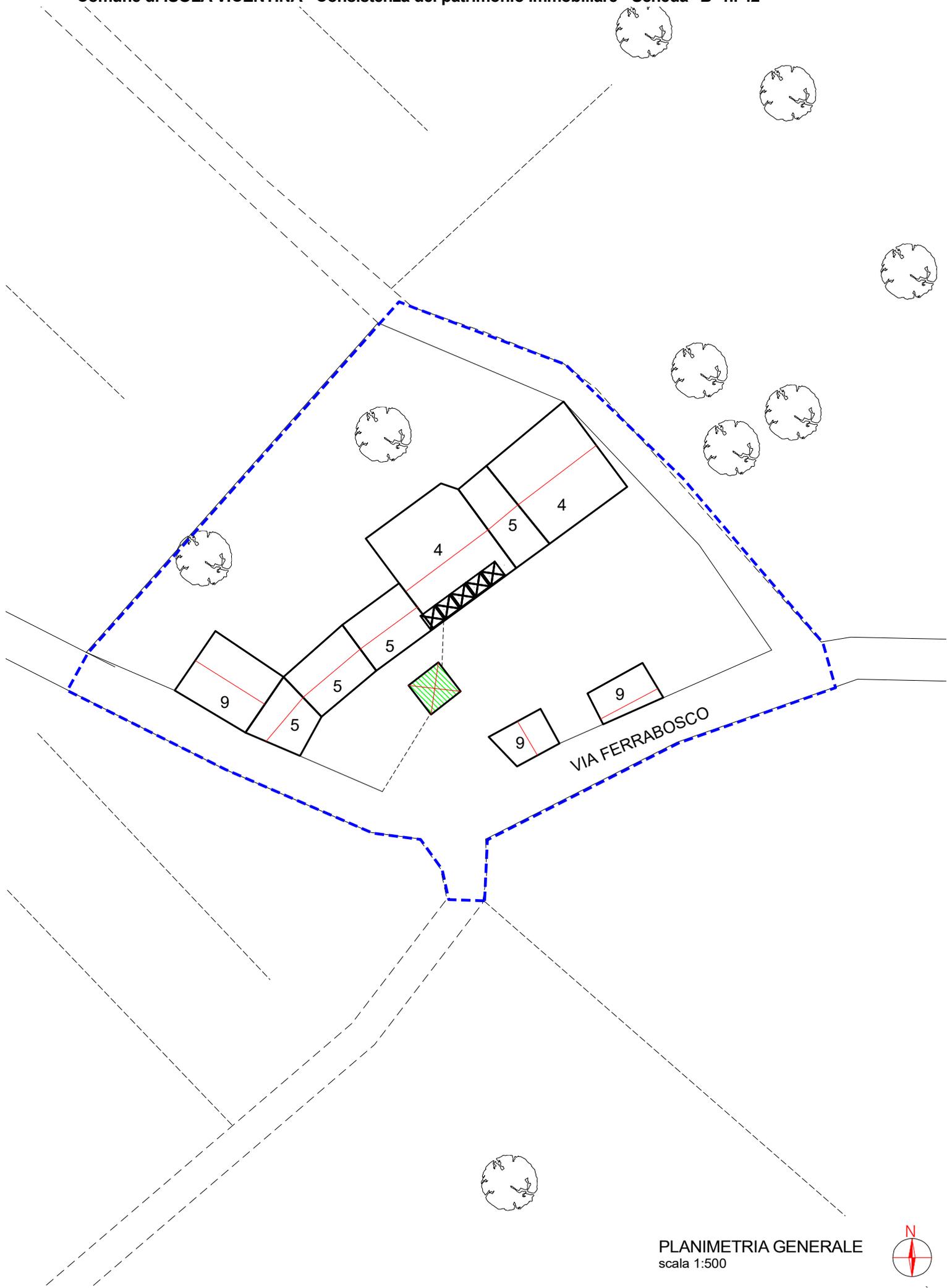


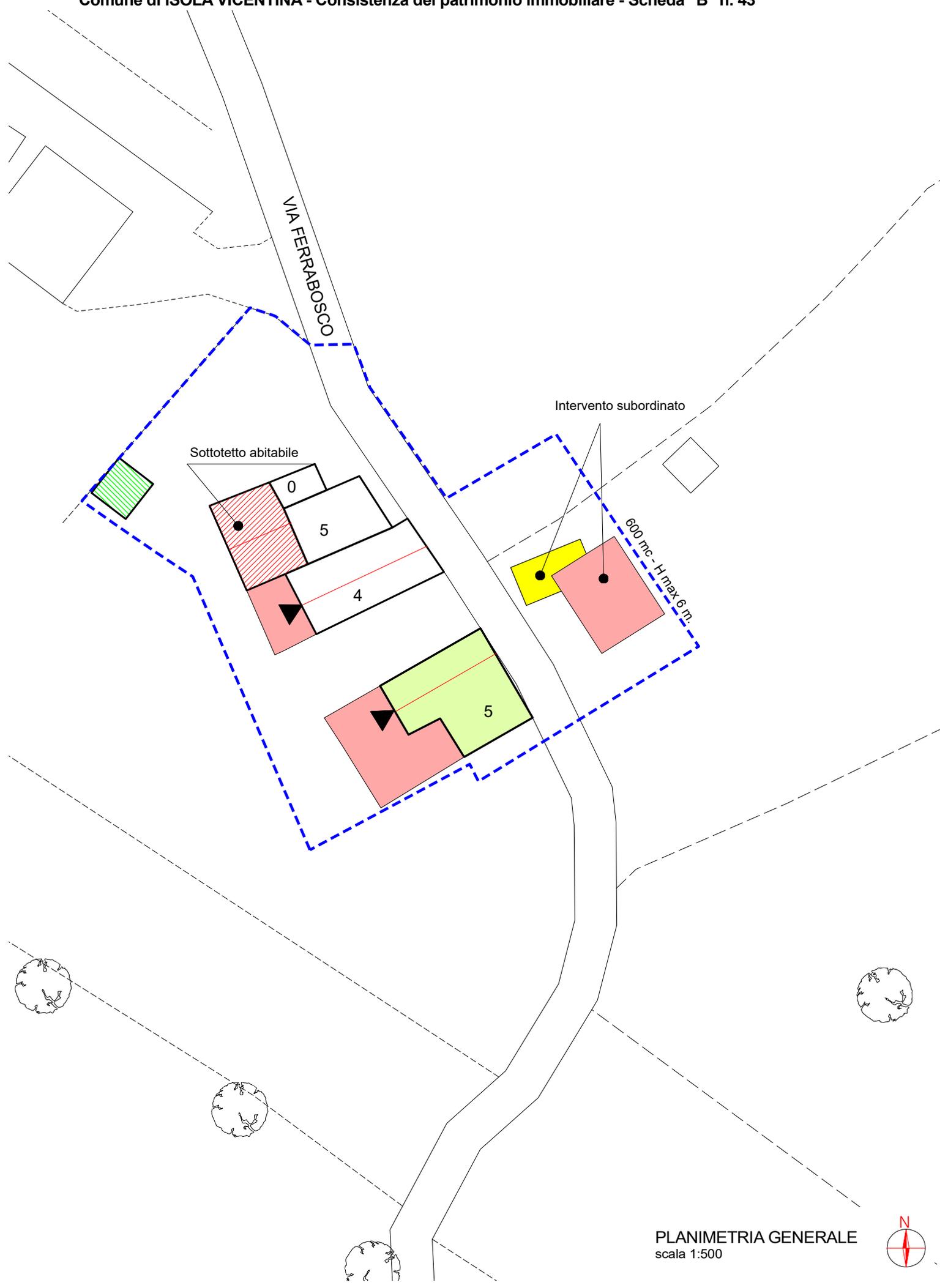




PLANIMETRIA GENERALE  
scala 1:500

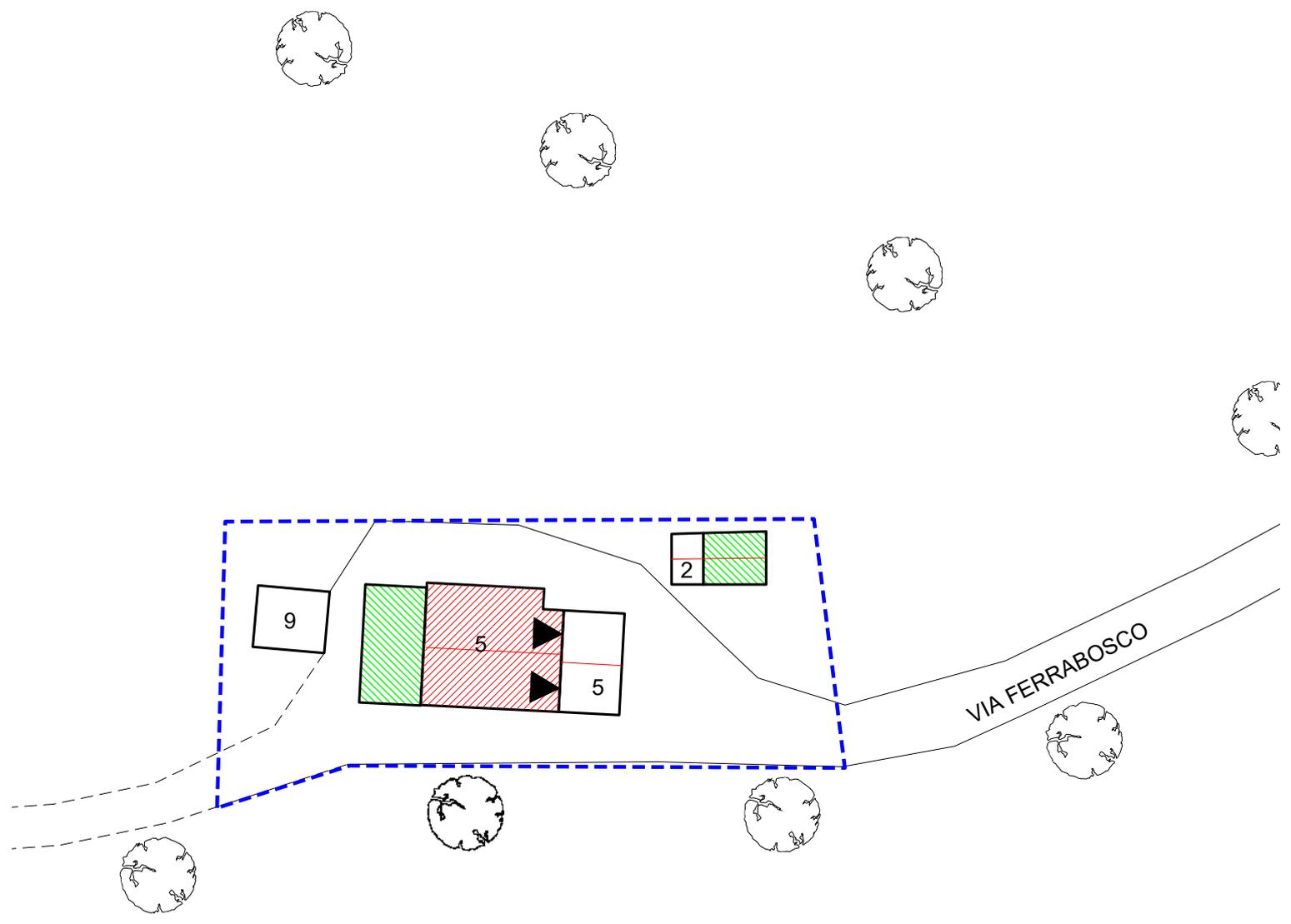


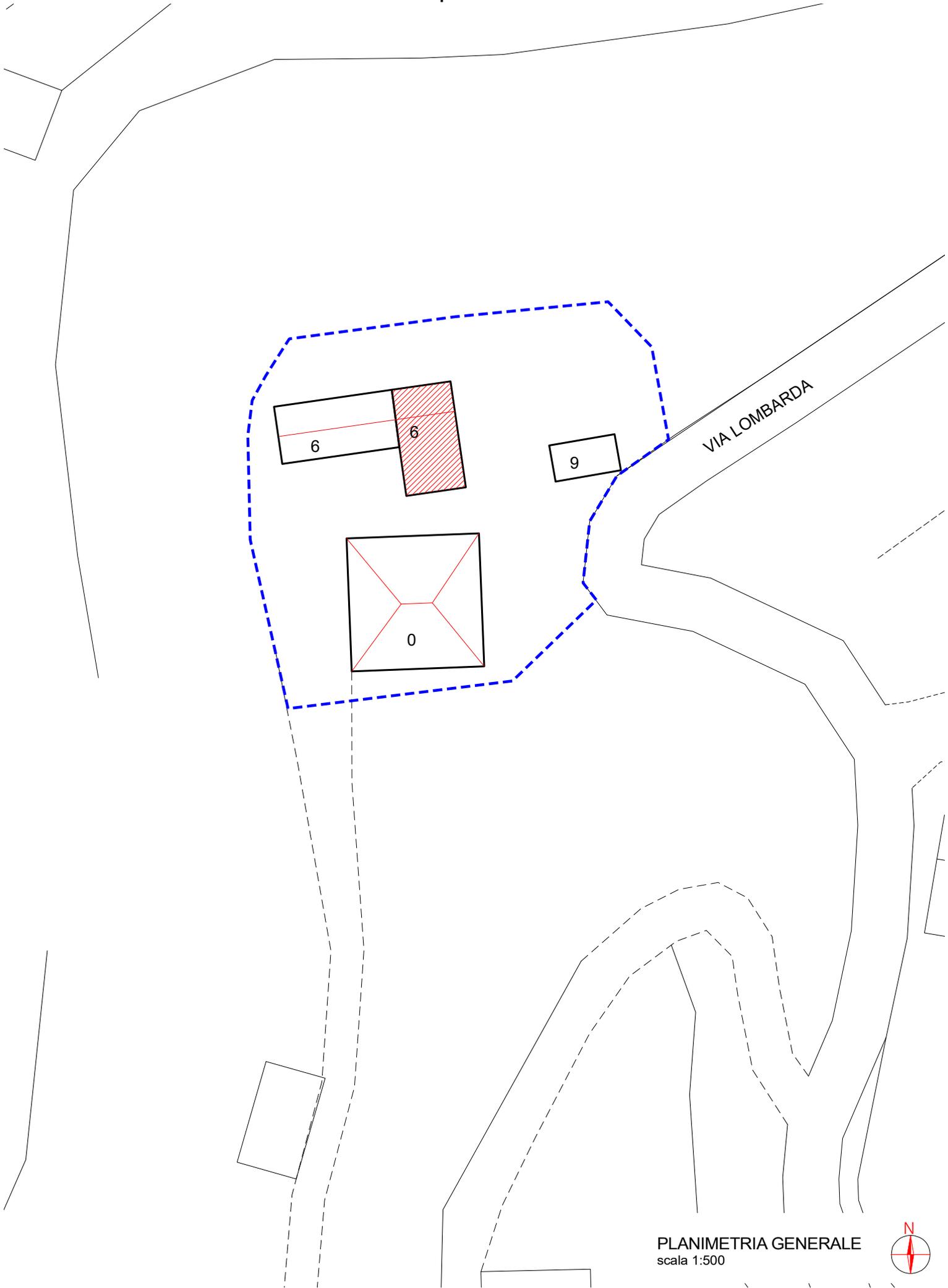




PLANIMETRIA GENERALE  
scala 1:500

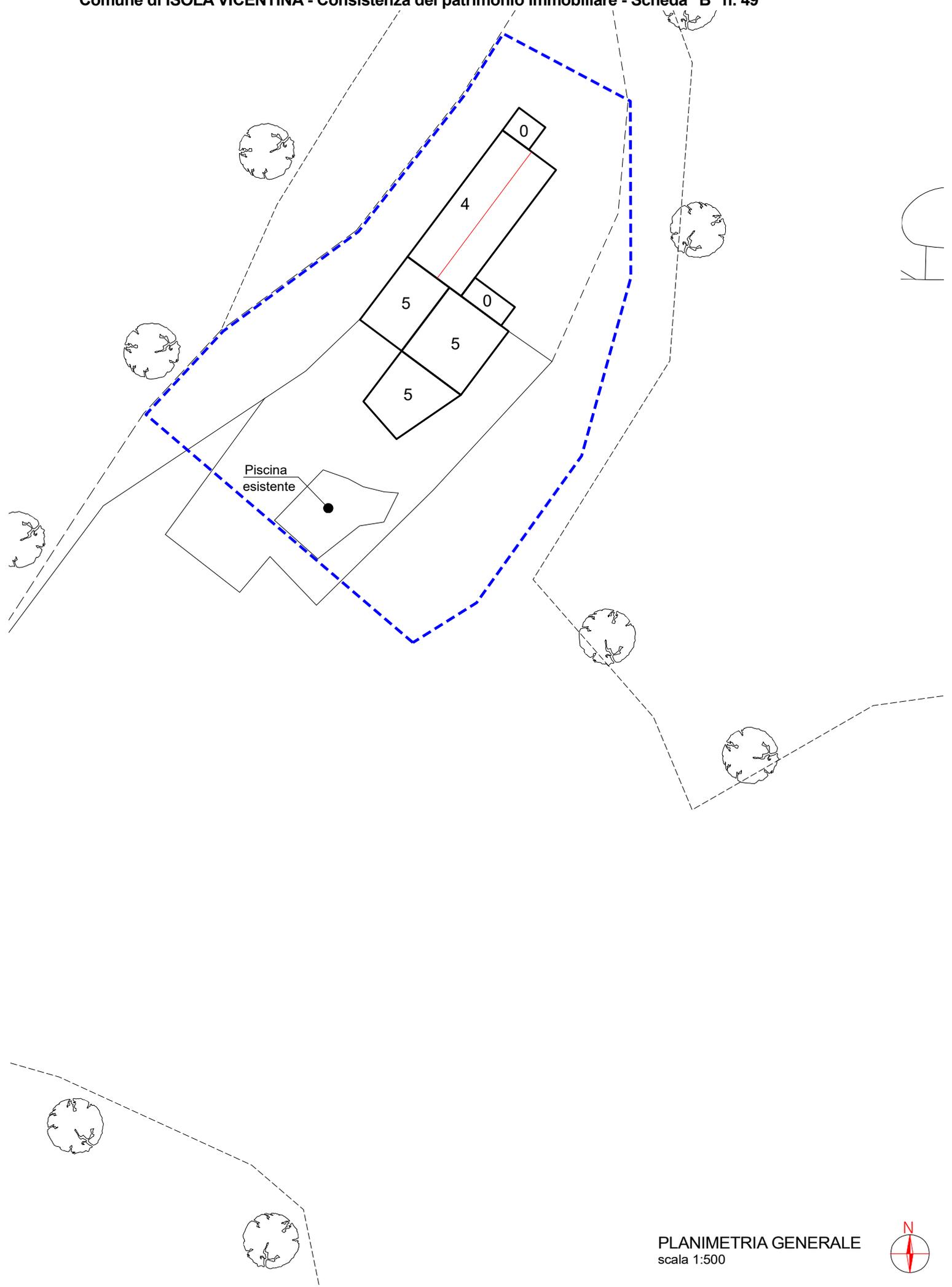


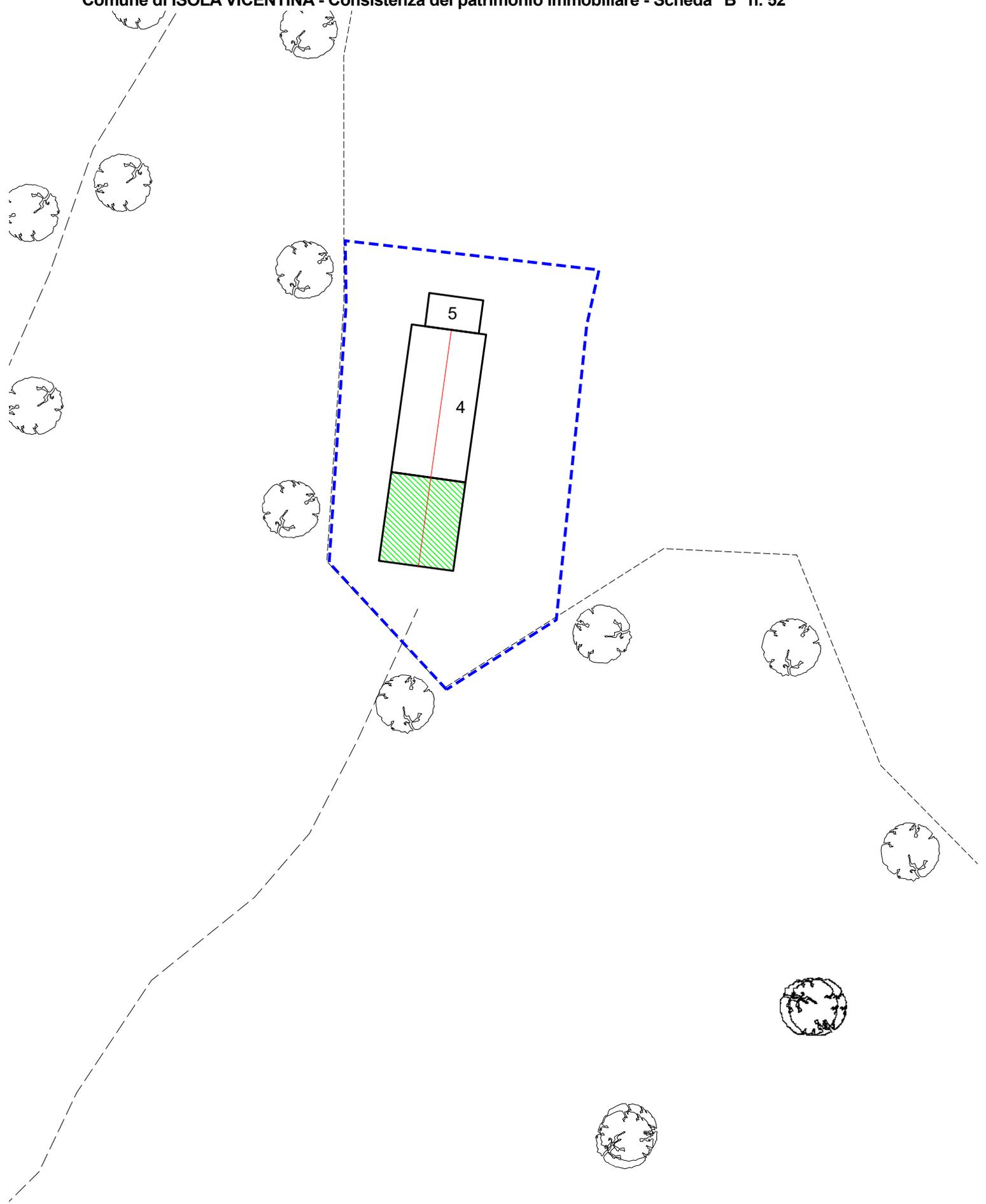


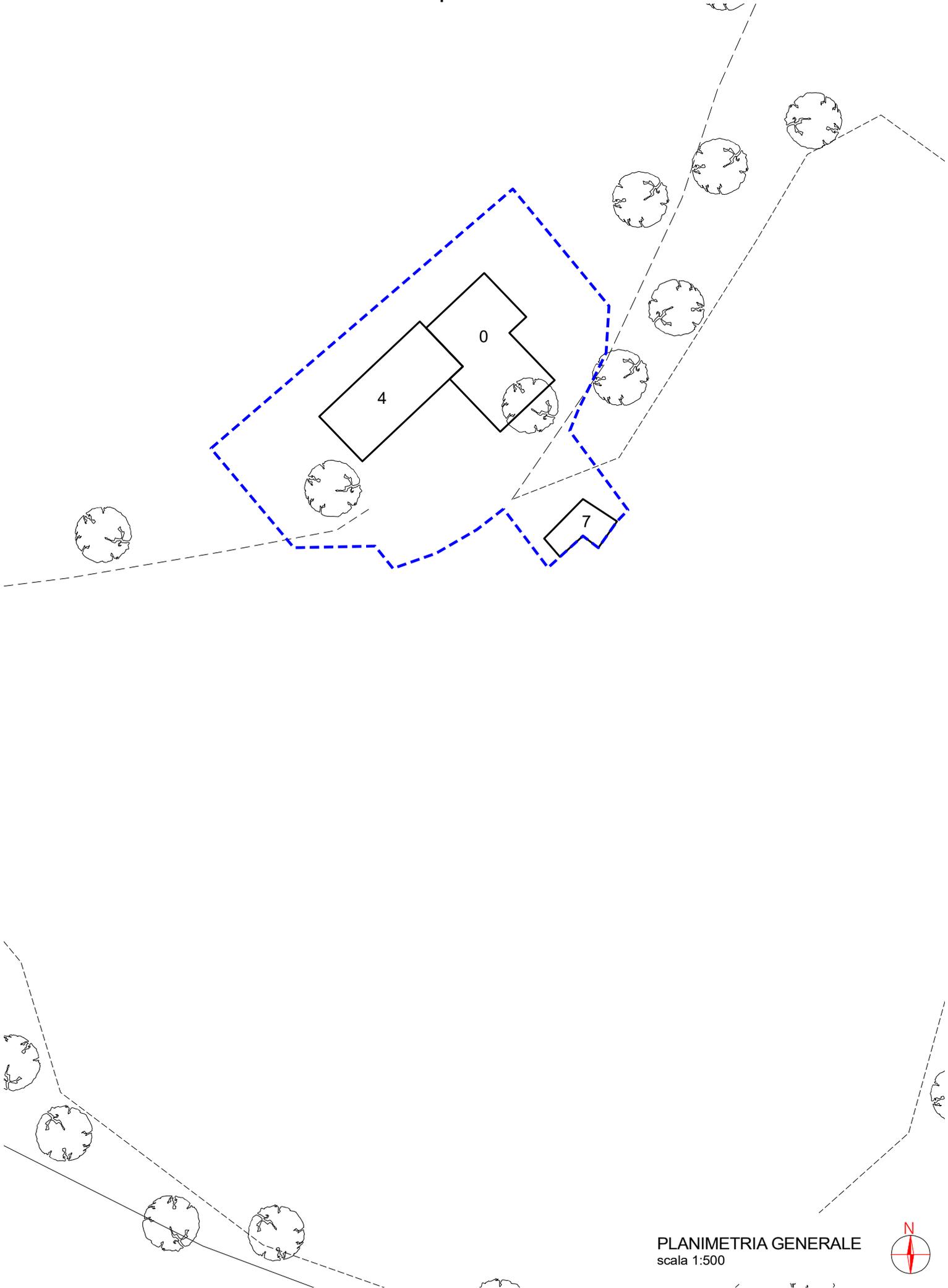


PLANIMETRIA GENERALE  
scala 1:500



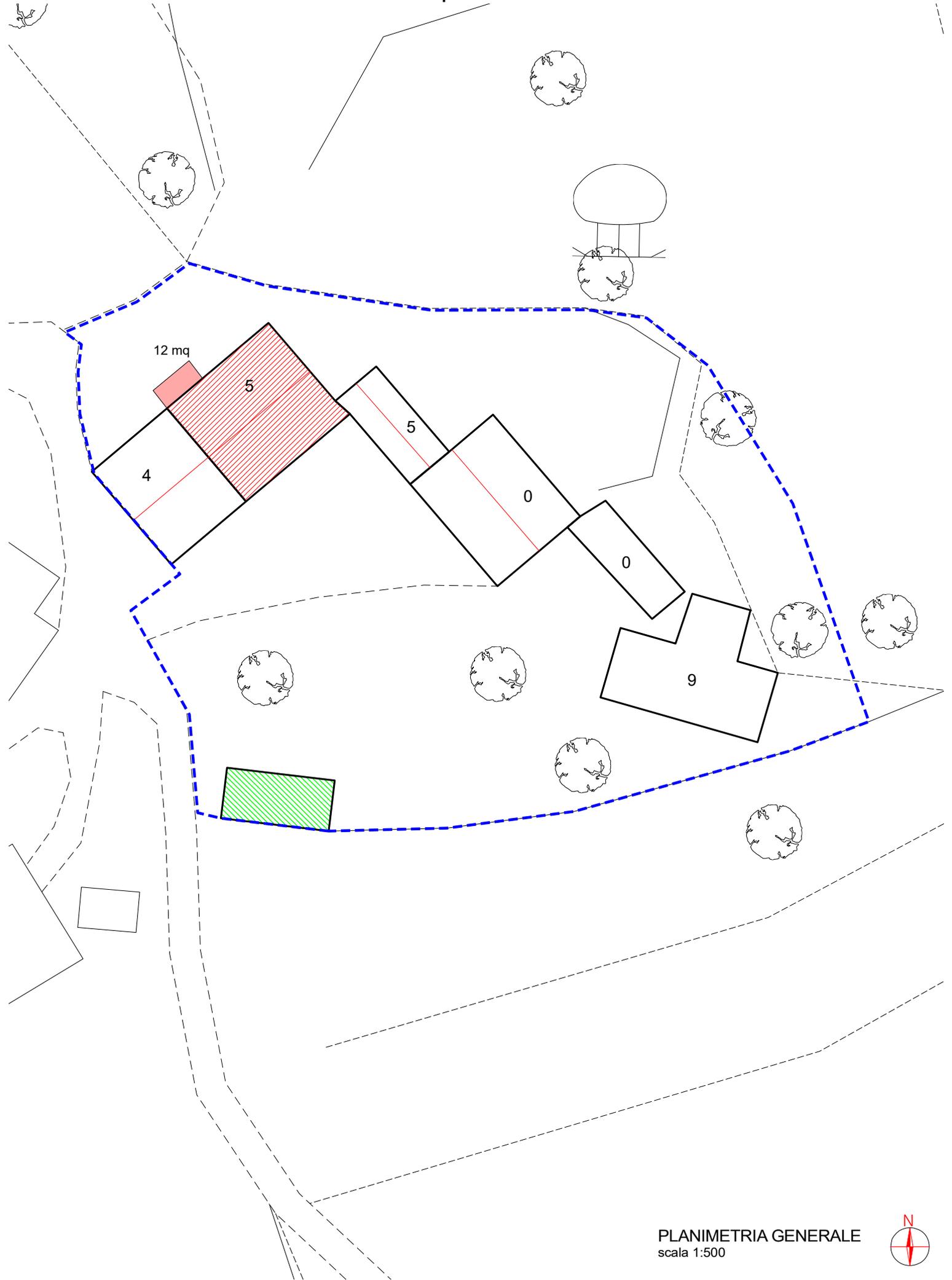






PLANIMETRIA GENERALE  
scala 1:500



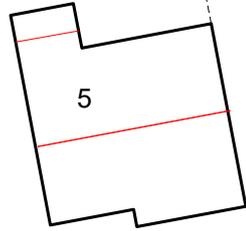


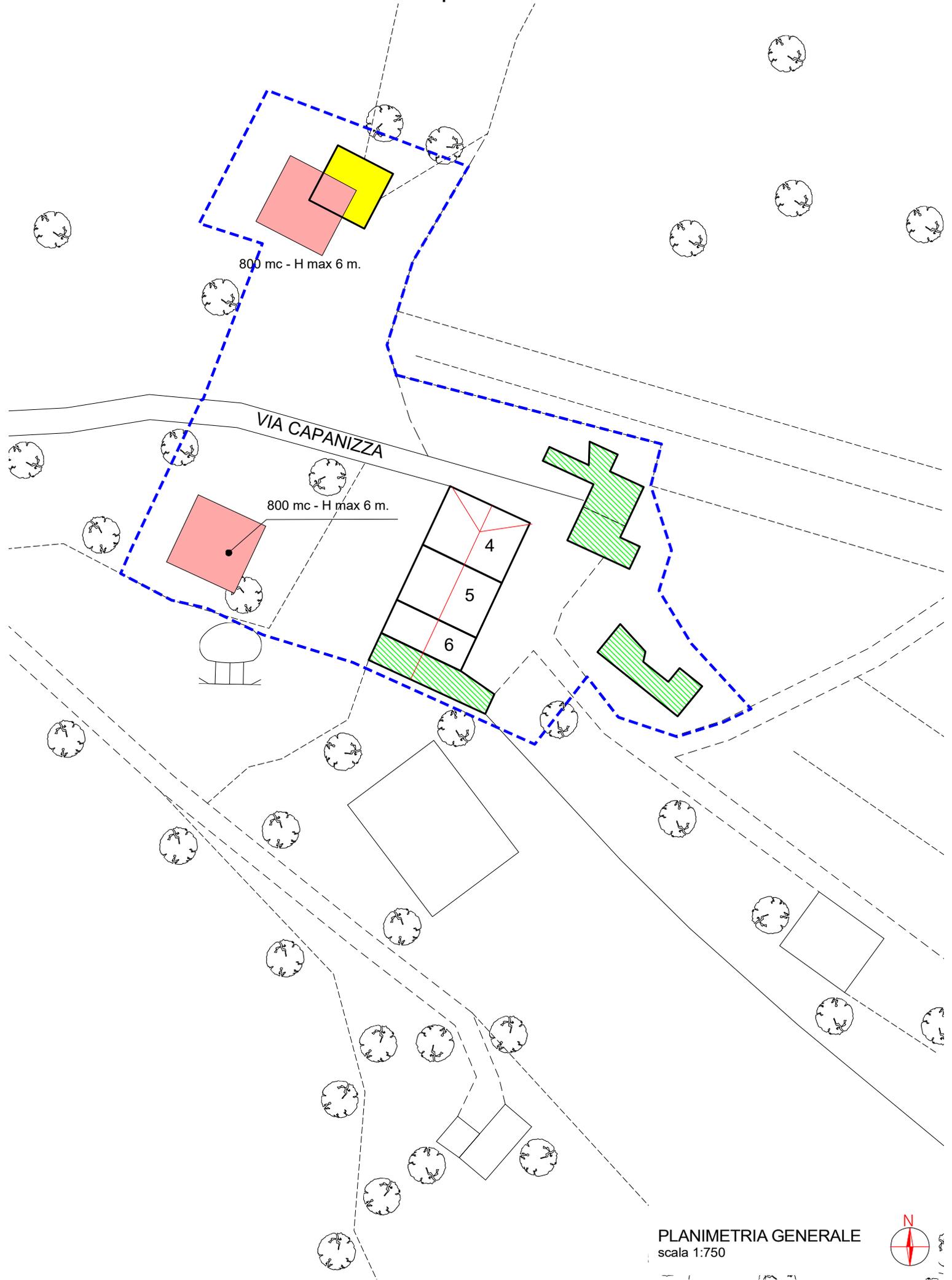


PLANIMETRIA GENERALE  
scala 1:1000

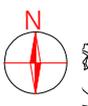


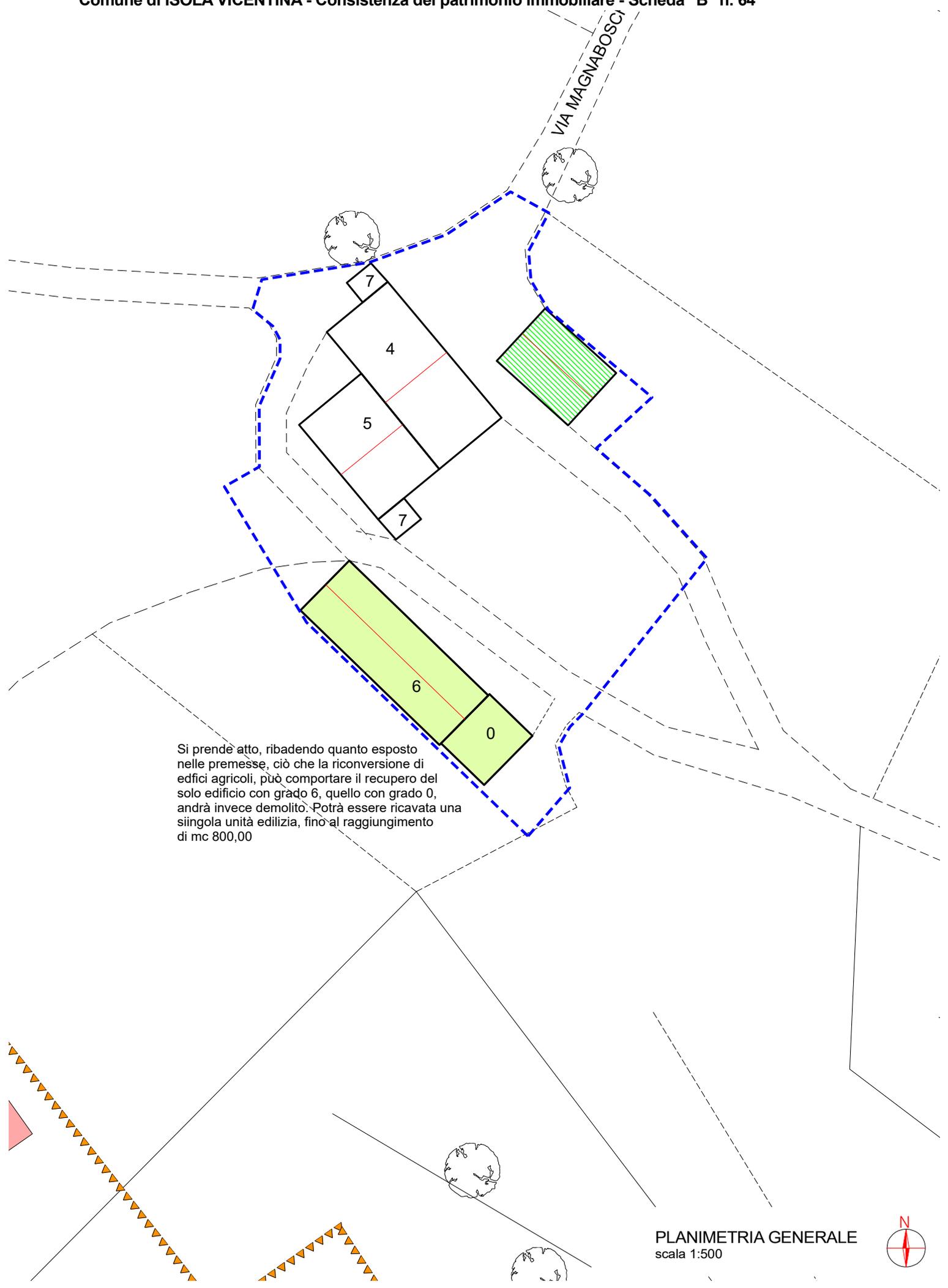
VIA MONTECCHI





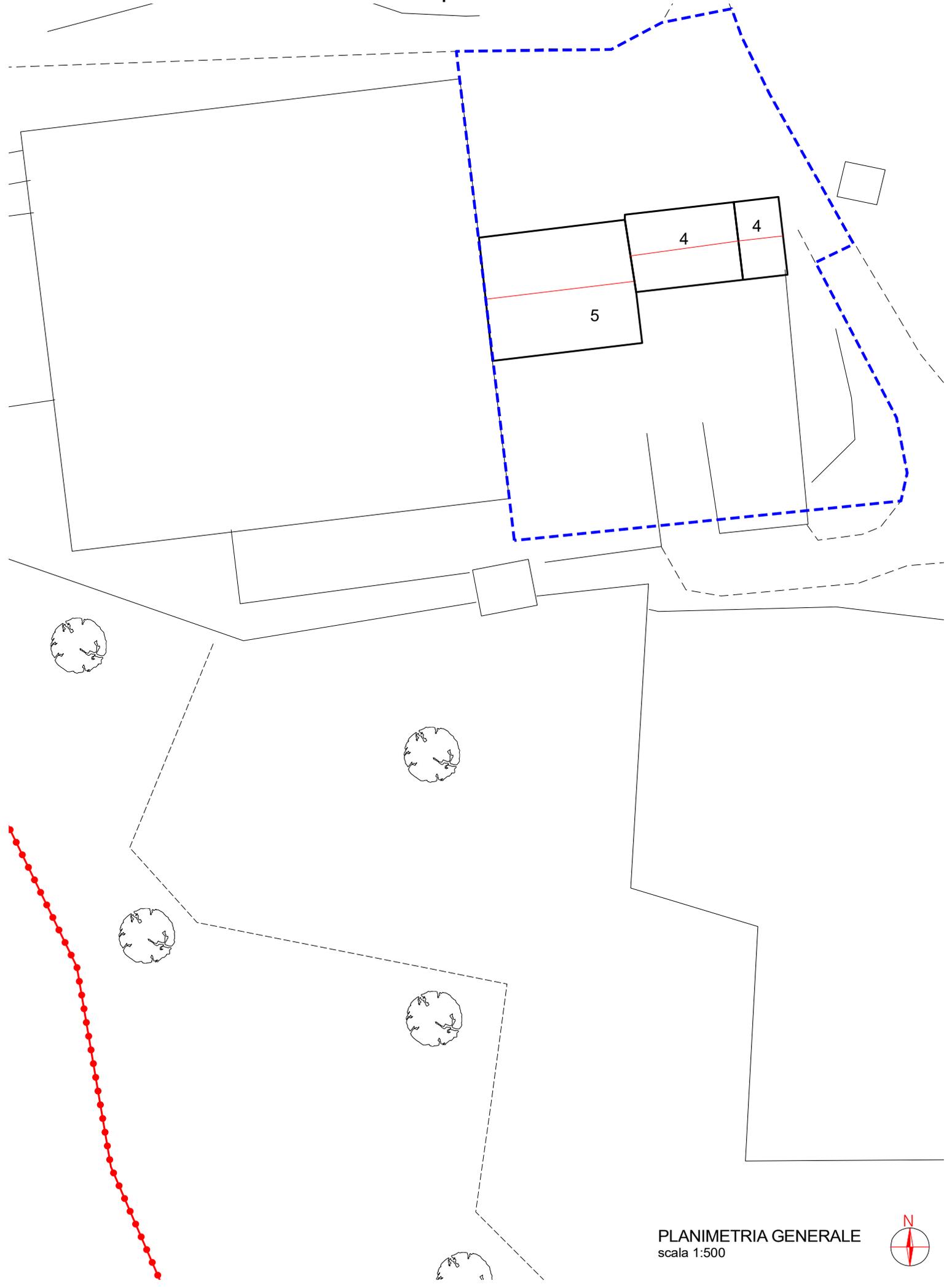
PLANIMETRIA GENERALE  
scala 1:750





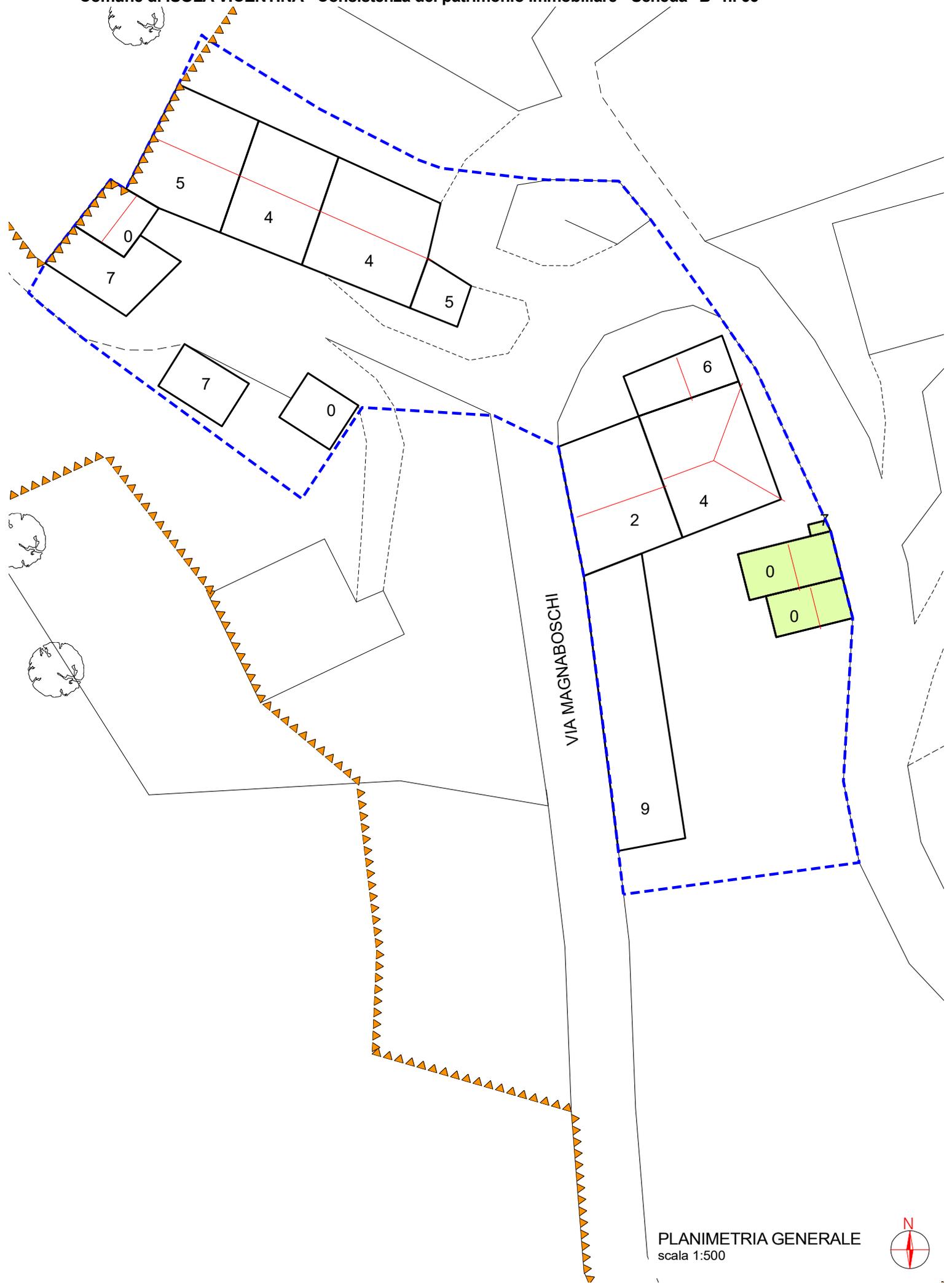
Si prende atto, ribadendo quanto esposto nelle premesse, ciò che la riconversione di edifici agricoli, può comportare il recupero del solo edificio con grado 6, quello con grado 0, andrà invece demolito. Potrà essere ricavata una singola unità edilizia, fino al raggiungimento di mc 800,00





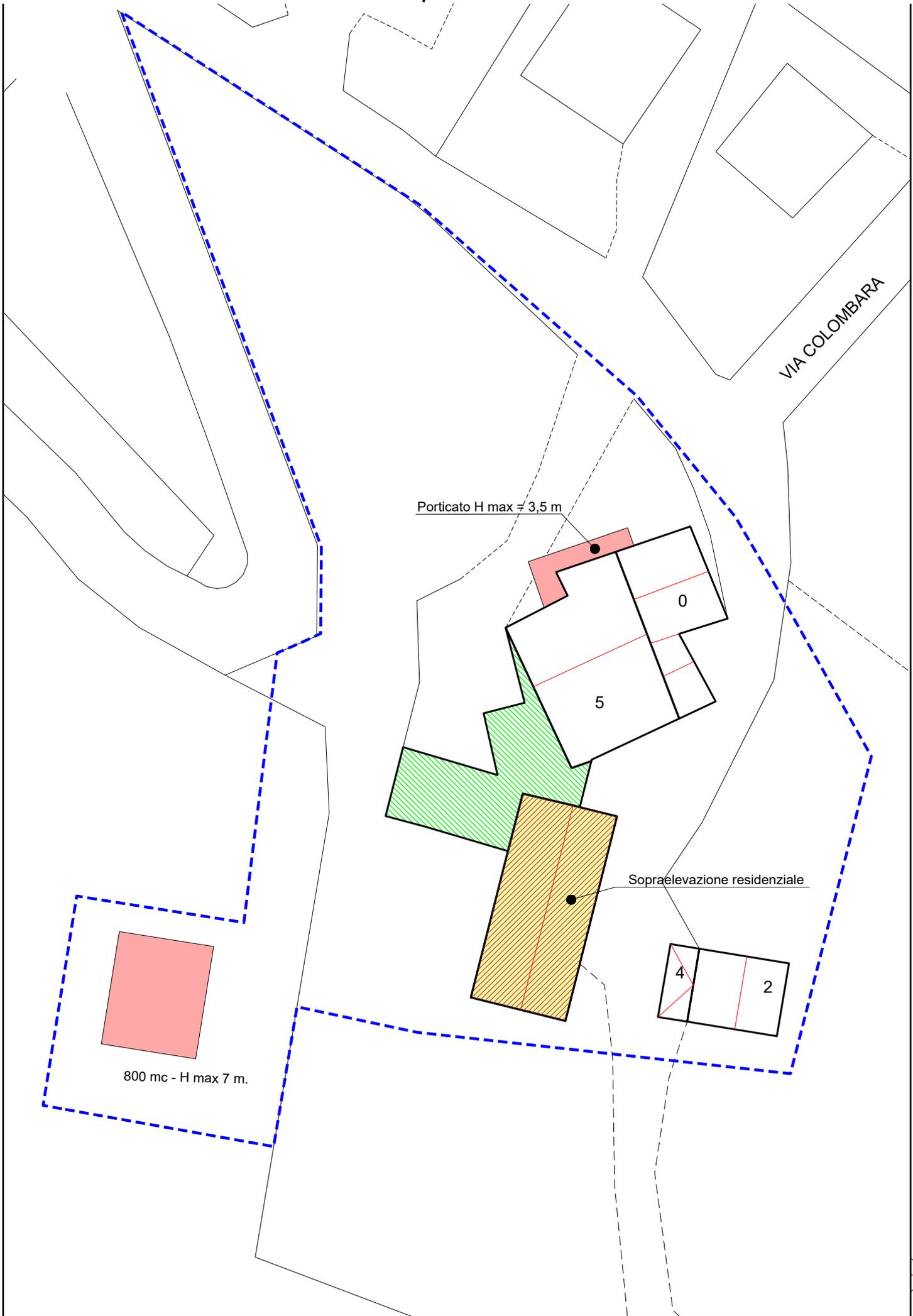
PLANIMETRIA GENERALE  
scala 1:500

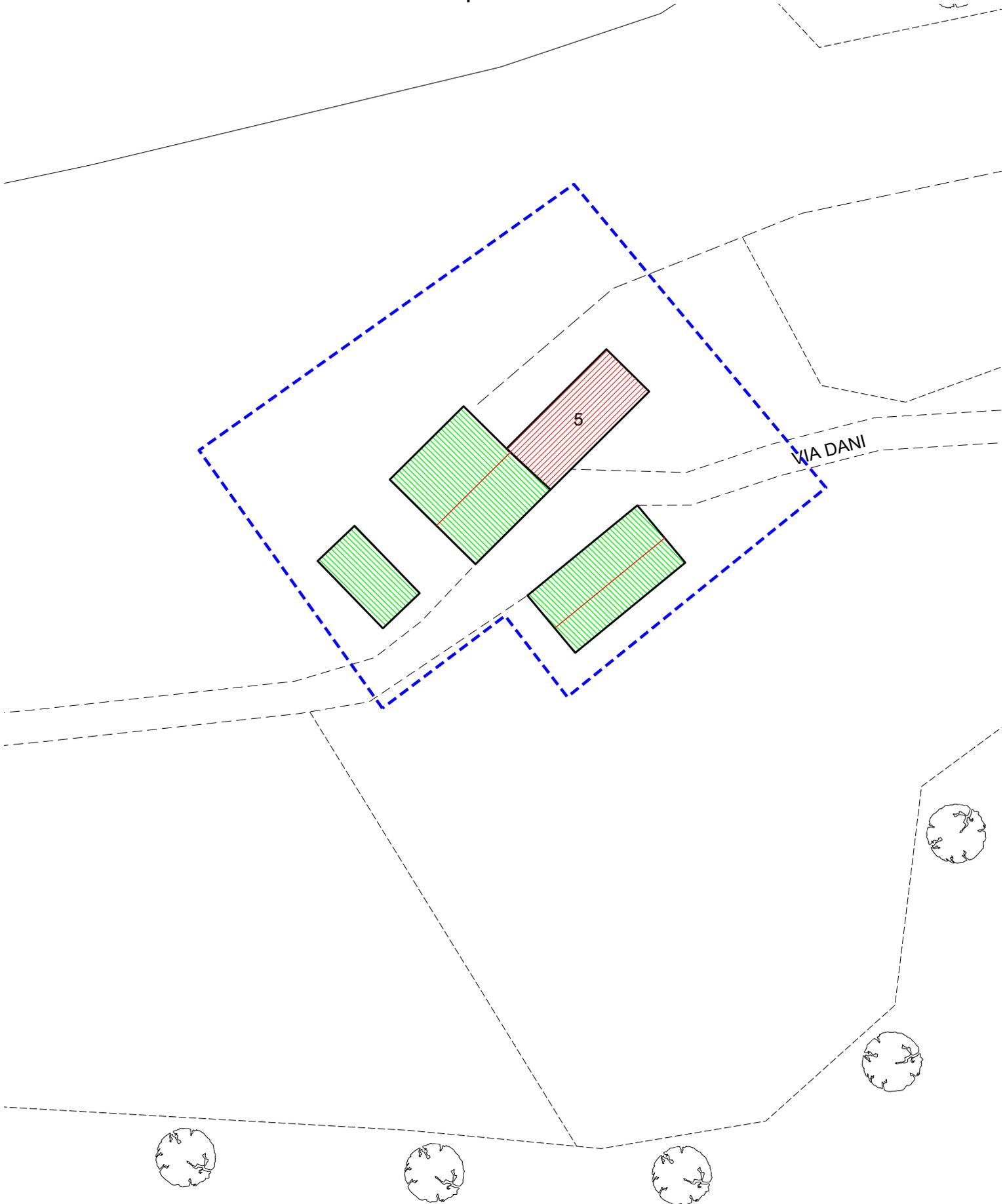


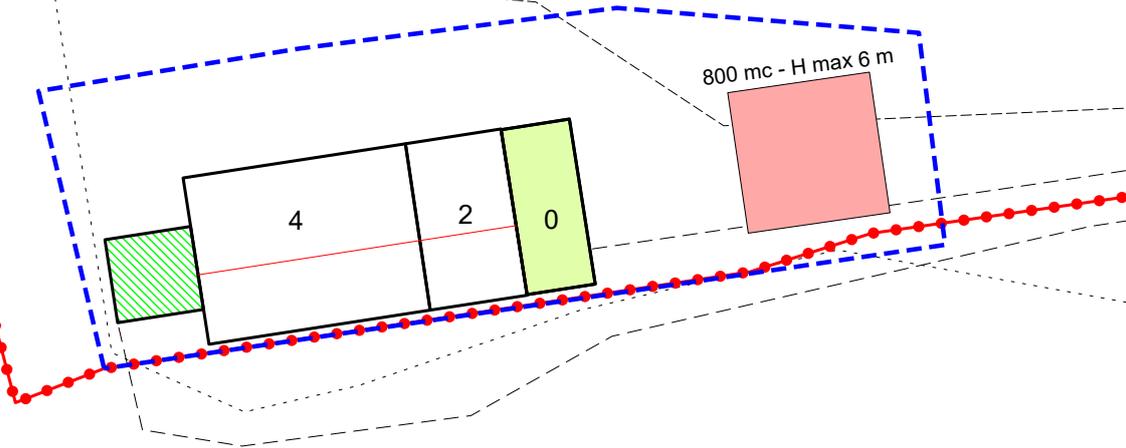


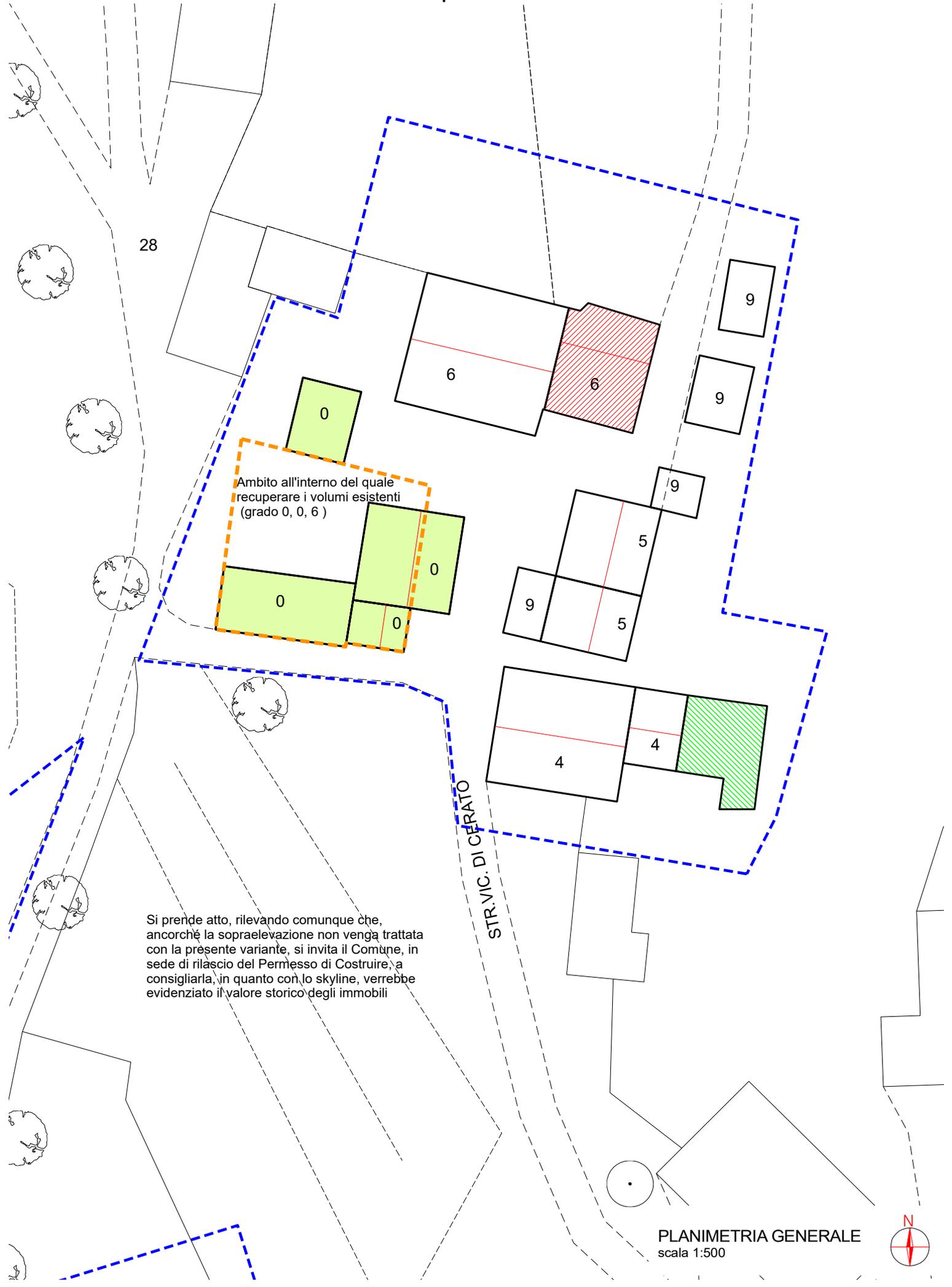
PLANIMETRIA GENERALE  
scala 1:500











28

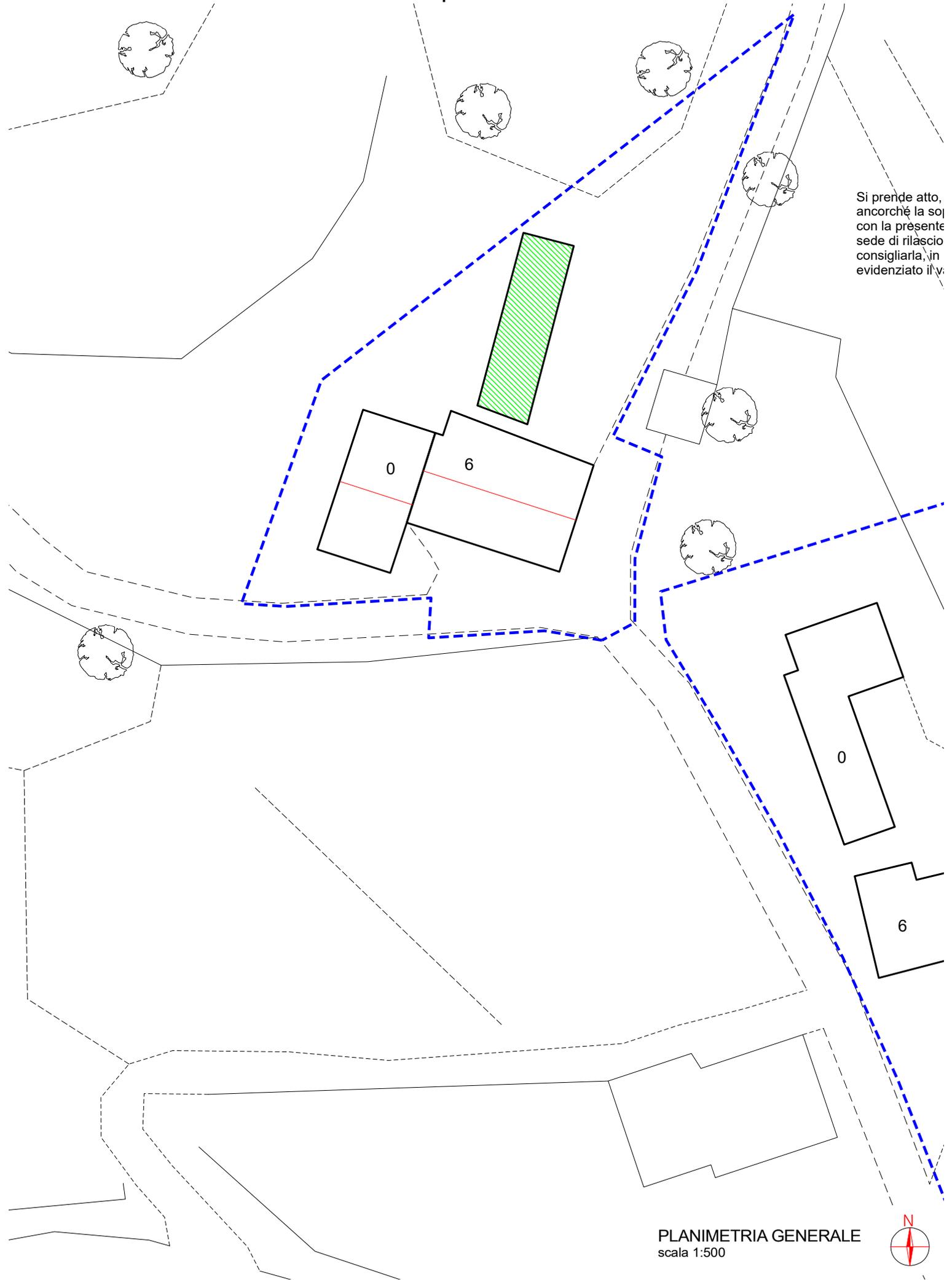
Ambito all'interno del quale recuperare i volumi esistenti (grado 0, 0, 6)

Si prende atto, rilevando comunque che, ancorché la sopraelevazione non venga trattata con la presente variante, si invita il Comune, in sede di rilascio del Permesso di Costruire, a consigliarla, in quanto con lo skyline, verrebbe evidenziato il valore storico degli immobili

PLANIMETRIA GENERALE  
scala 1:500



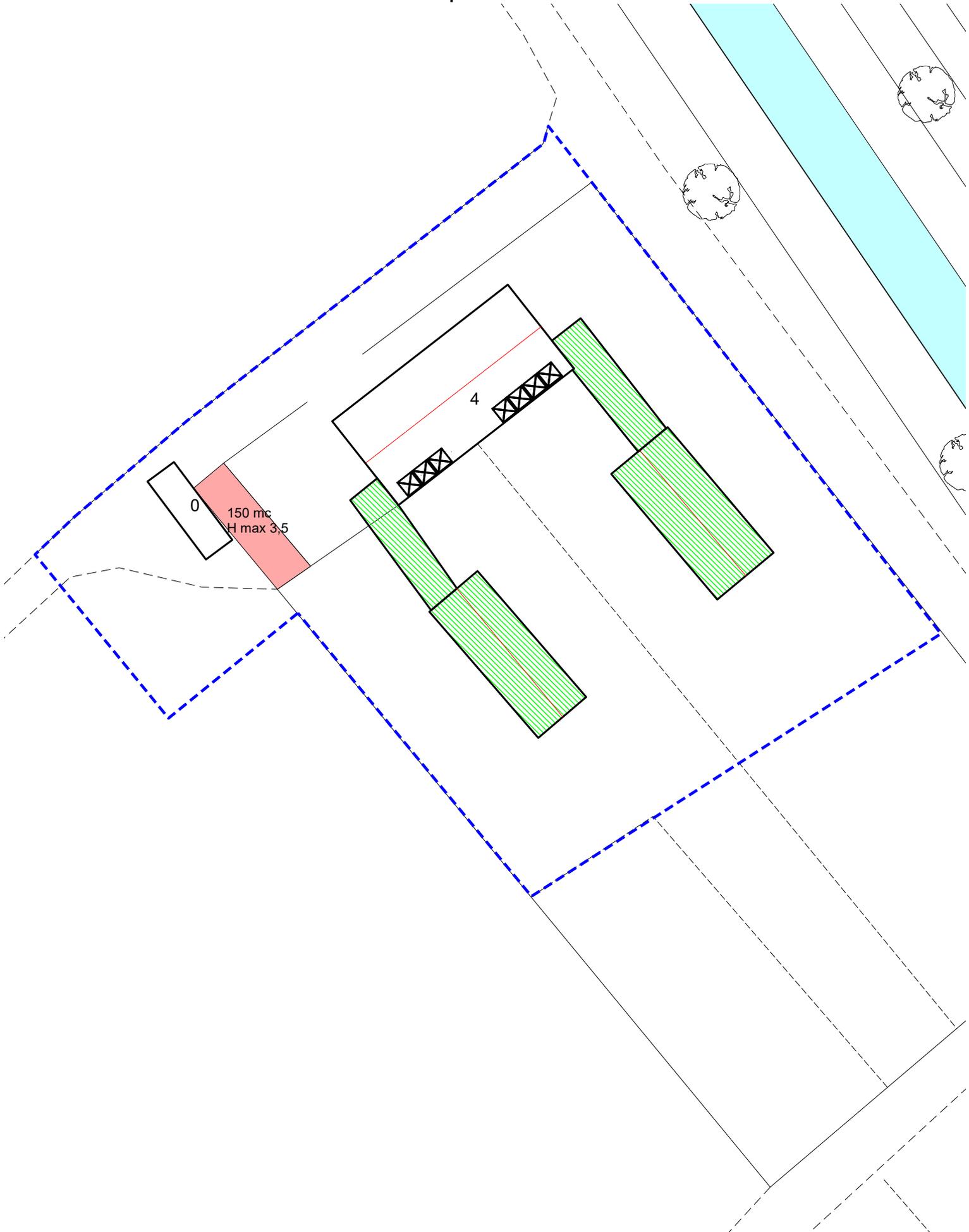




Si prende atto, ancorchè la soj con la presente sede di rilascio consigliarla, in evidenziato il v.

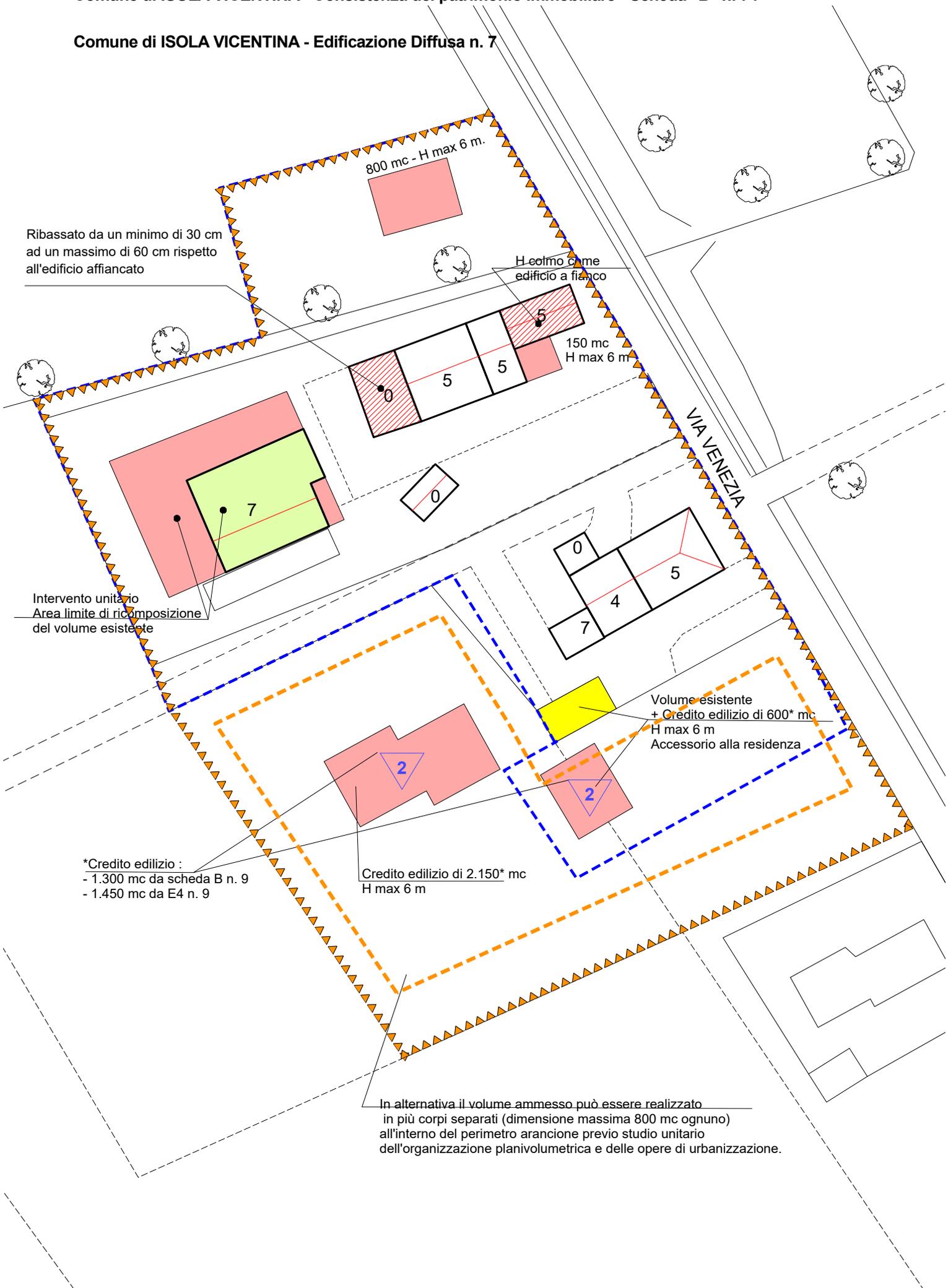
PLANIMETRIA GENERALE  
scala 1:500

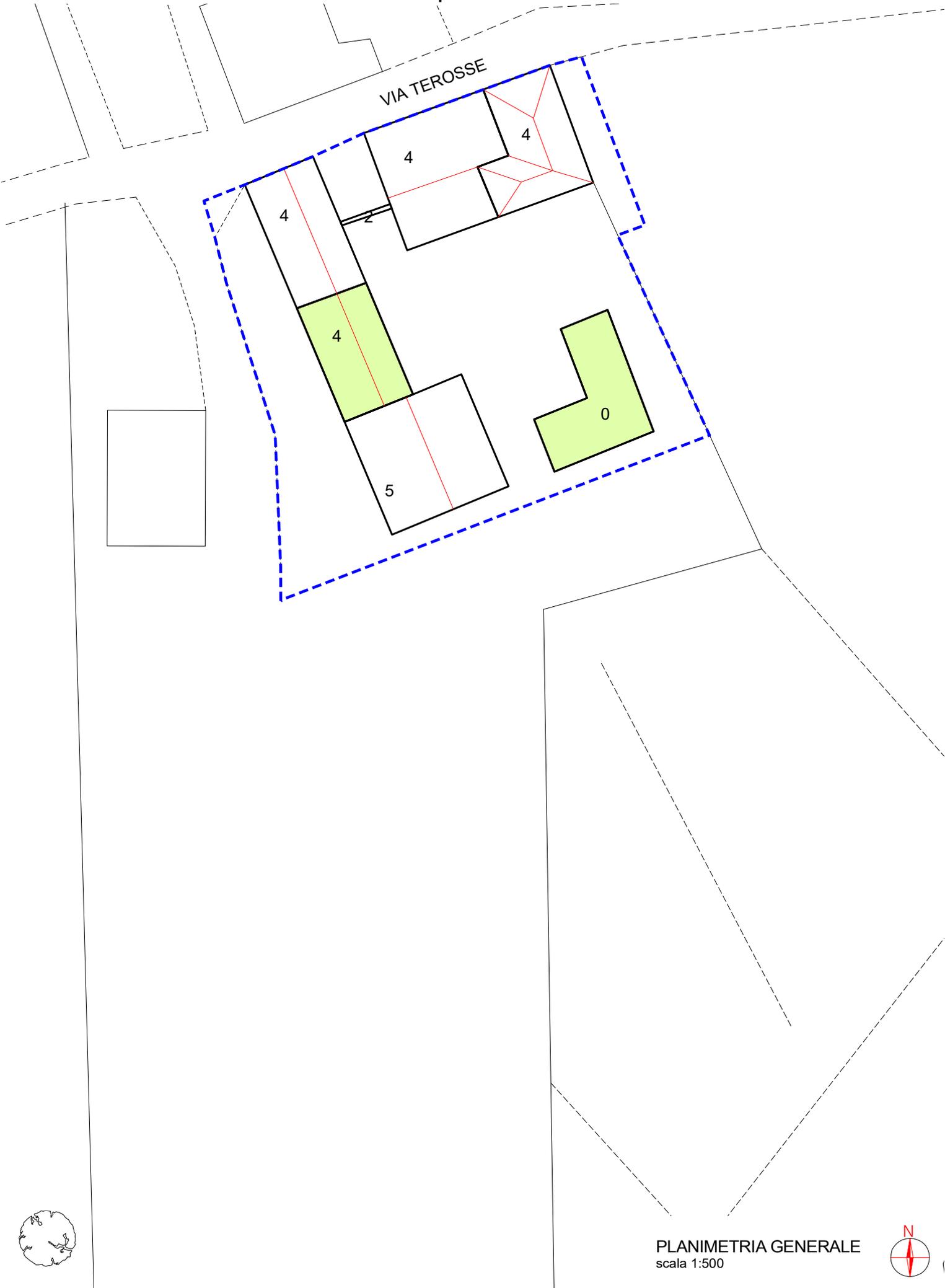




PLANIMETRIA GENERALE  
scala 1:500



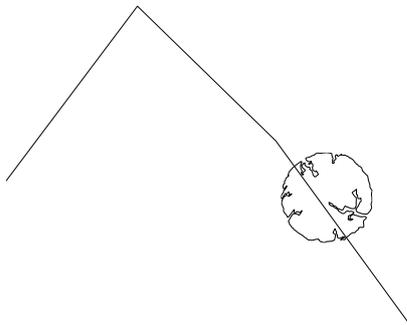
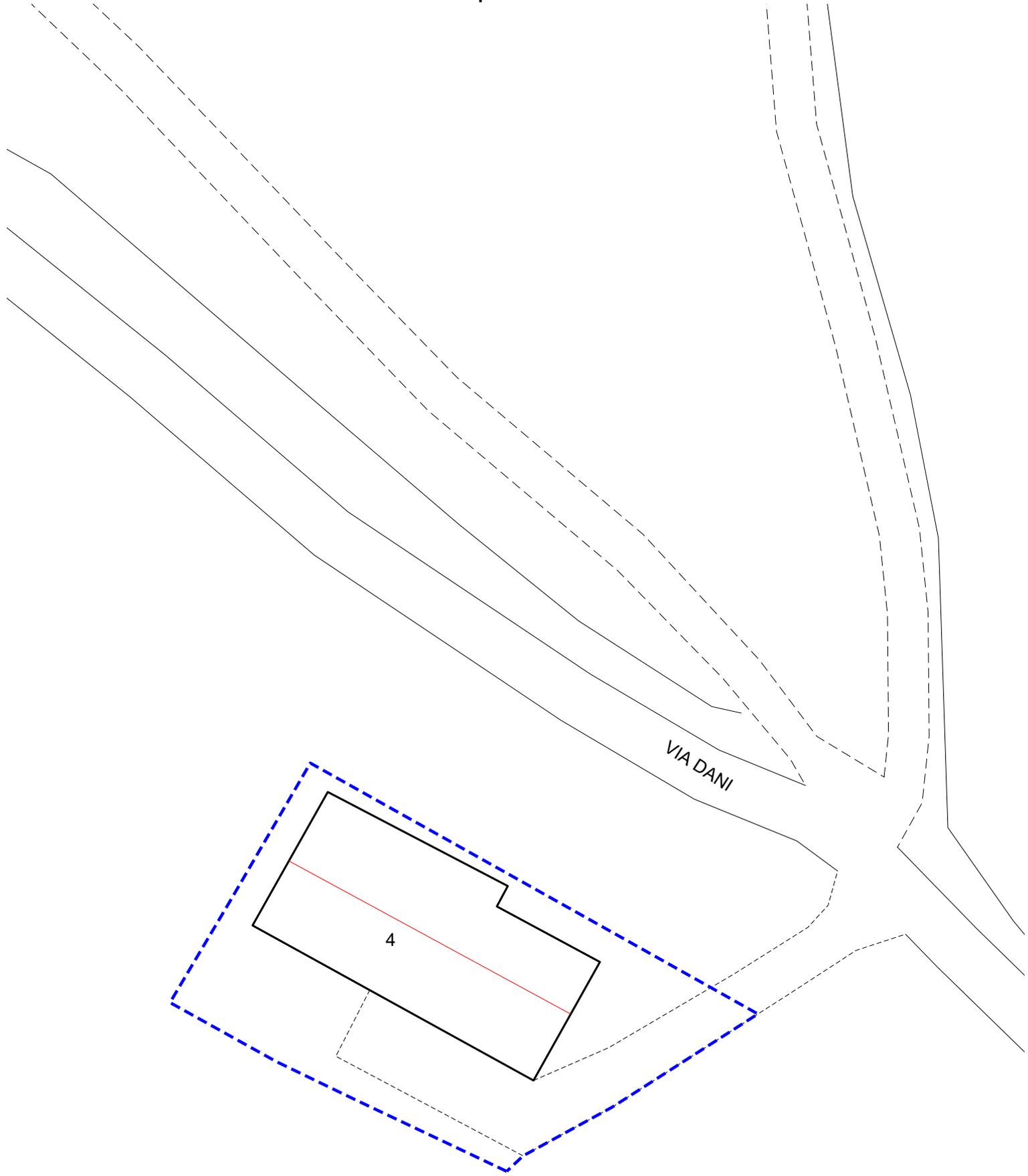


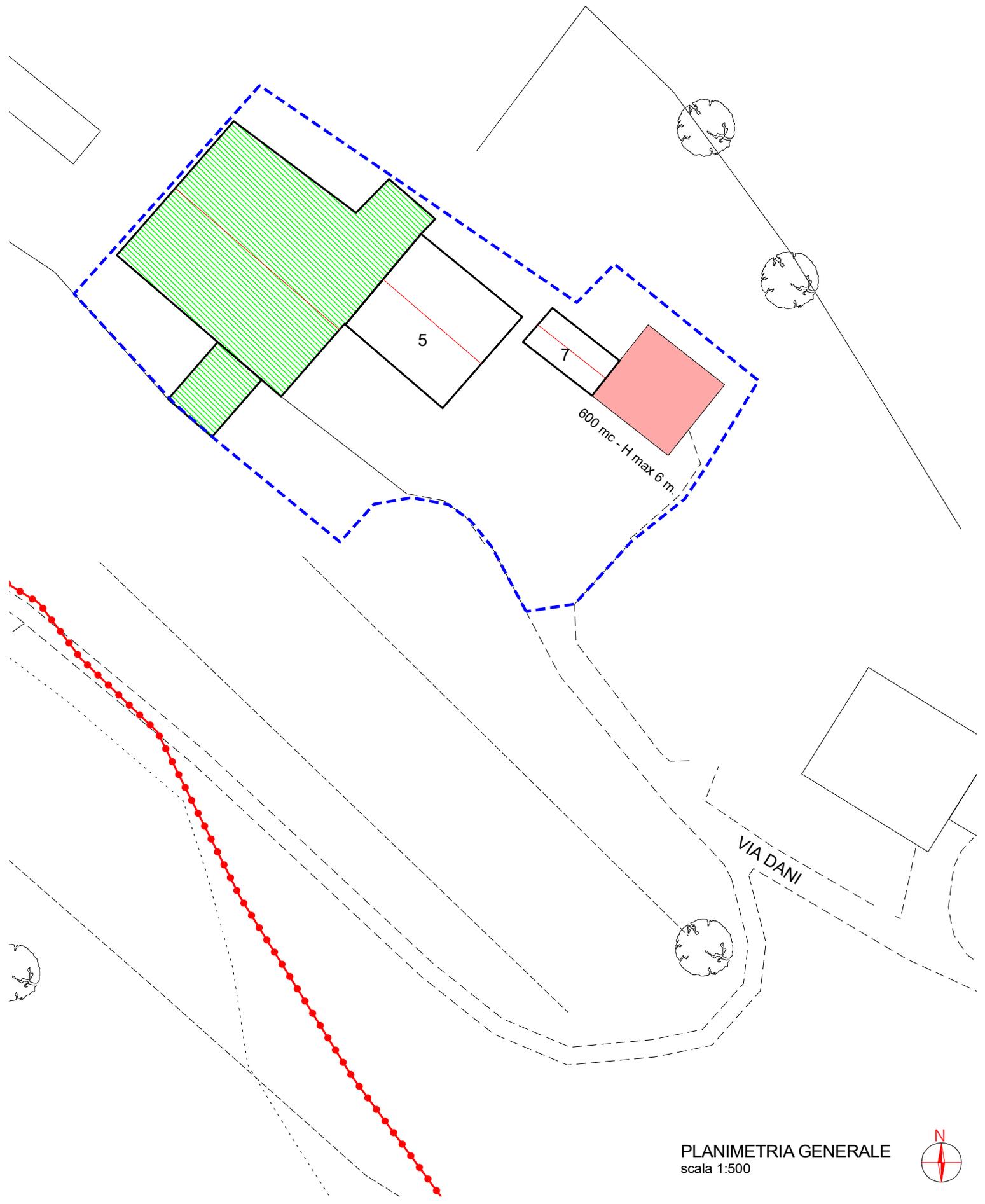




Volume per  
copertura scala esterna.  
La scala esterna dovrà comunque  
essere rientrante nella sagoma  
dell'edificio e non visibile.

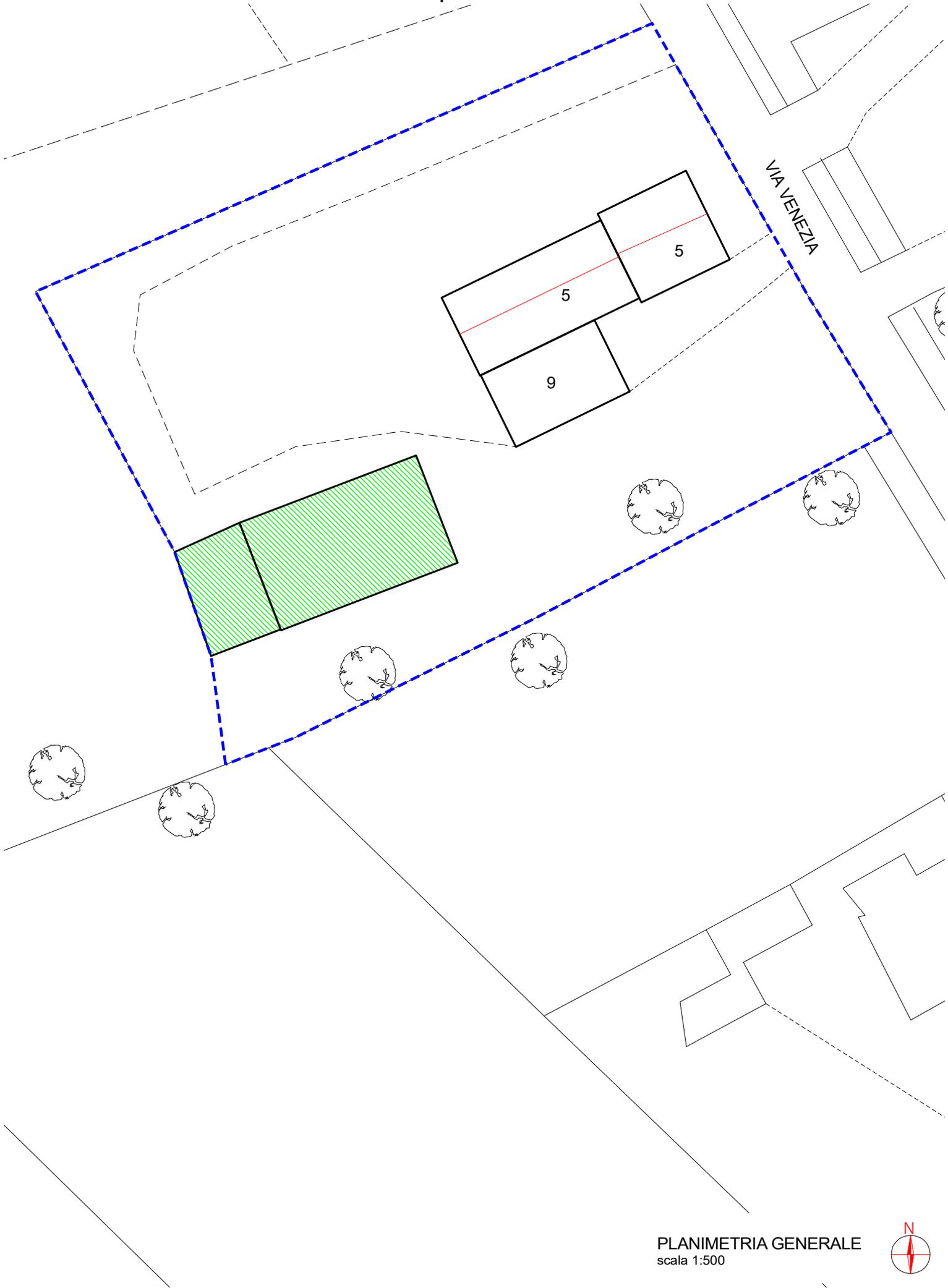


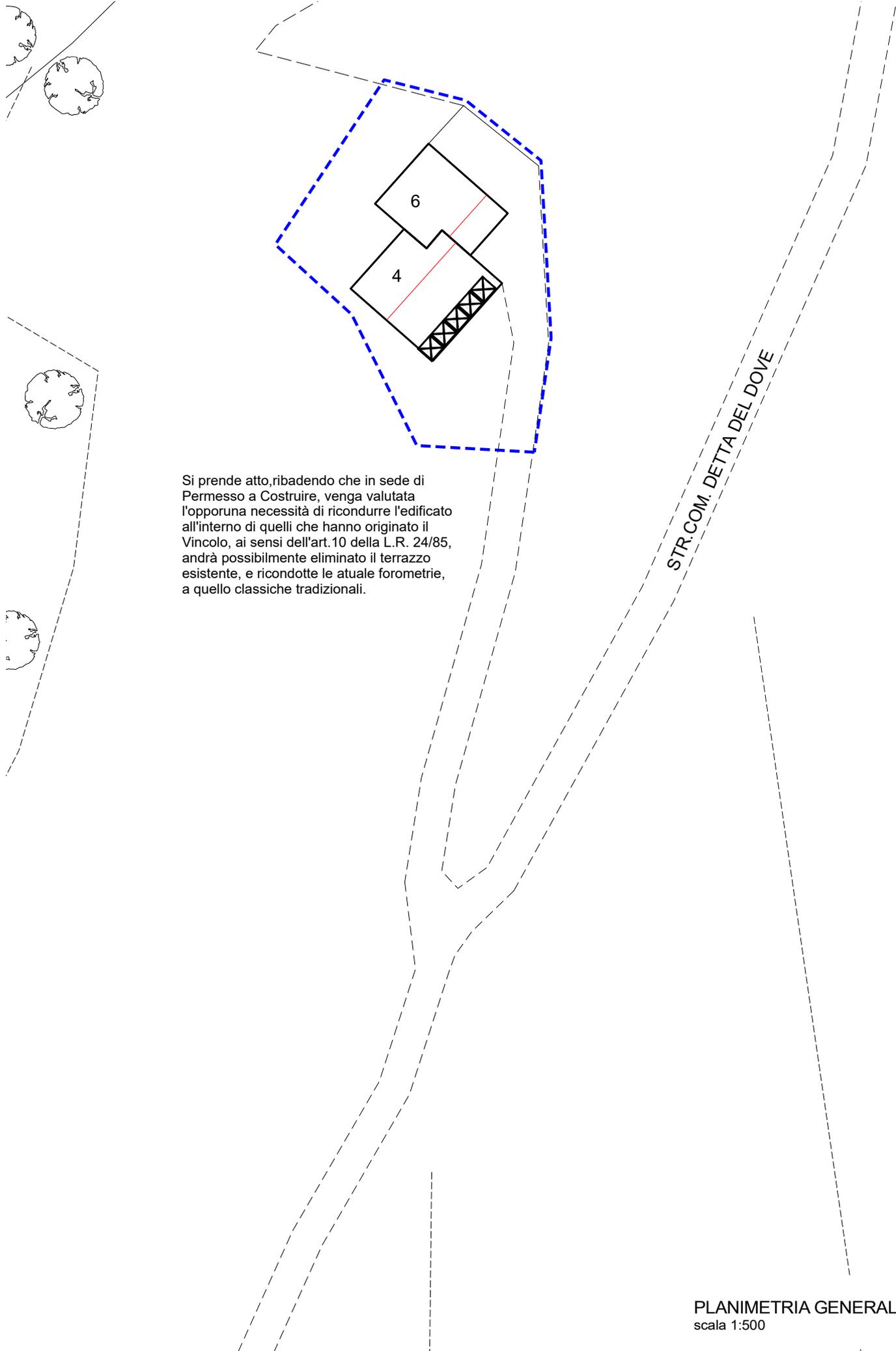




PLANIMETRIA GENERALE  
scala 1:500

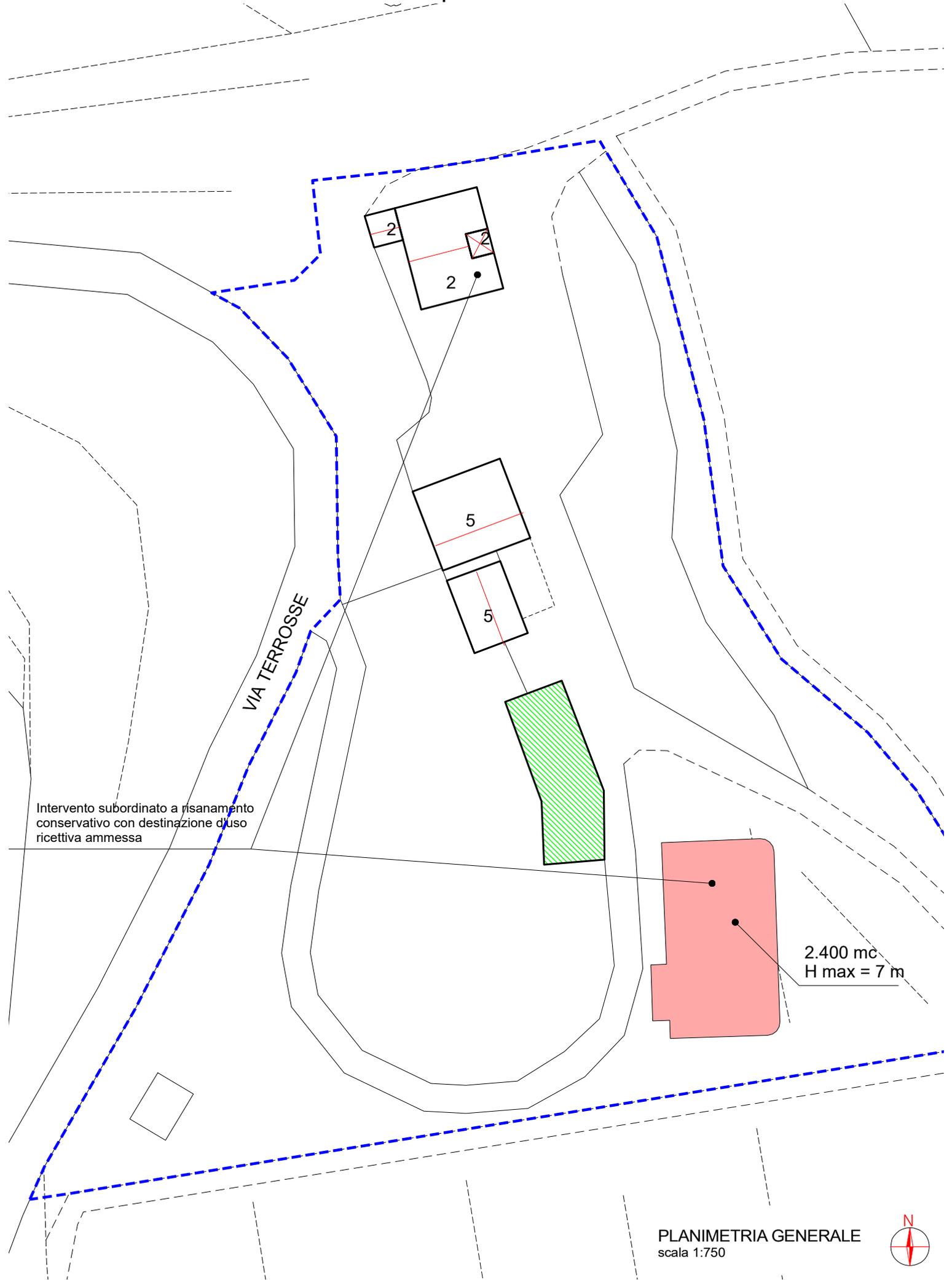






Si prende atto, ribadendo che in sede di Permesso a Costruire, venga valutata l'opportuna necessità di ricondurre l'edificato all'interno di quelli che hanno originato il Vincolo, ai sensi dell'art.10 della L.R. 24/85, andrà possibilmente eliminato il terrazzo esistente, e ricondotte le attuale forometrie, a quello classiche tradizionali.





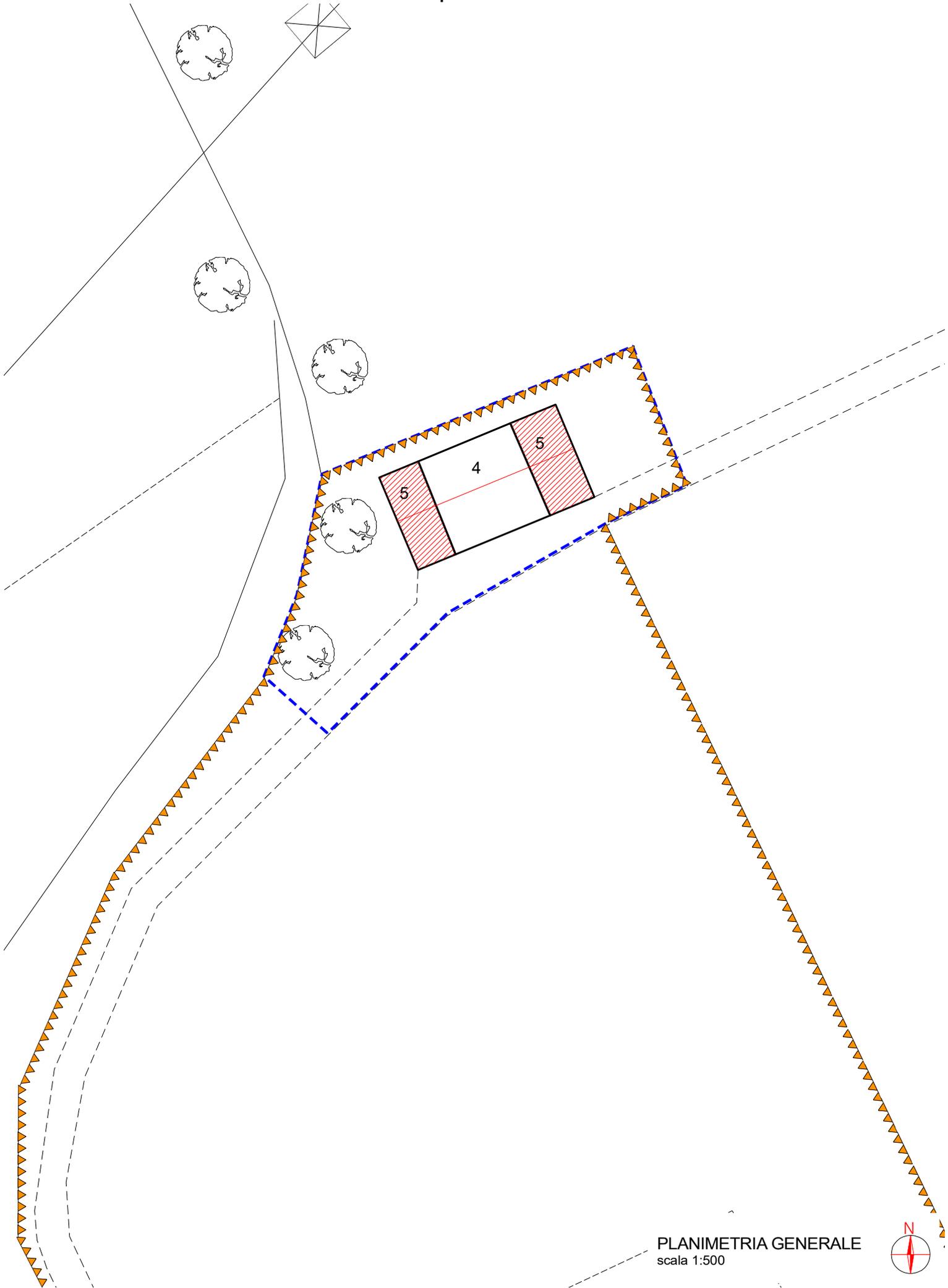
Intervento subordinato a risanamento conservativo con destinazione d'uso ricettiva ammessa

VIA TERROSSE

2.400 mc  
H max = 7 m

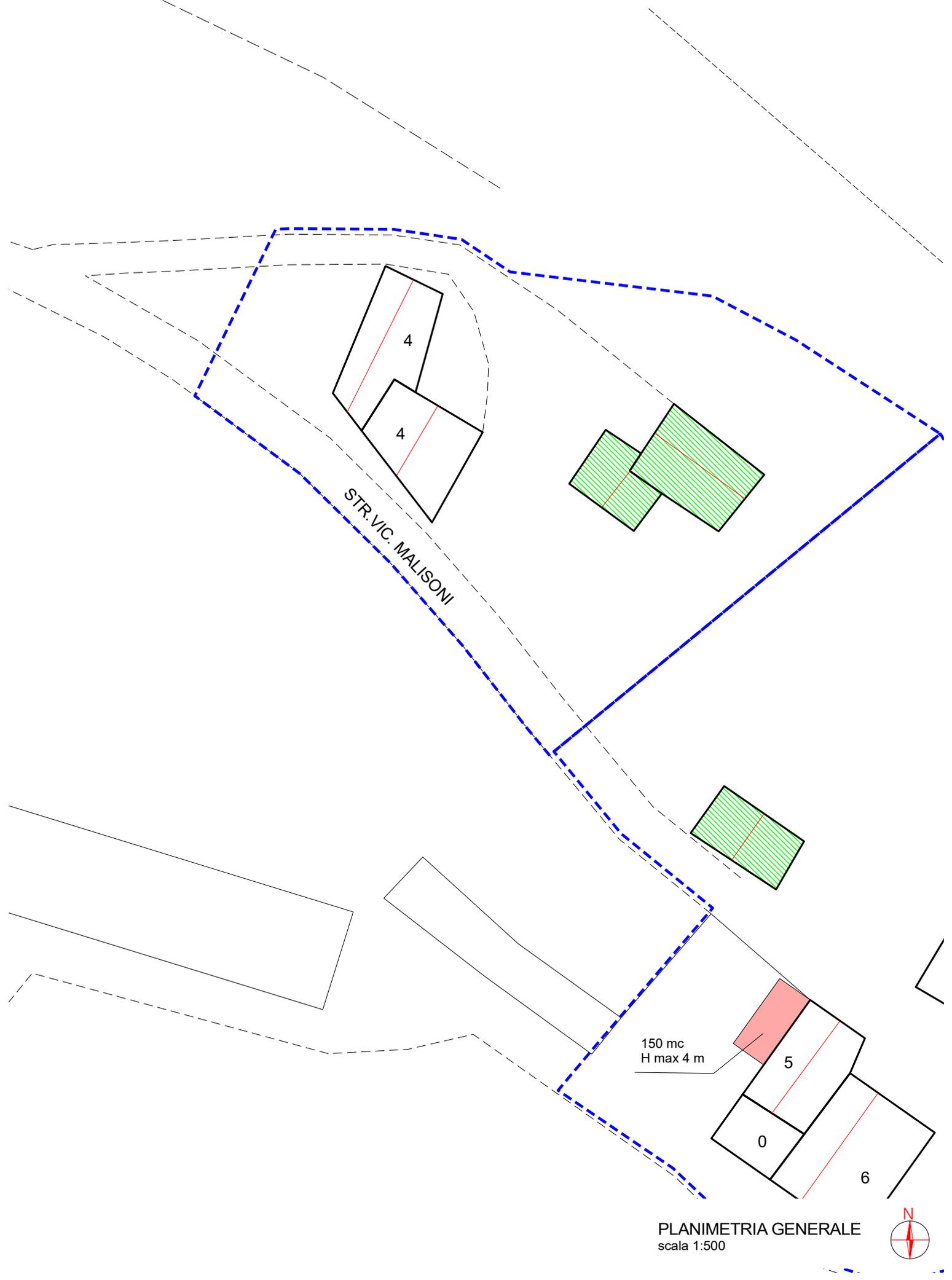
PLANIMETRIA GENERALE  
scala 1:750





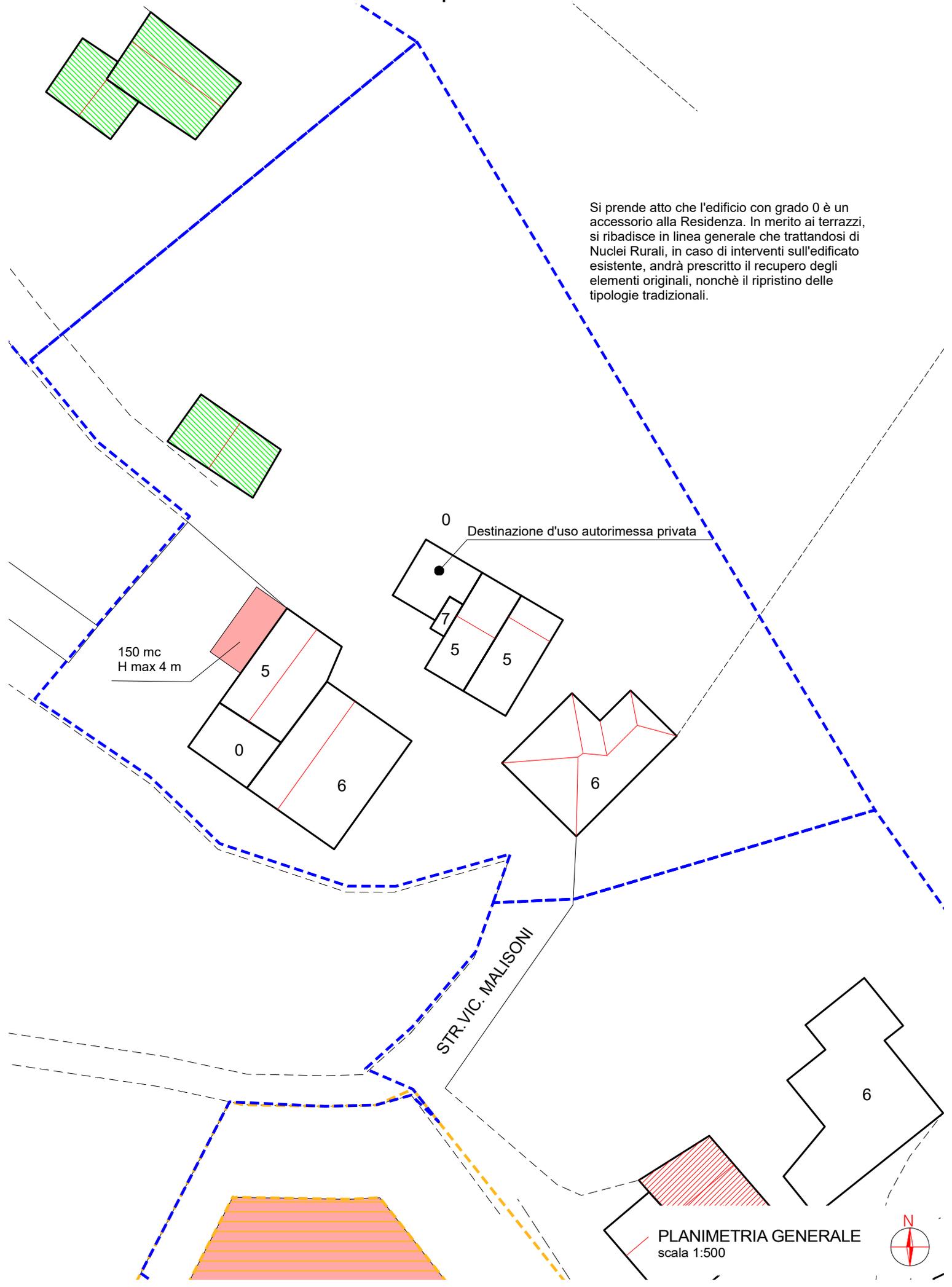
PLANIMETRIA GENERALE  
scala 1:500





PLANIMETRIA GENERALE  
scala 1:500





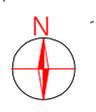
Si prende atto che l'edificio con grado 0 è un accessorio alla Residenza. In merito ai terrazzi, si ribadisce in linea generale che trattandosi di Nuclei Rurali, in caso di interventi sull'edificato esistente, andrà prescritto il recupero degli elementi originali, nonché il ripristino delle tipologie tradizionali.

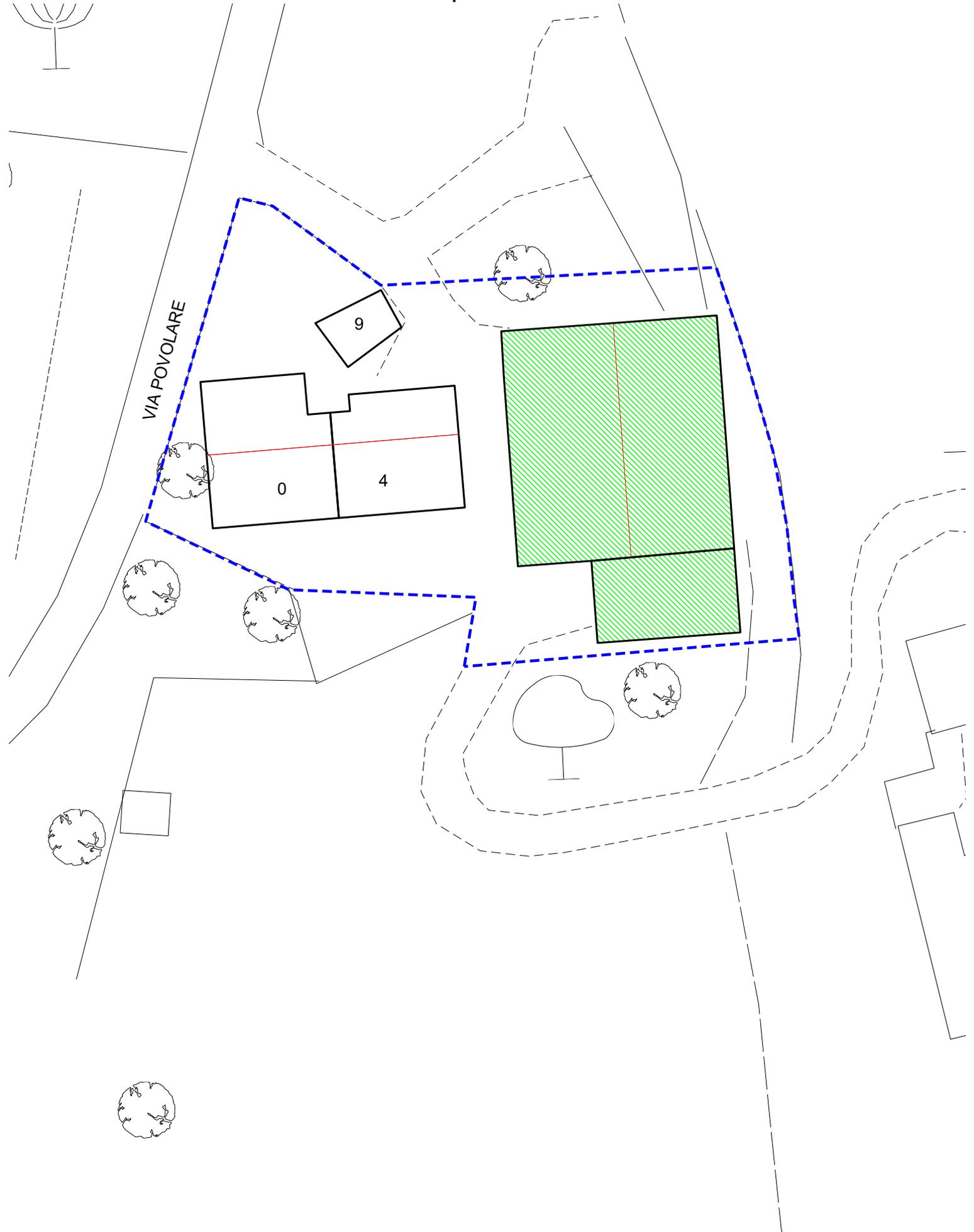
0 Destinazione d'uso autorimessa privata

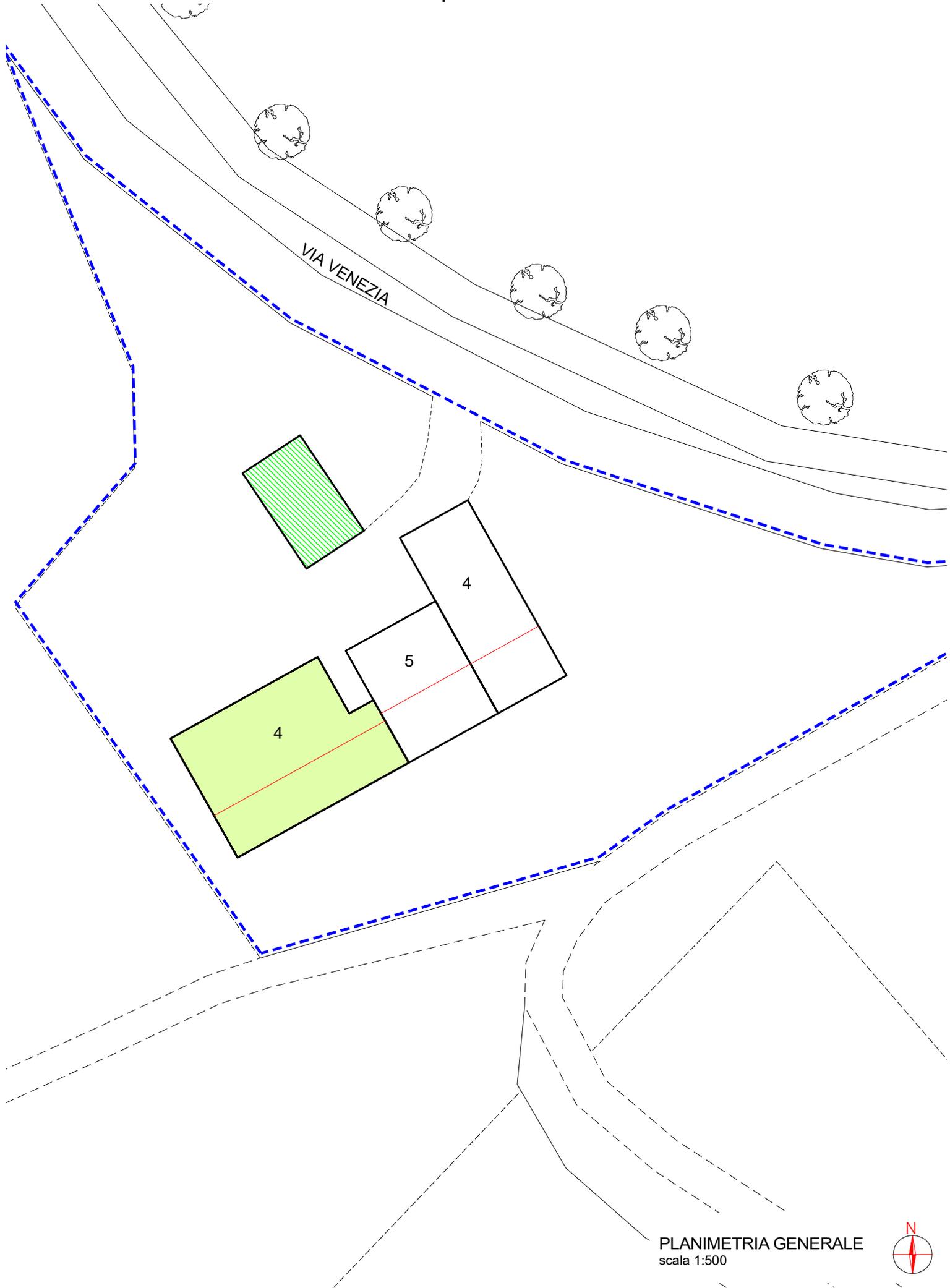
150 mc  
H max 4 m

STR. VIC. MALISONI

PLANIMETRIA GENERALE  
scala 1:500





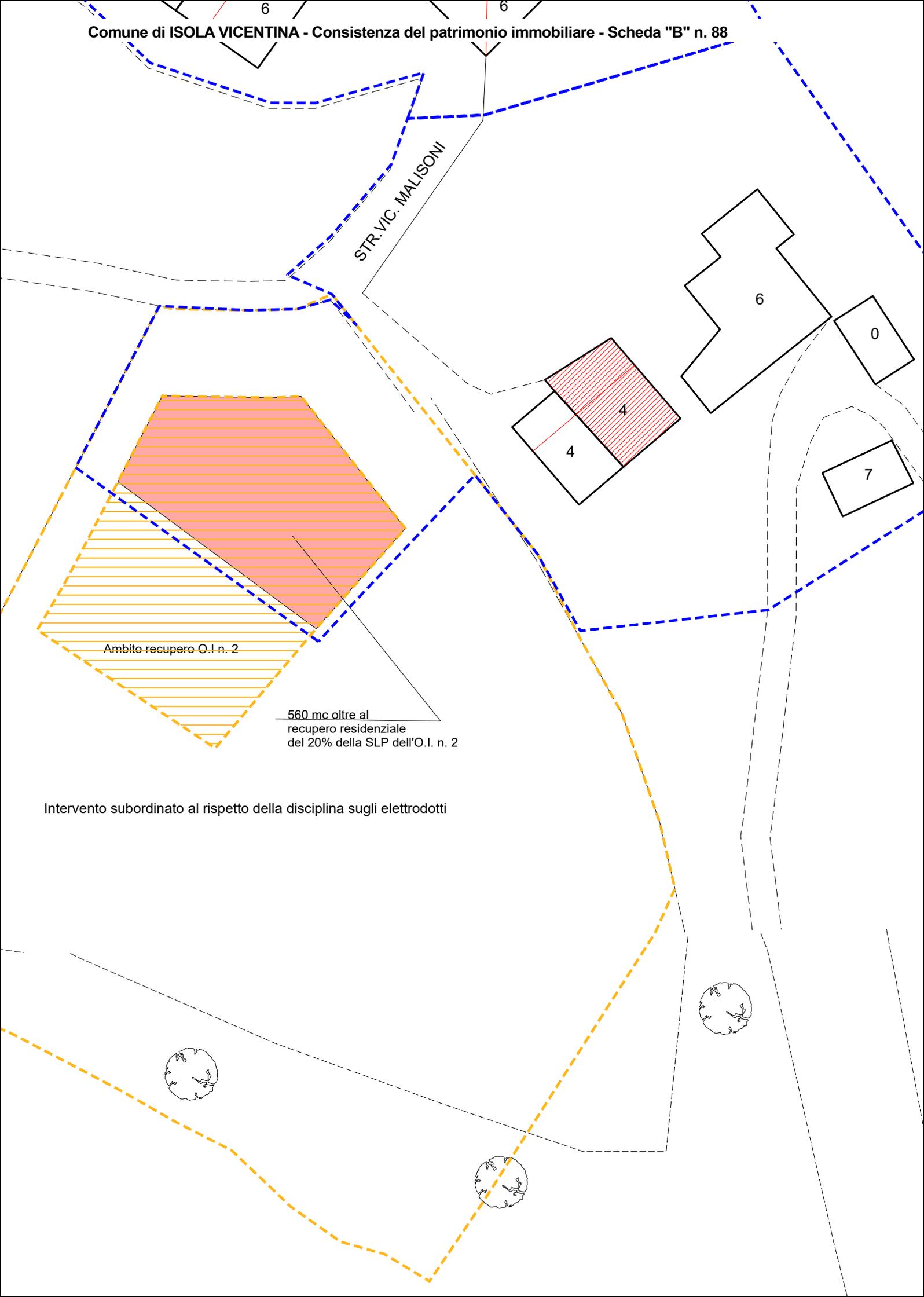


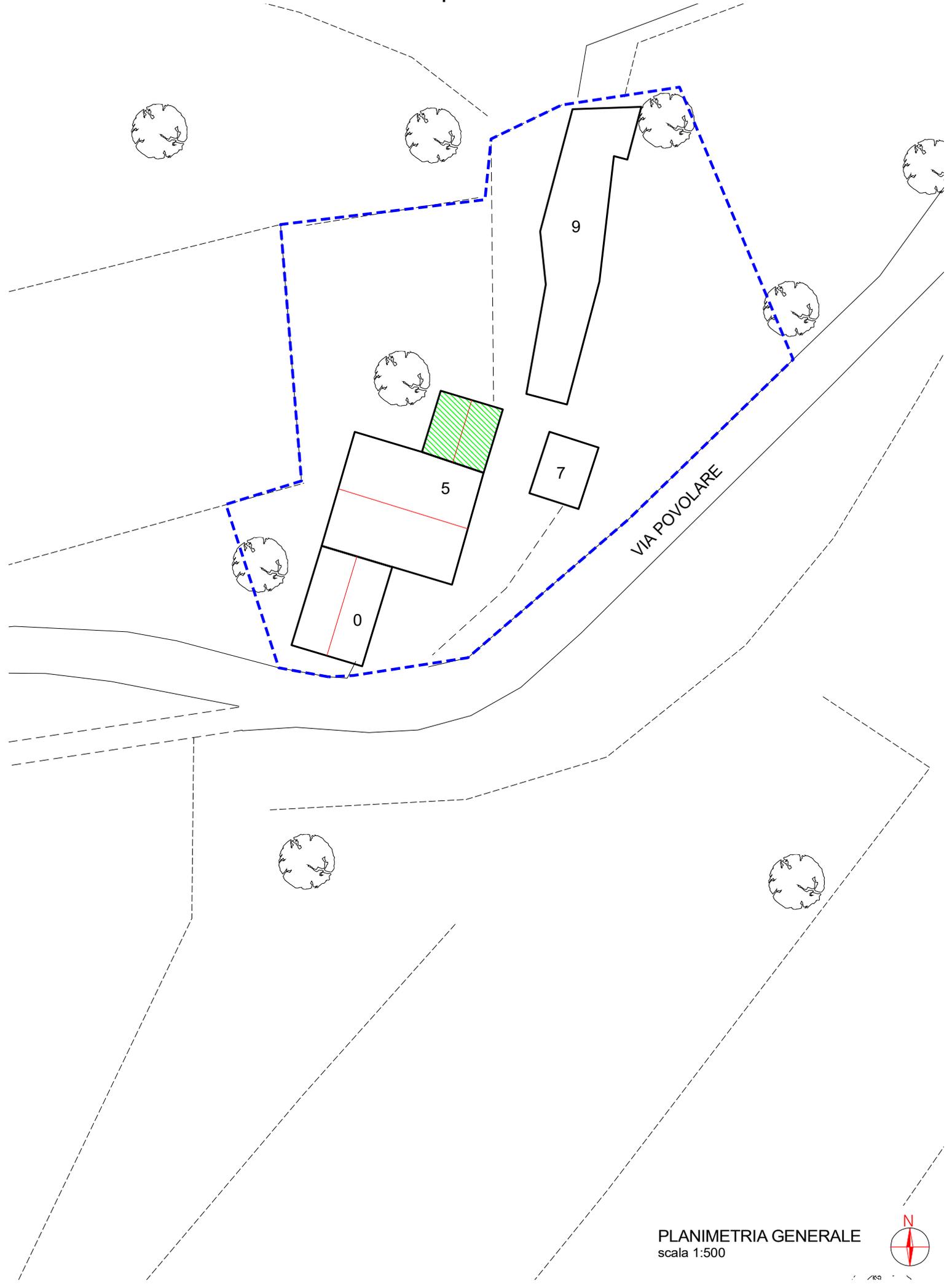
STR. VIC. MALISONI

Ambito recupero O.I. n. 2

560 mc oltre al  
recupero residenziale  
del 20% della SLP dell'O.I. n. 2

Intervento subordinato al rispetto della disciplina sugli elettrodotti





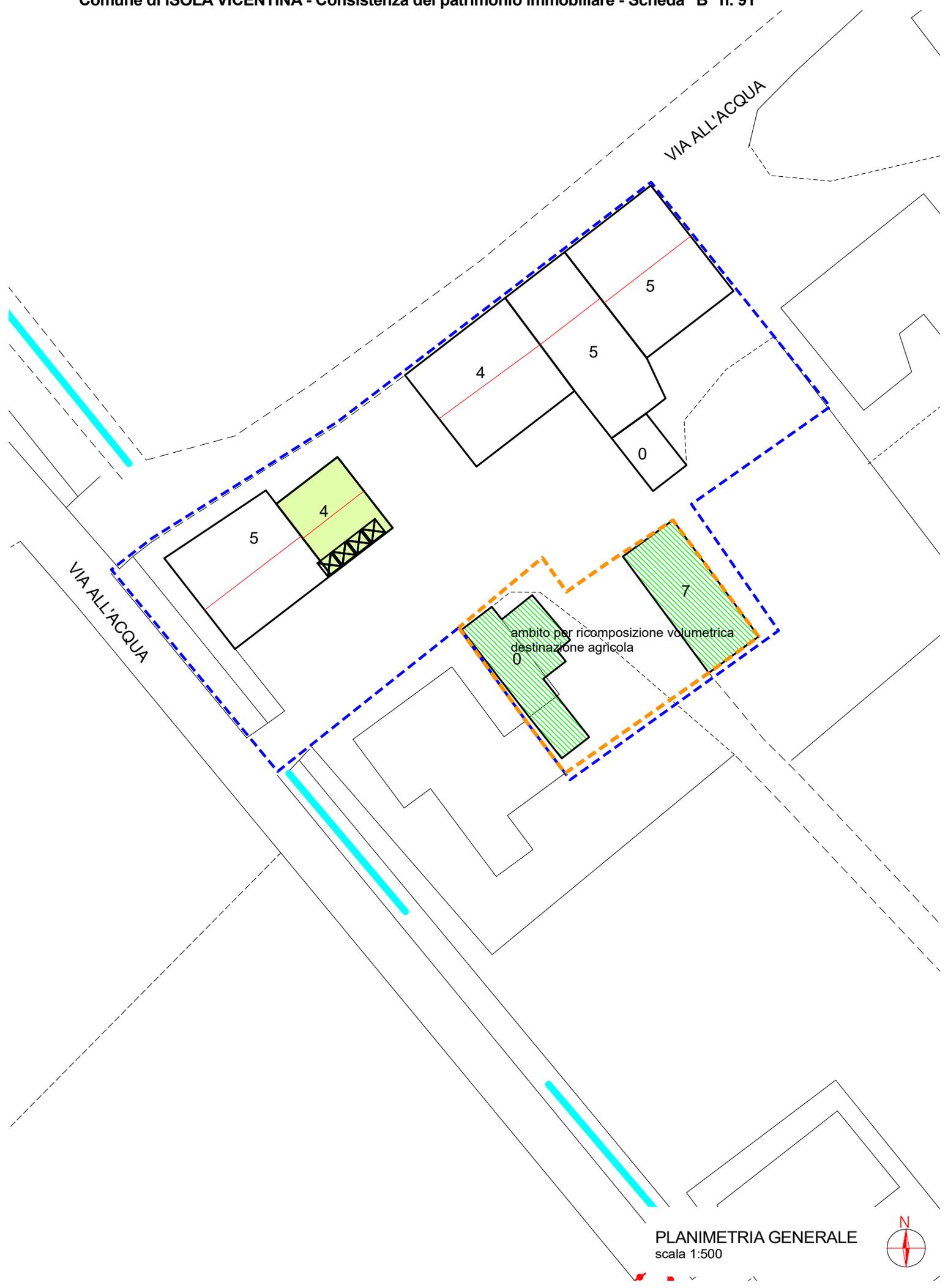
PLANIMETRIA GENERALE  
scala 1:500





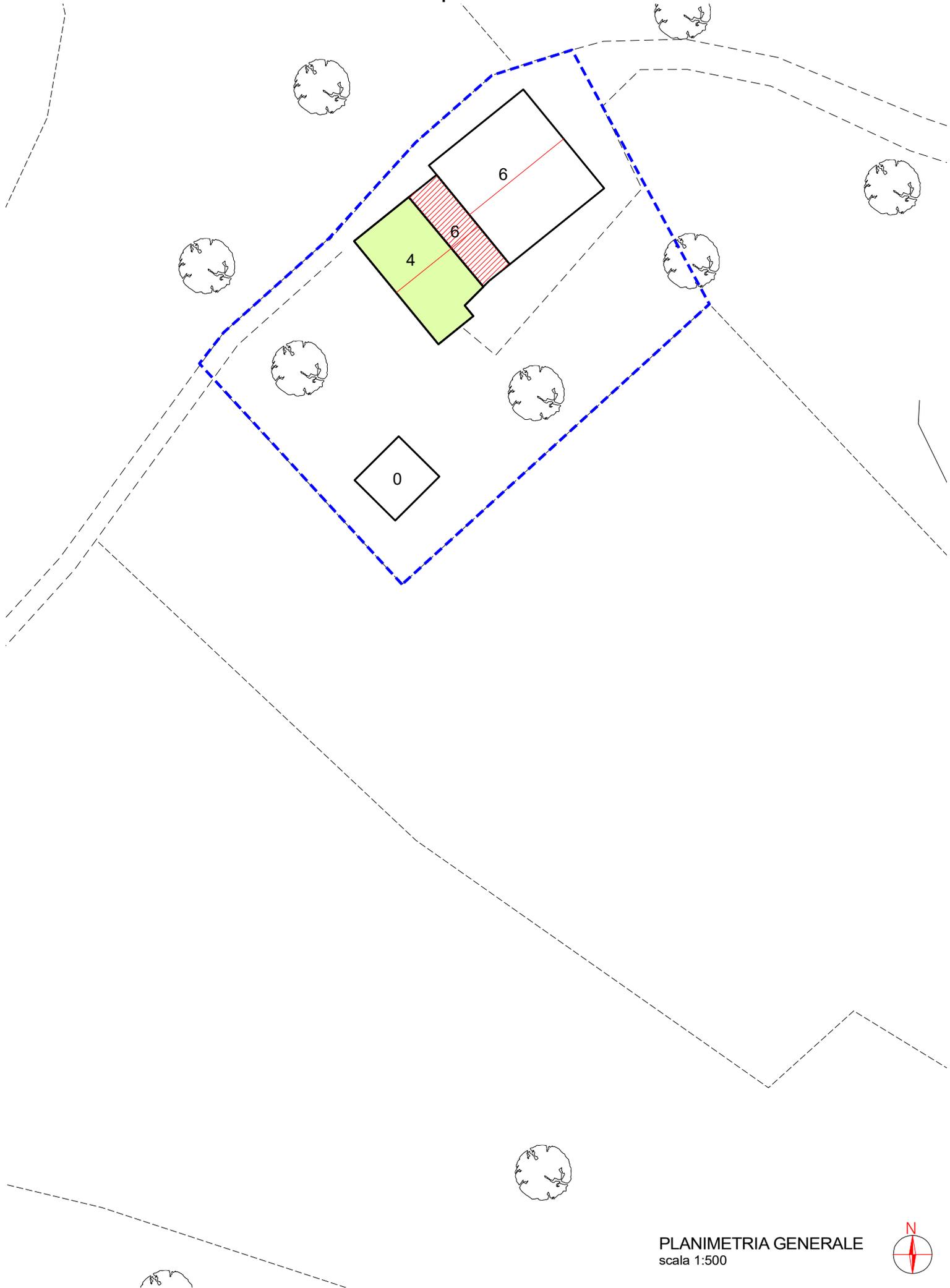
PLANIMETRIA GENERALE  
scala 1:500



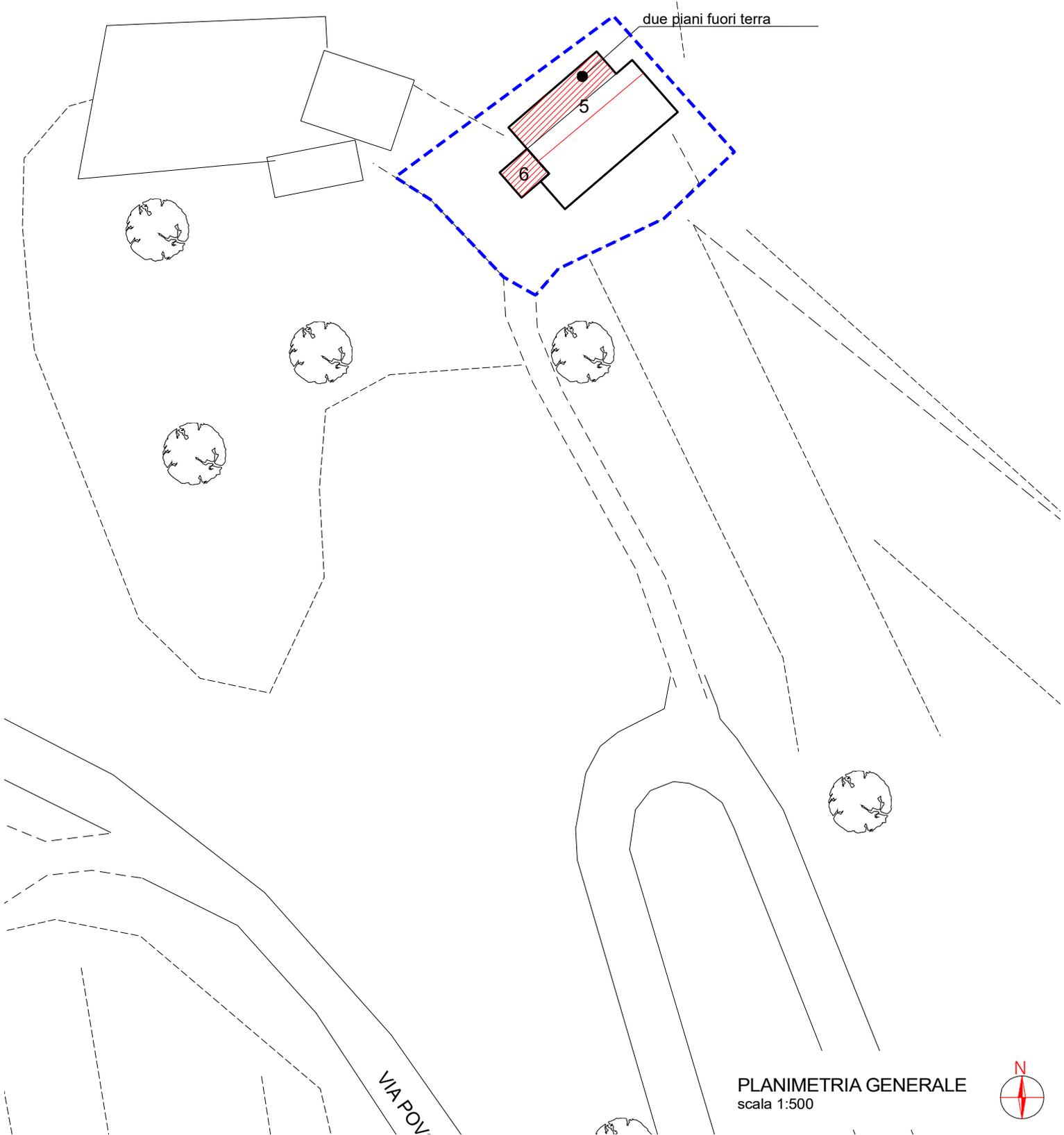


PLANIMETRIA GENERALE  
scala 1:500





12



PLANIMETRIA GENERALE  
scala 1:500





Si prende atto.  
Si auspica che, in sede di edificazione del nuovo  
corpo di fabbrica, lo stesso venga posizionato in  
accorpamento con i due corpi aventi grado 7.

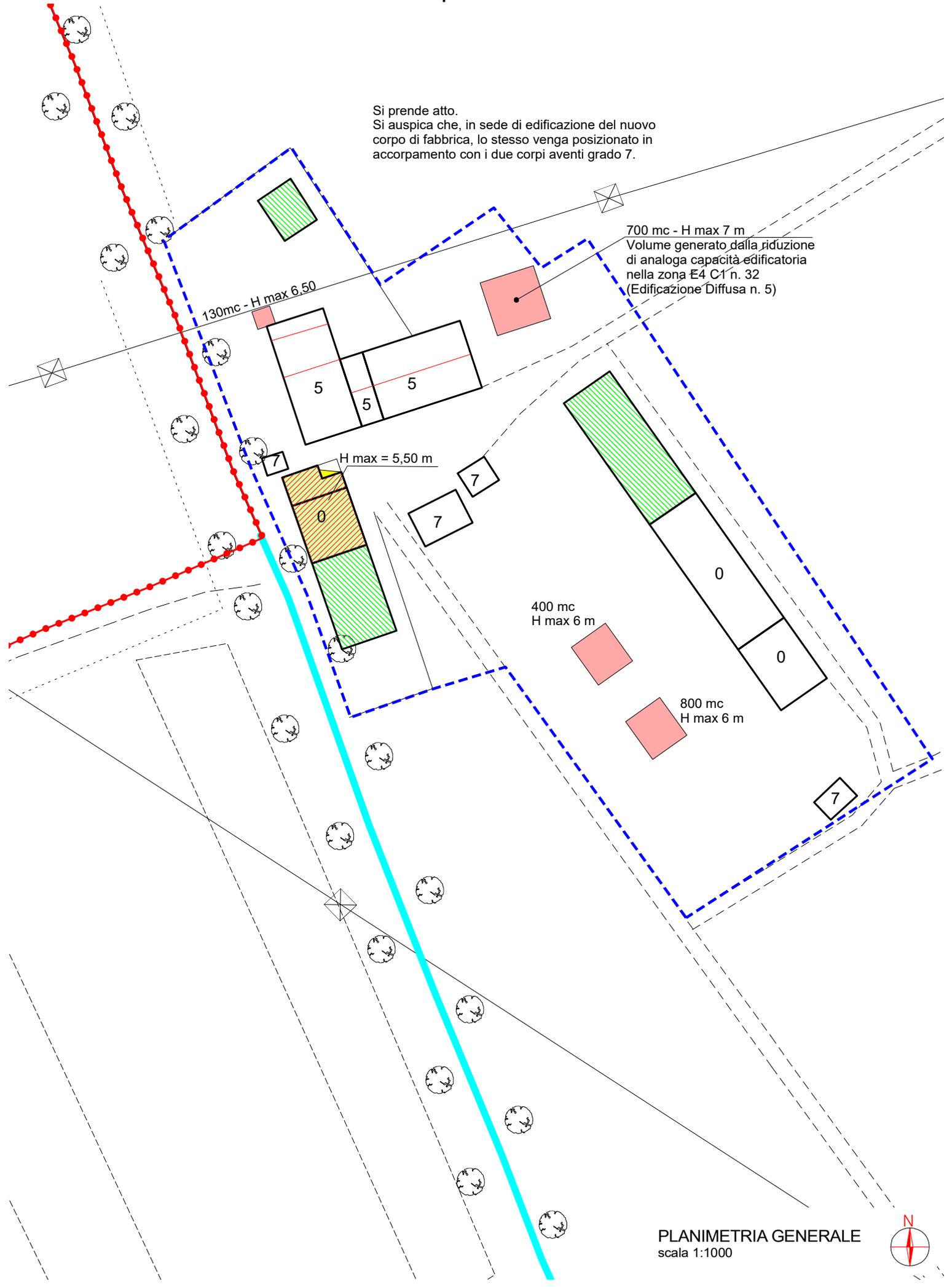
700 mc - H max 7 m  
Volume generato dalla riduzione  
di analogà capacità edificatoria  
nella zona E4 C1 n. 32  
(Edificazione Diffusa n. 5)

130mc - H max 6.50

H max = 5,50 m

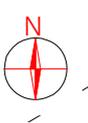
400 mc  
H max 6 m

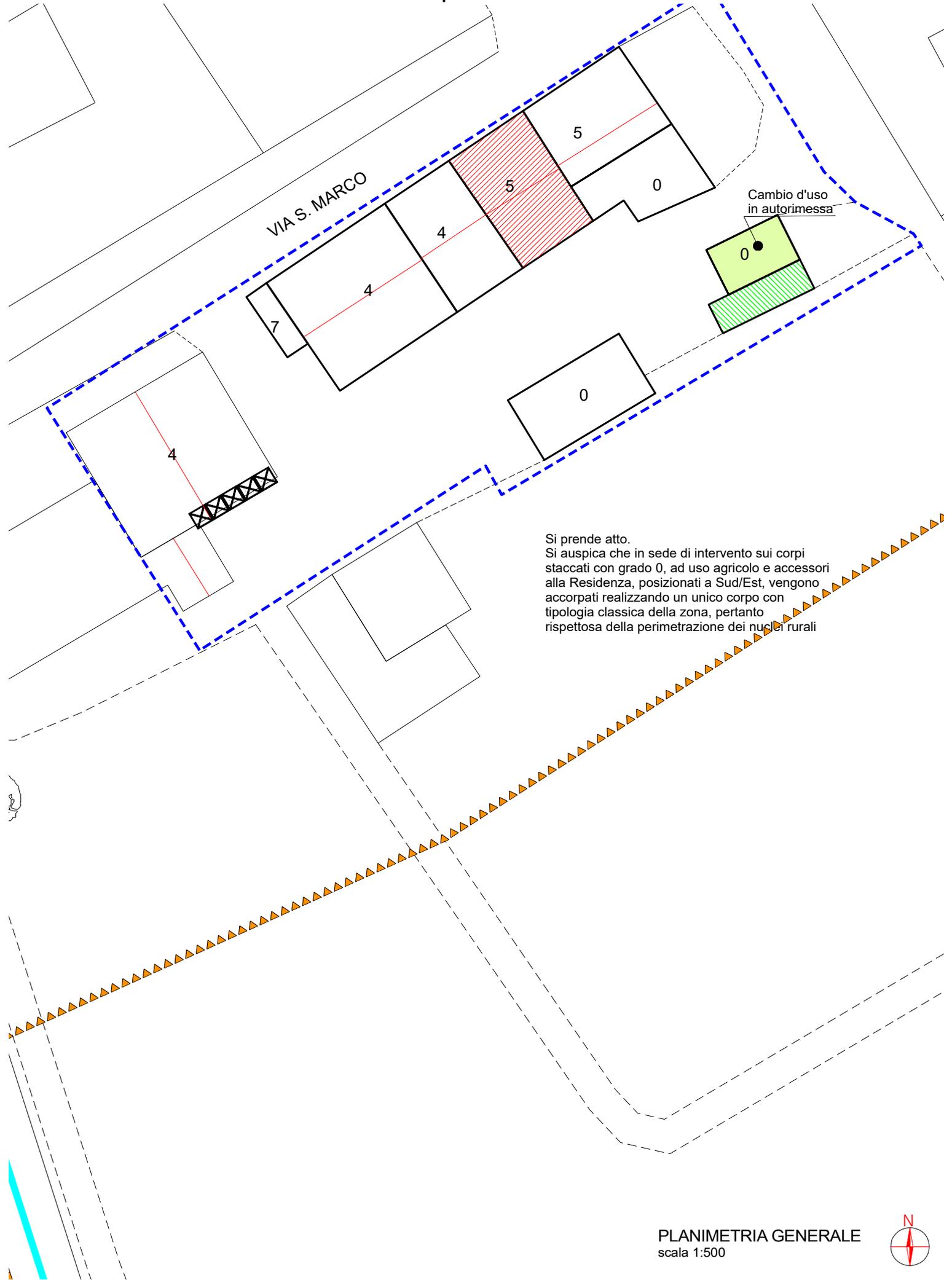
800 mc  
H max 6 m





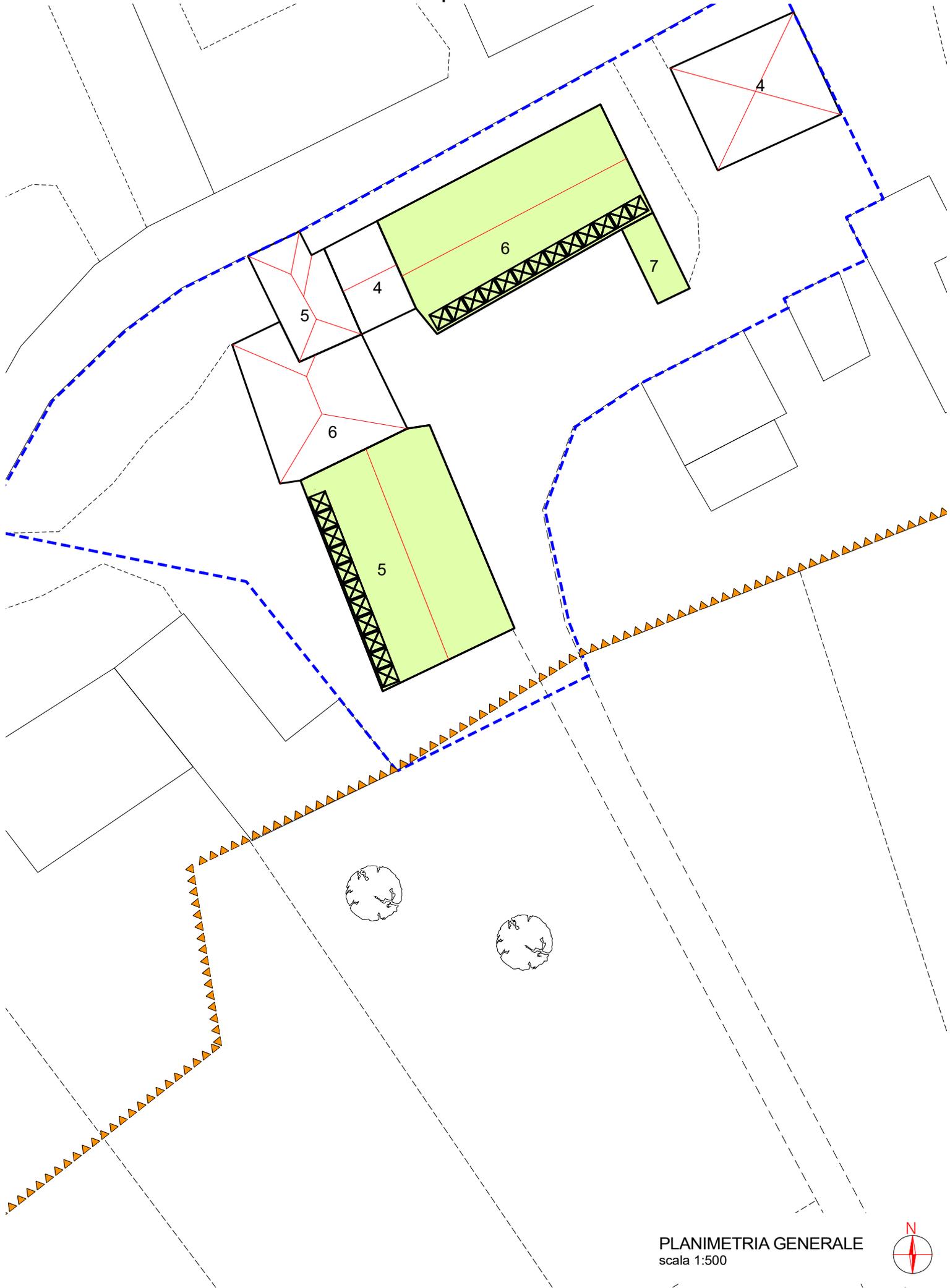
PLANIMETRIA GENERALE  
scala 1:500





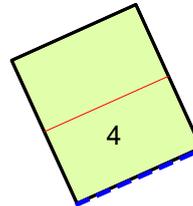
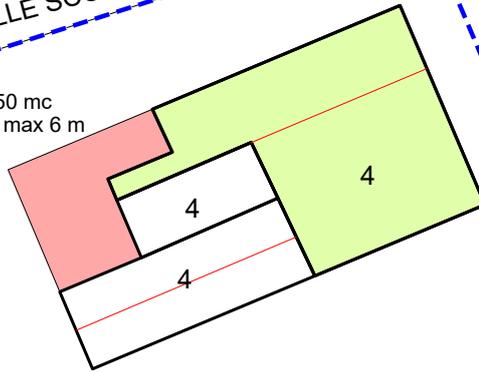
Si prende atto.  
Si auspica che in sede di intervento sui corpi staccati con grado 0, ad uso agricolo e accessori alla Residenza, posizionati a Sud/Est, vengono accorpati realizzando un unico corpo con tipologia classica della zona, pertanto rispettosa della perimetrazione dei nuclei rurali



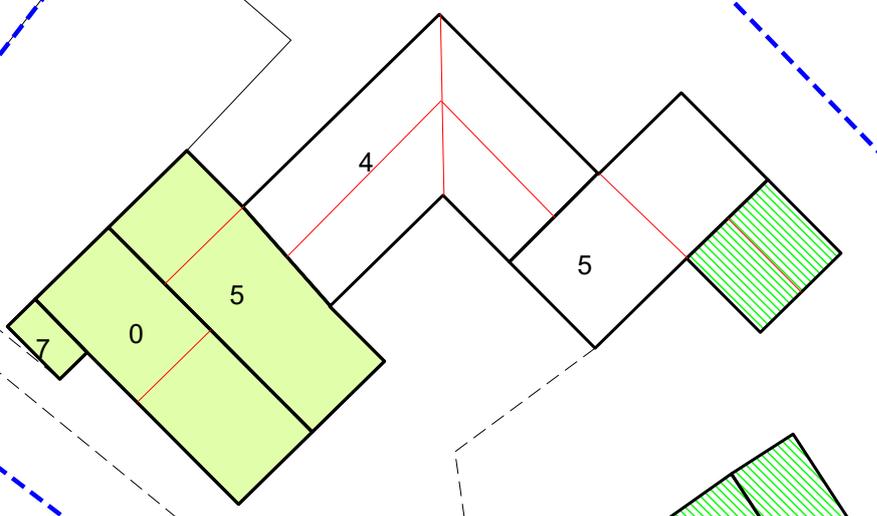


STR.VIC. DELLE SCOTTE

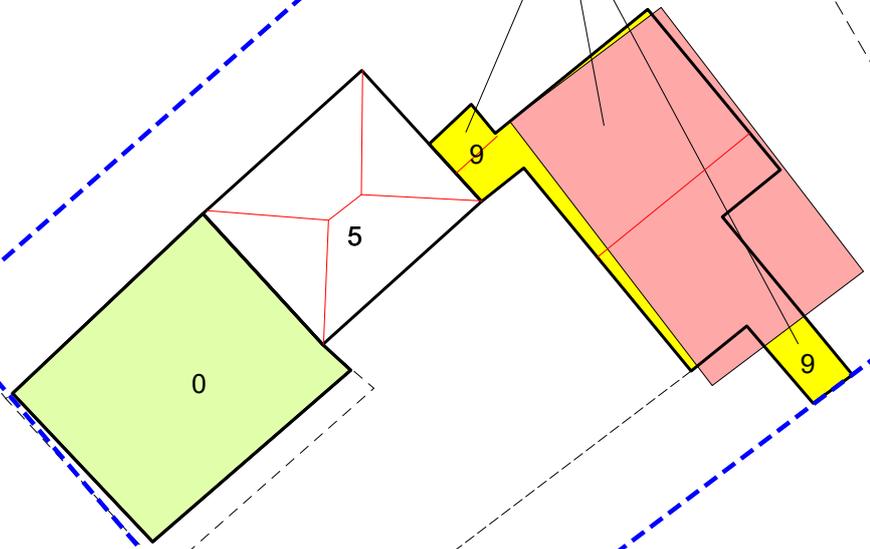
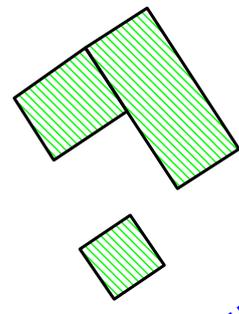
150 mc  
H max 6 m

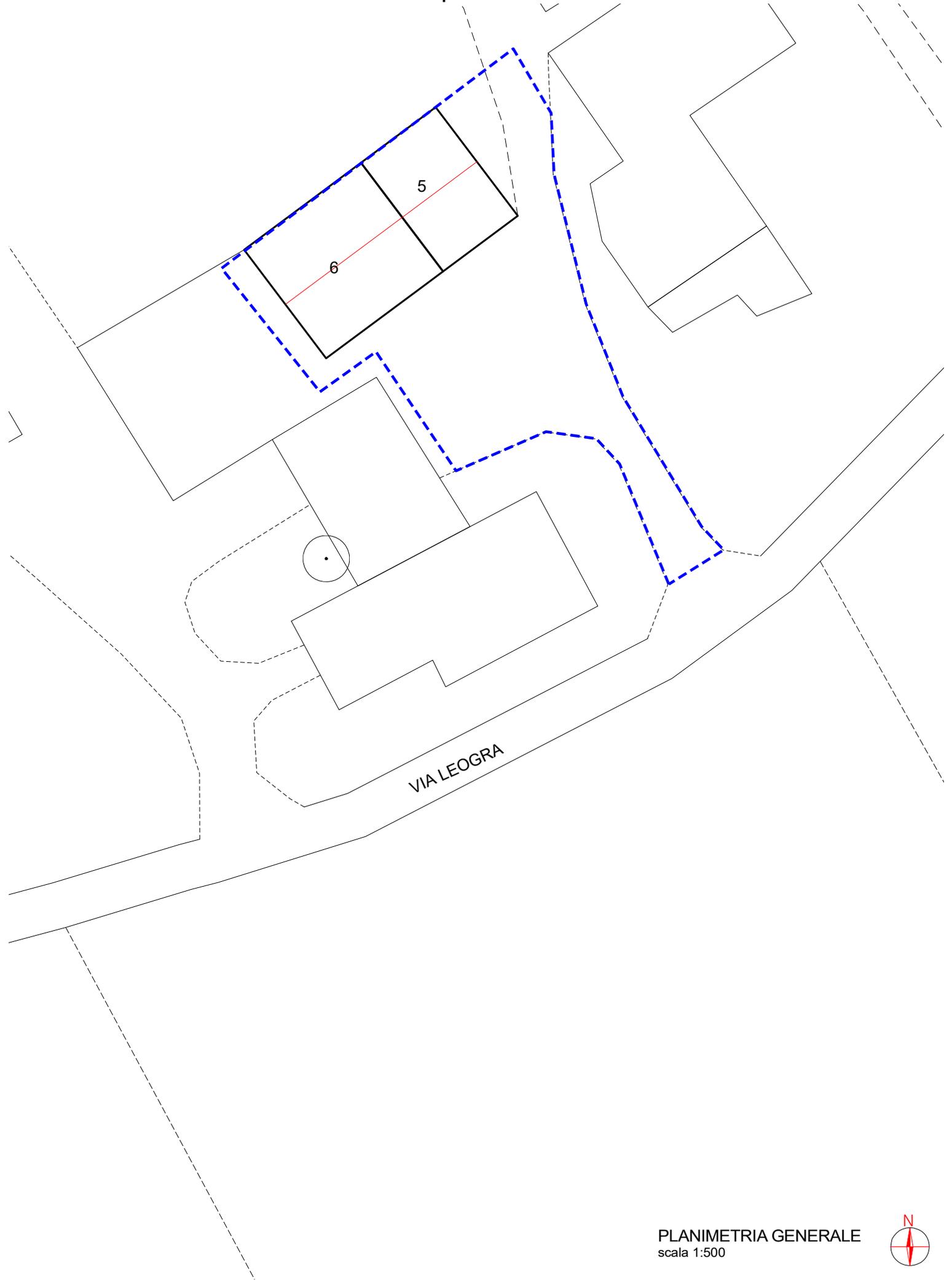


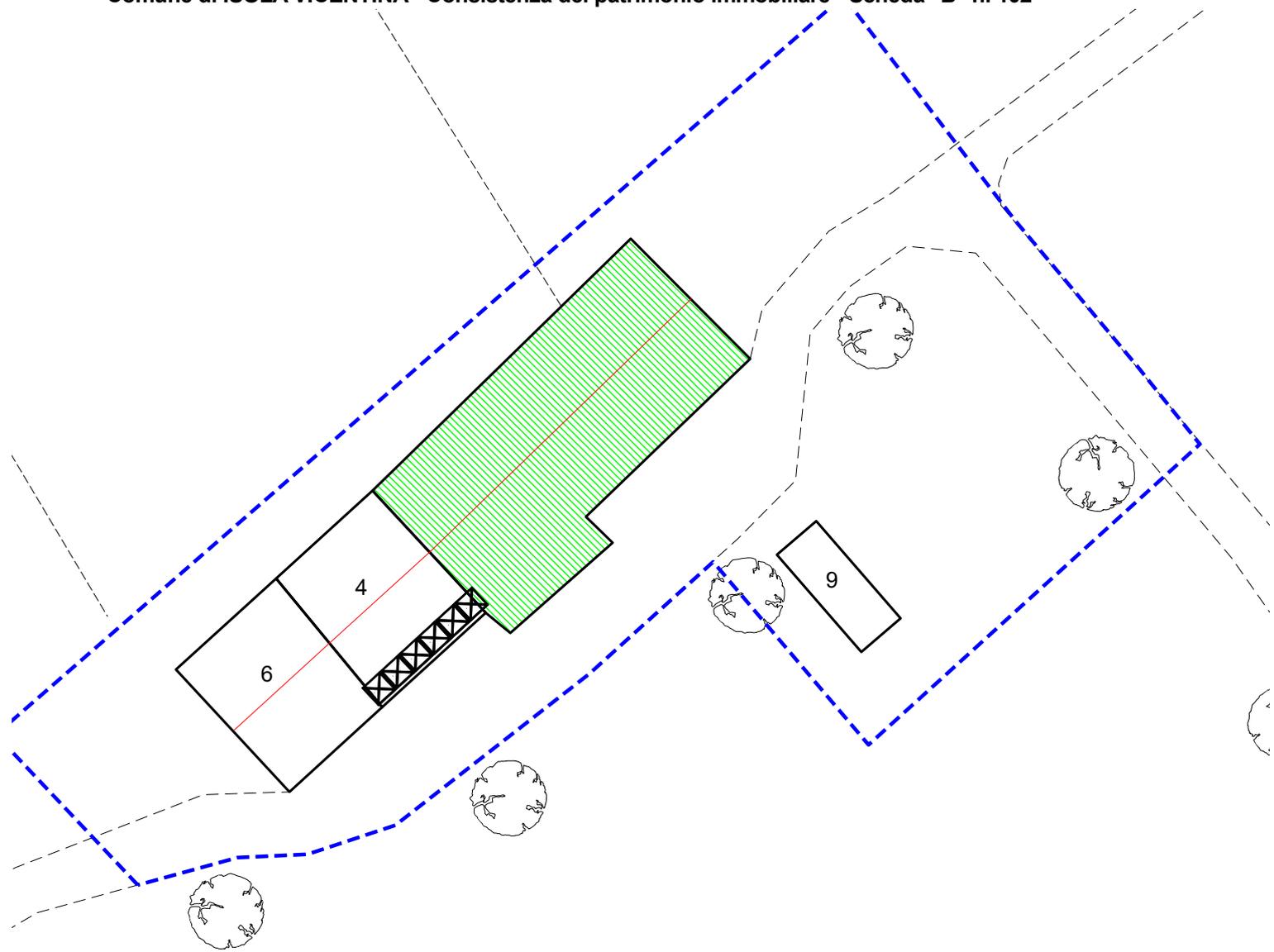
STR.COM. DEL BARCO

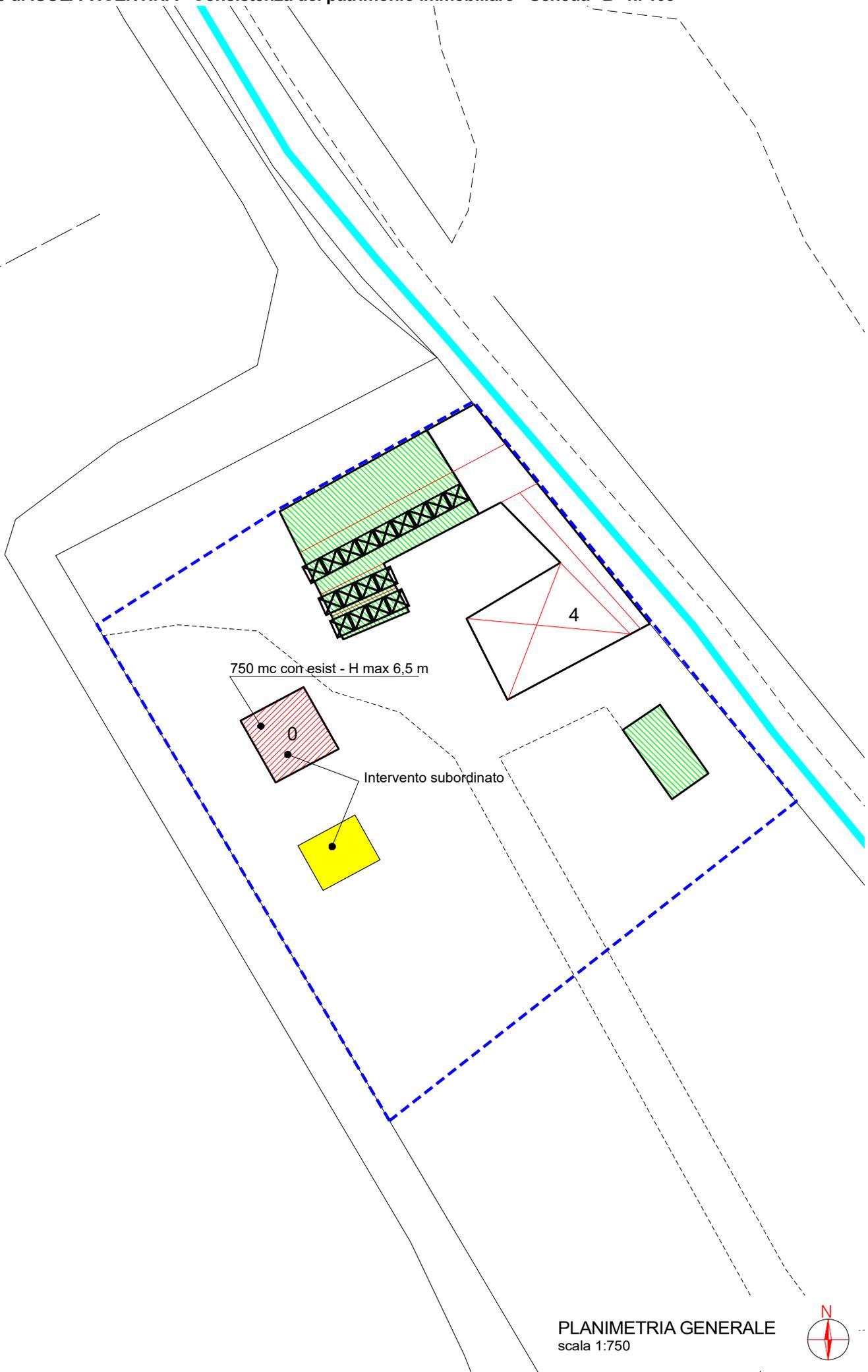


H max 7 m  
Intervento subordinato  
riordino volumi esistenti entro  
sagoma nuovo edificio  
(destinazione accessoria)



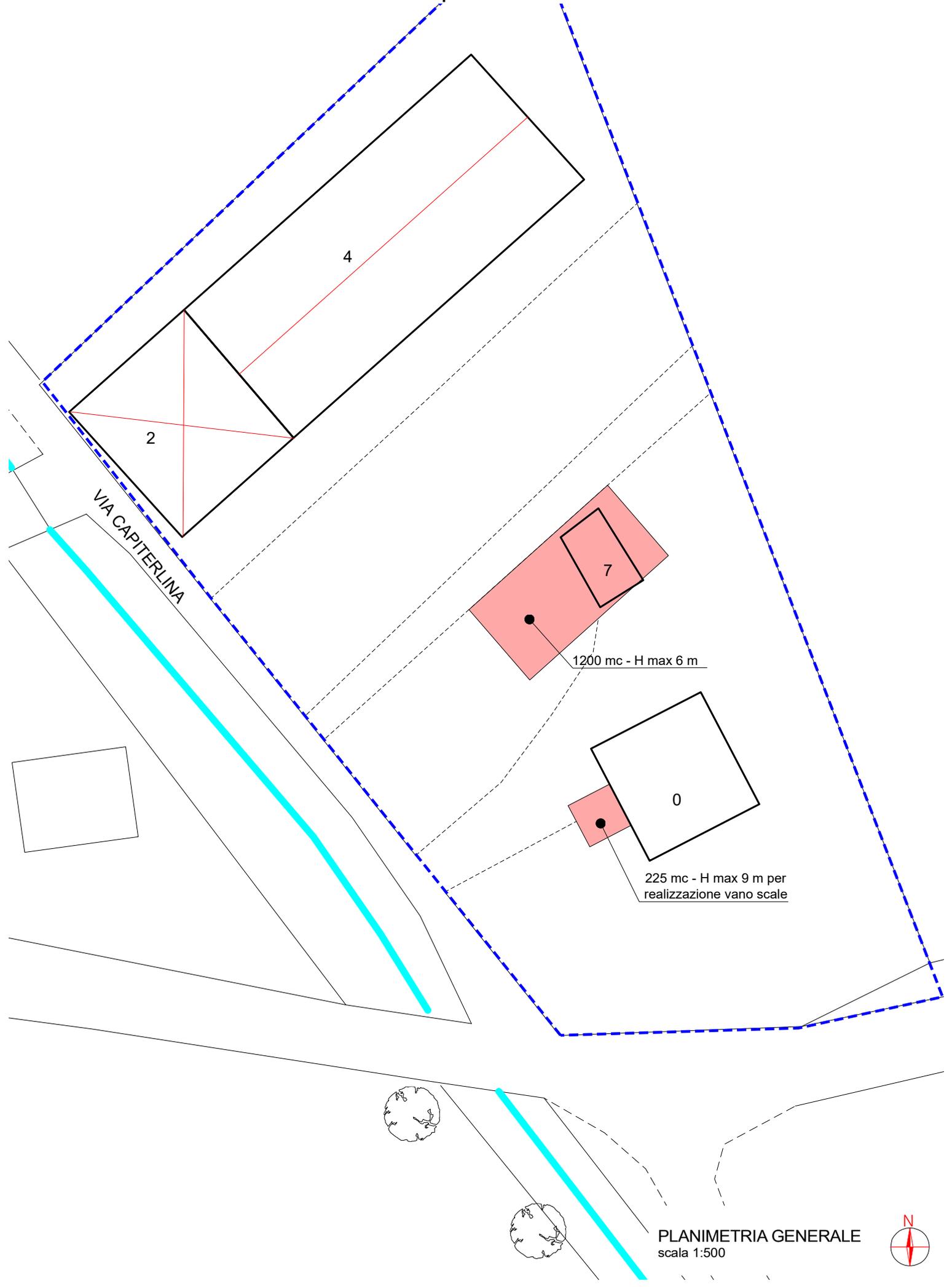






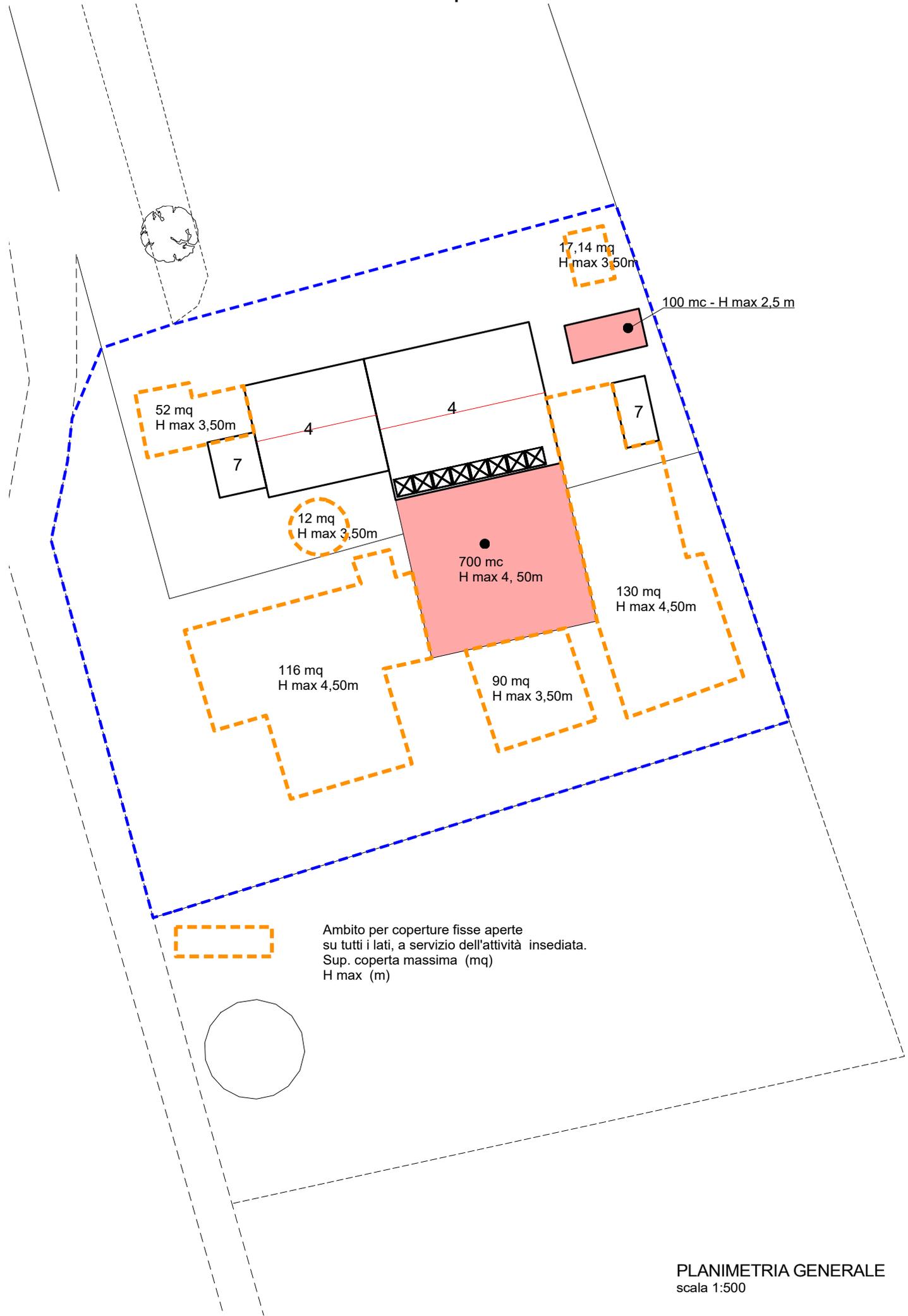
PLANIMETRIA GENERALE  
scala 1:750



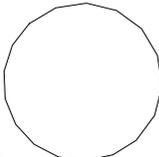


PLANIMETRIA GENERALE  
scala 1:500





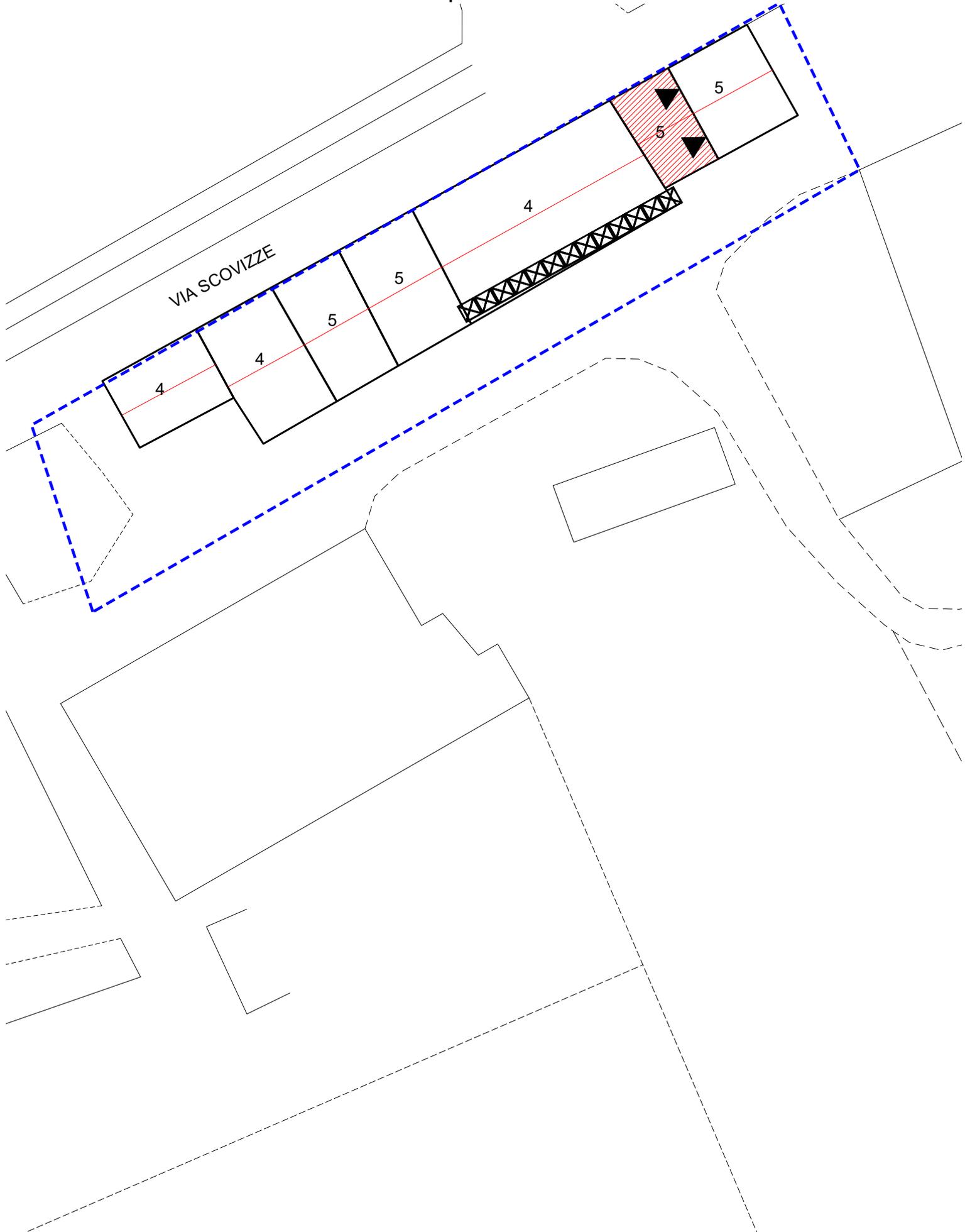
Ambito per coperture fisse aperte su tutti i lati, a servizio dell'attività insediata.  
Sup. coperta massima (mq)  
H max (m)





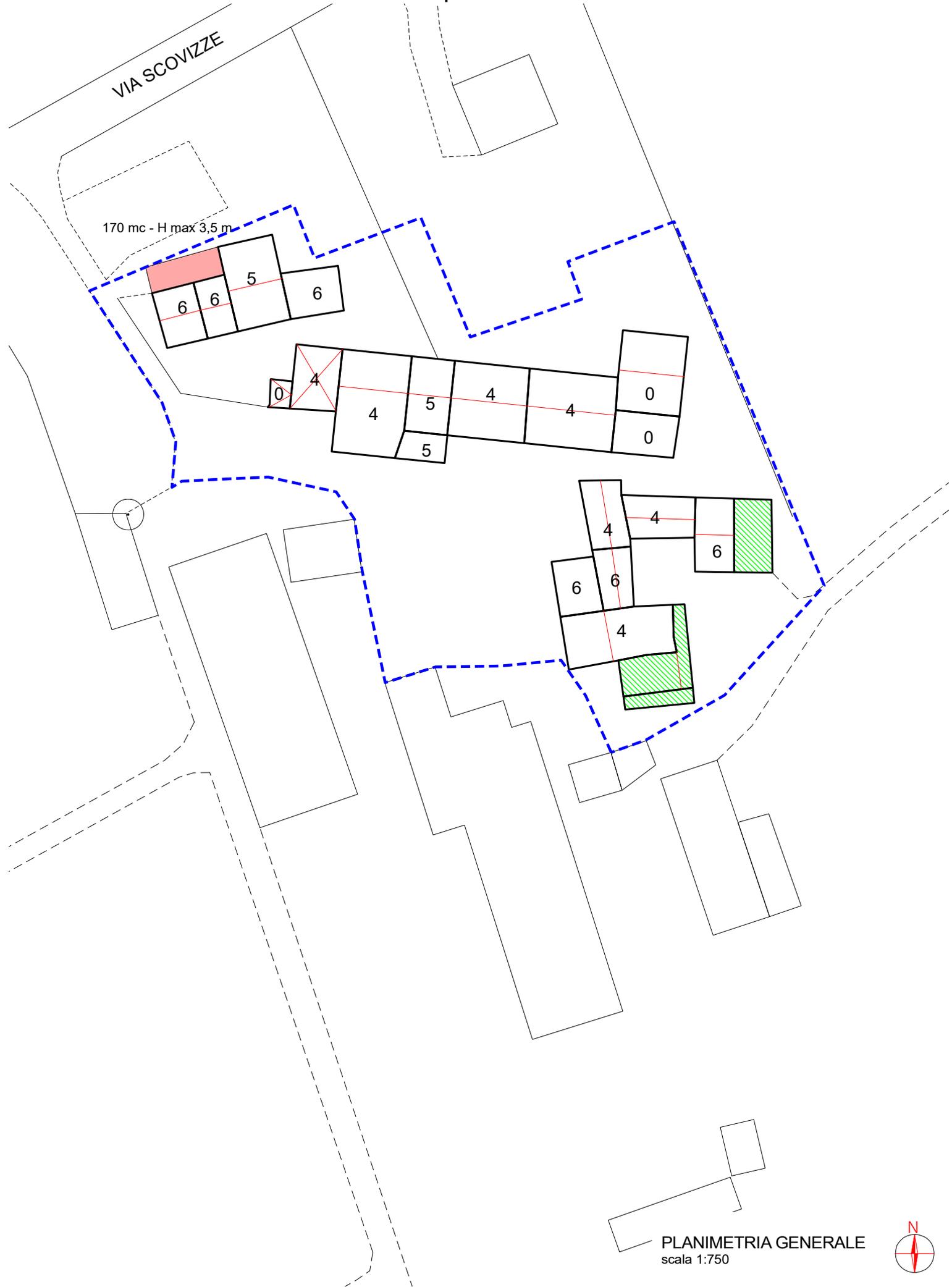
PLANIMETRIA GENERALE  
scala 1:750





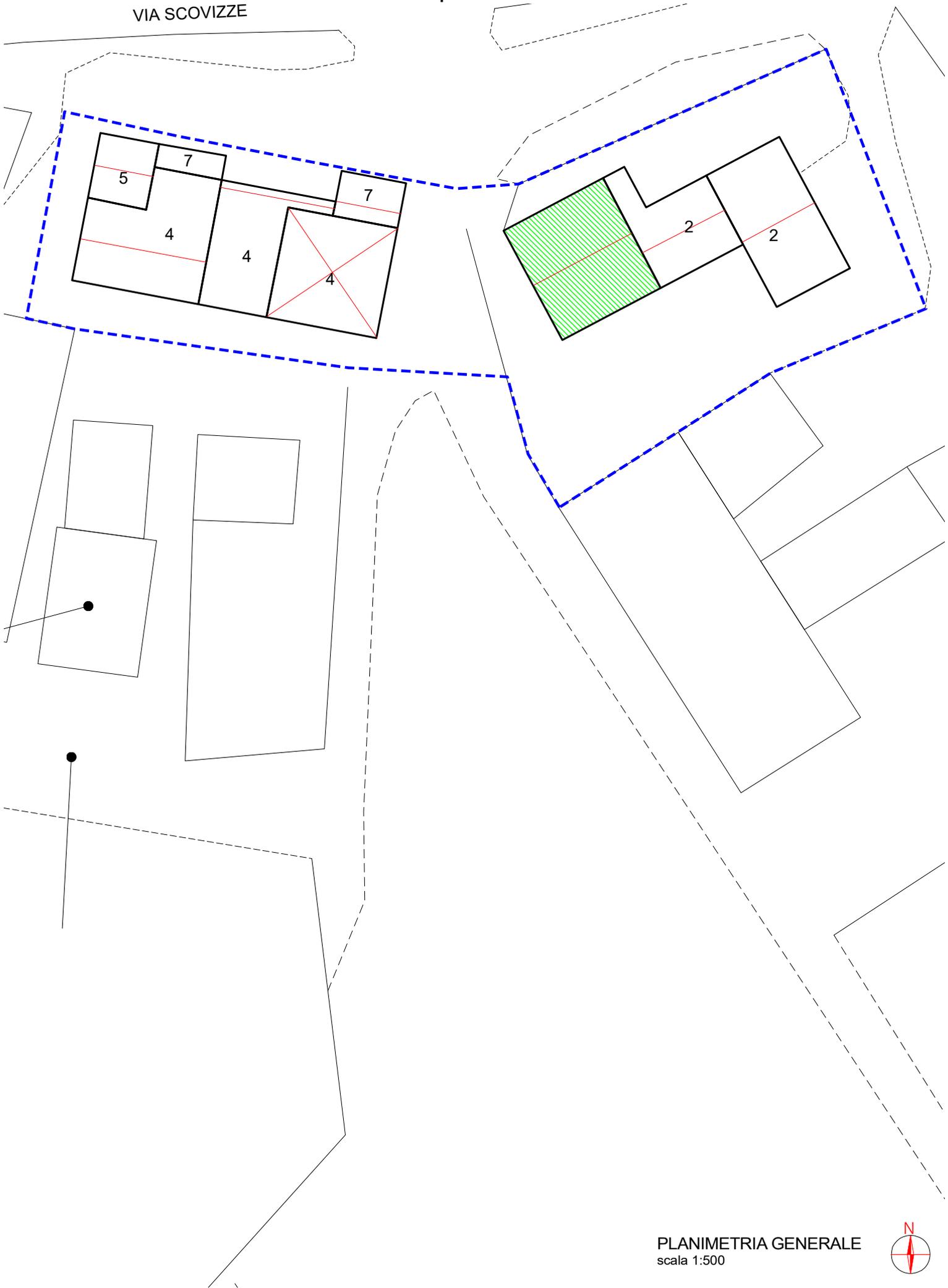
VIA SCOVIZZE

170 mc - H max 3,5 m



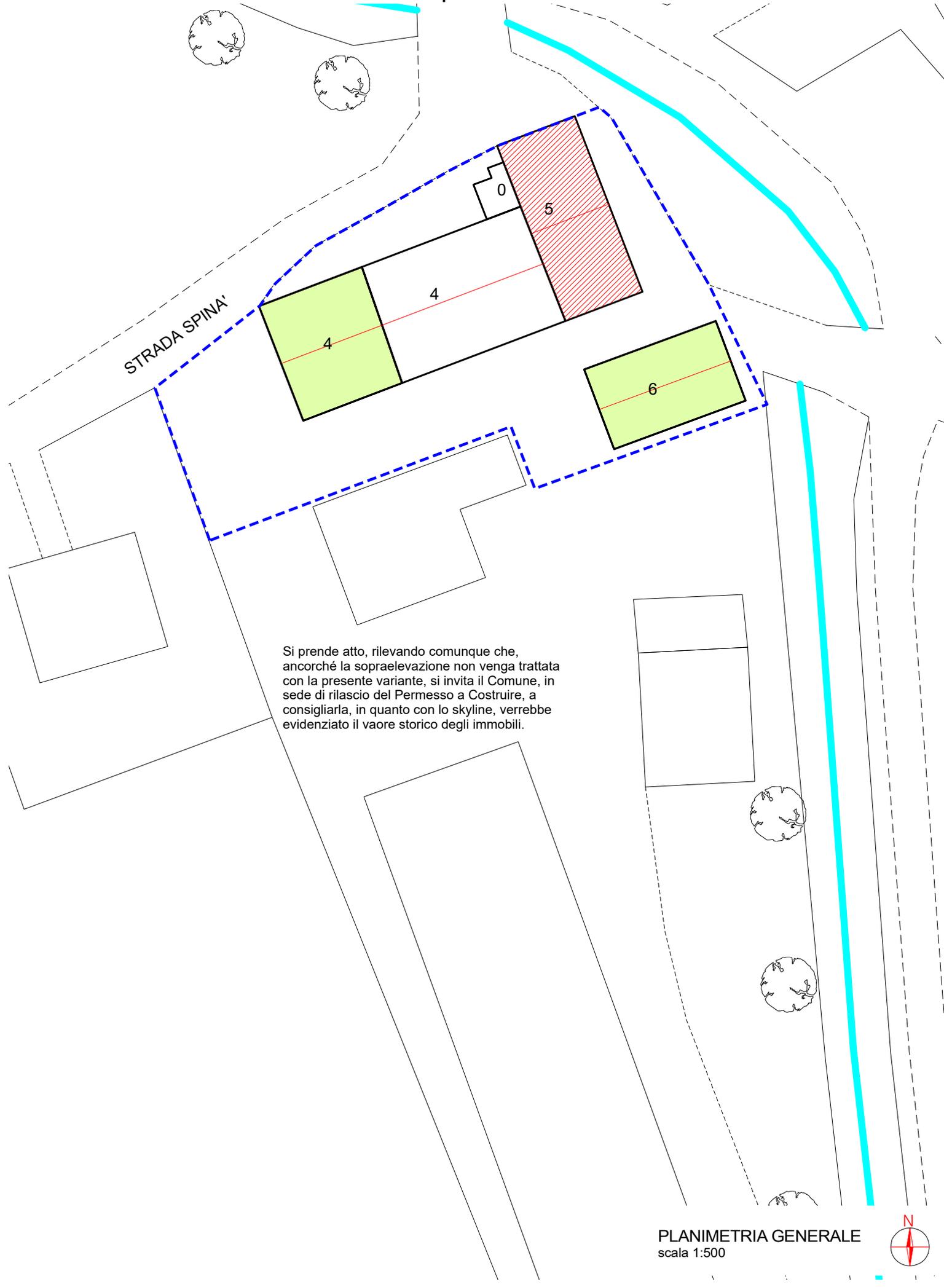
PLANIMETRIA GENERALE  
scala 1:750





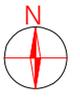
STRADA SPINA'

Si prende atto, rilevando comunque che, ancorché la sopraelevazione non venga trattata con la presente variante, si invita il Comune, in sede di rilascio del Permesso a Costruire, a consigliarla, in quanto con lo skyline, verrebbe evidenziato il vaore storico degli immobili.





PLANIMETRIA GENERALE  
scala 1:500



VIA BUGIFAVE

5

0

0

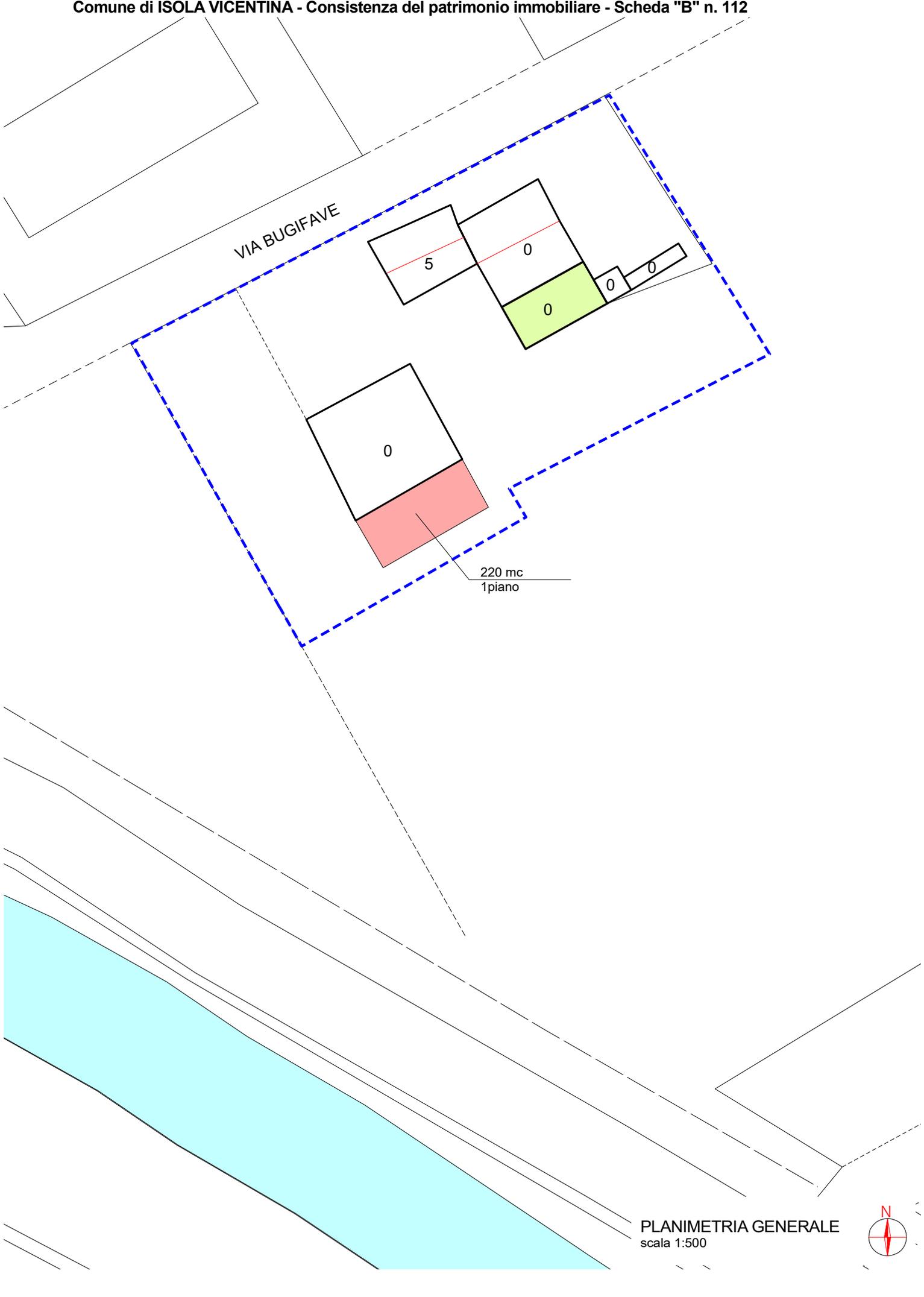
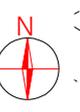
0

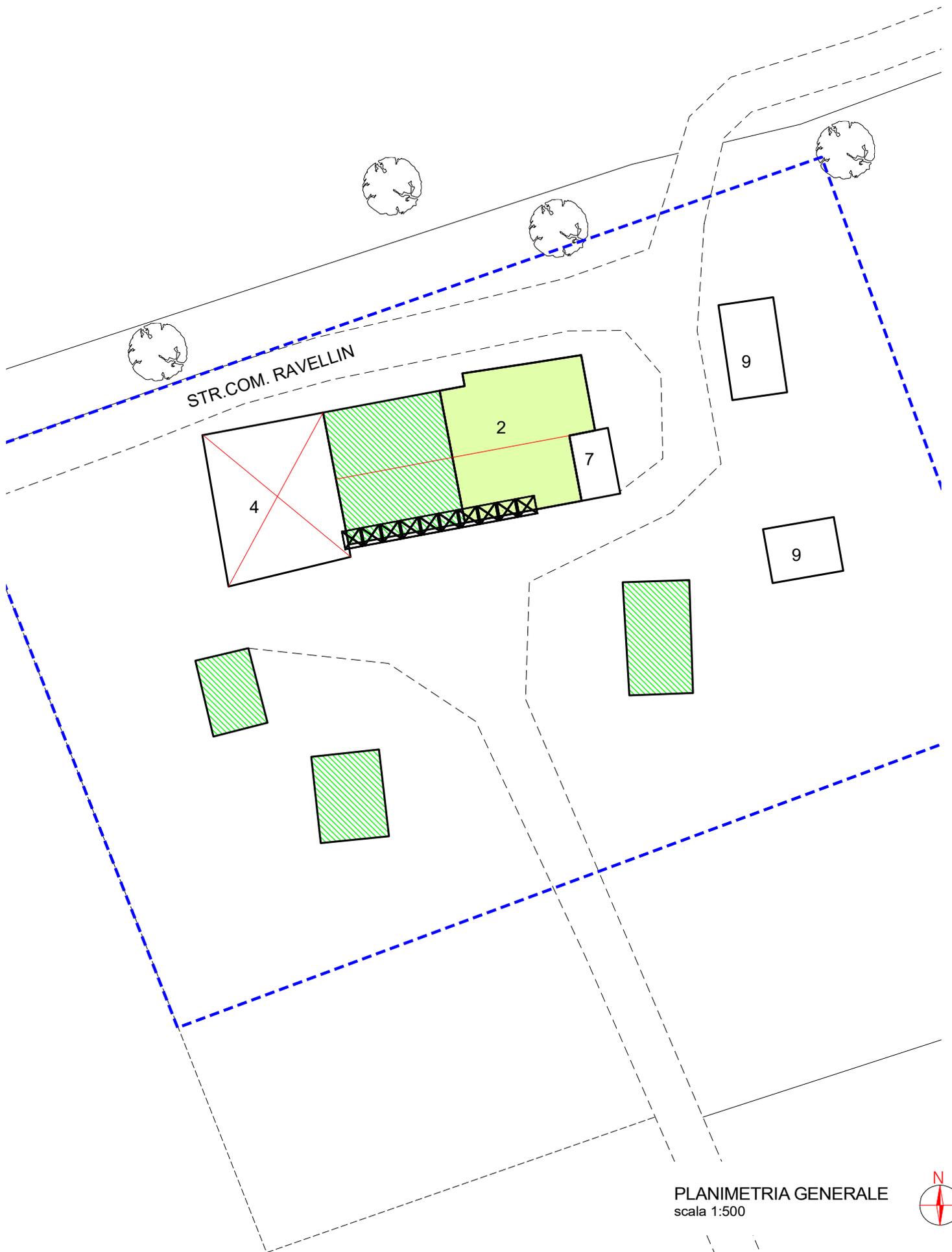
0

0

220 mc  
1 piano

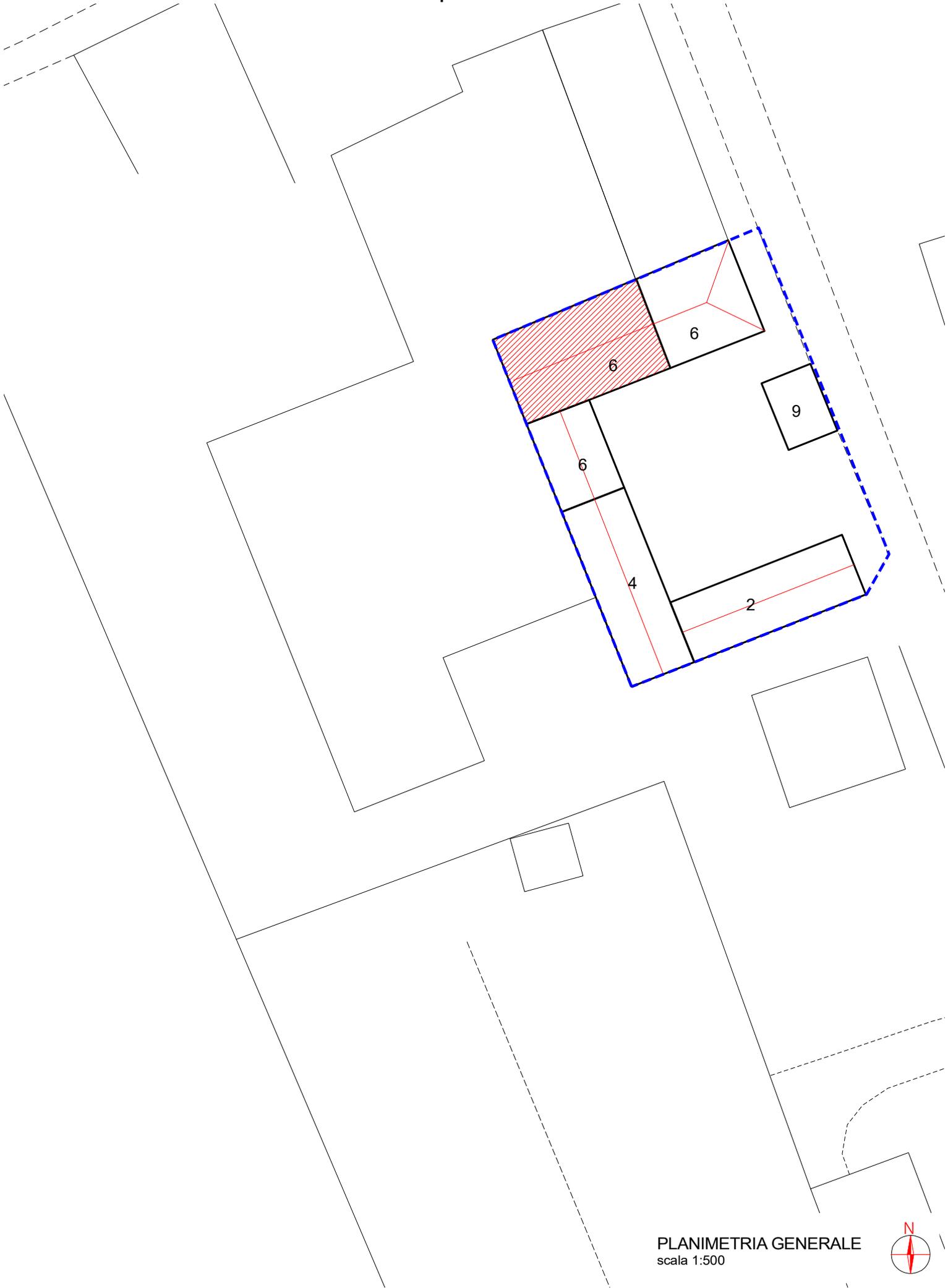
PLANIMETRIA GENERALE  
scala 1:500





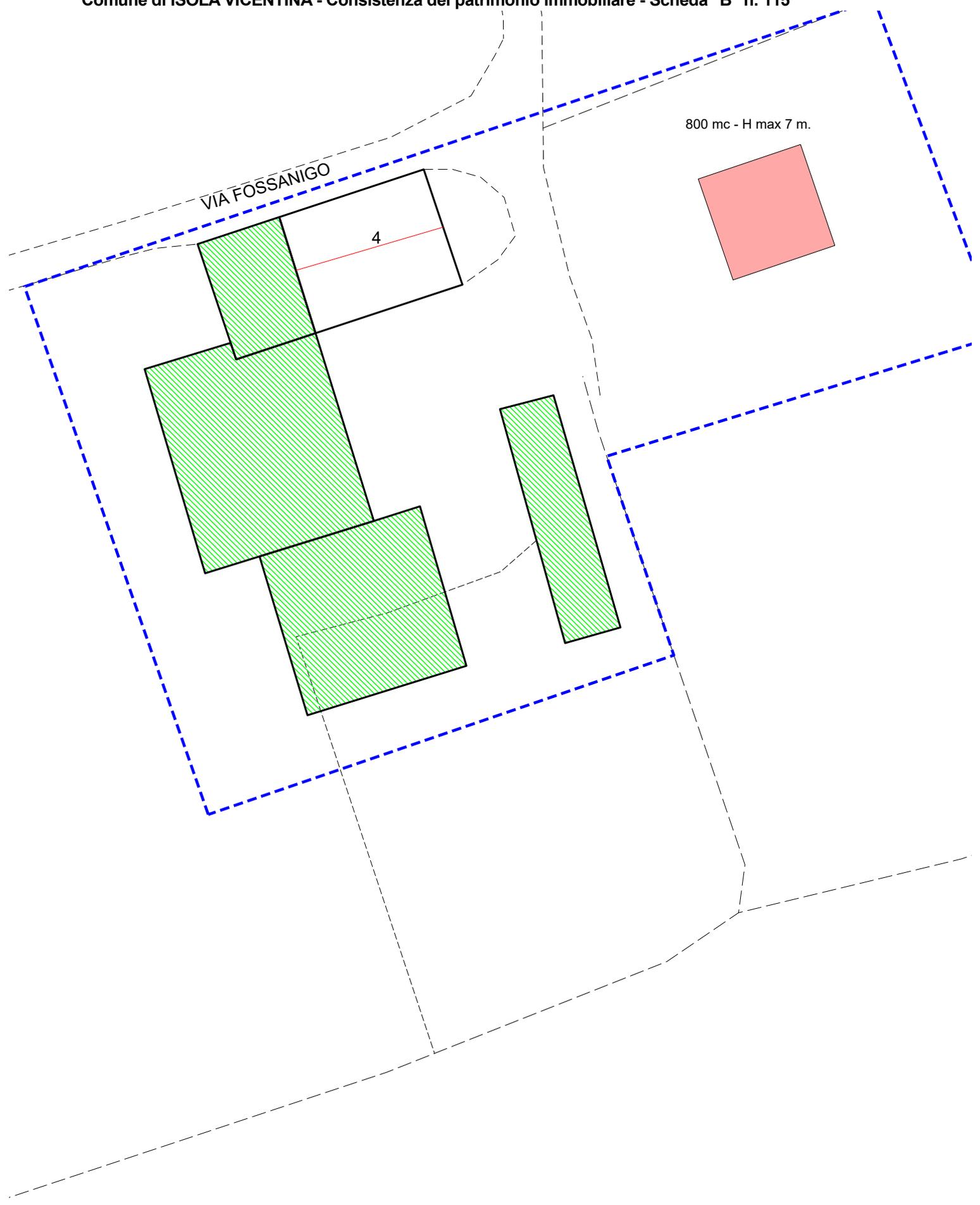
PLANIMETRIA GENERALE  
scala 1:500

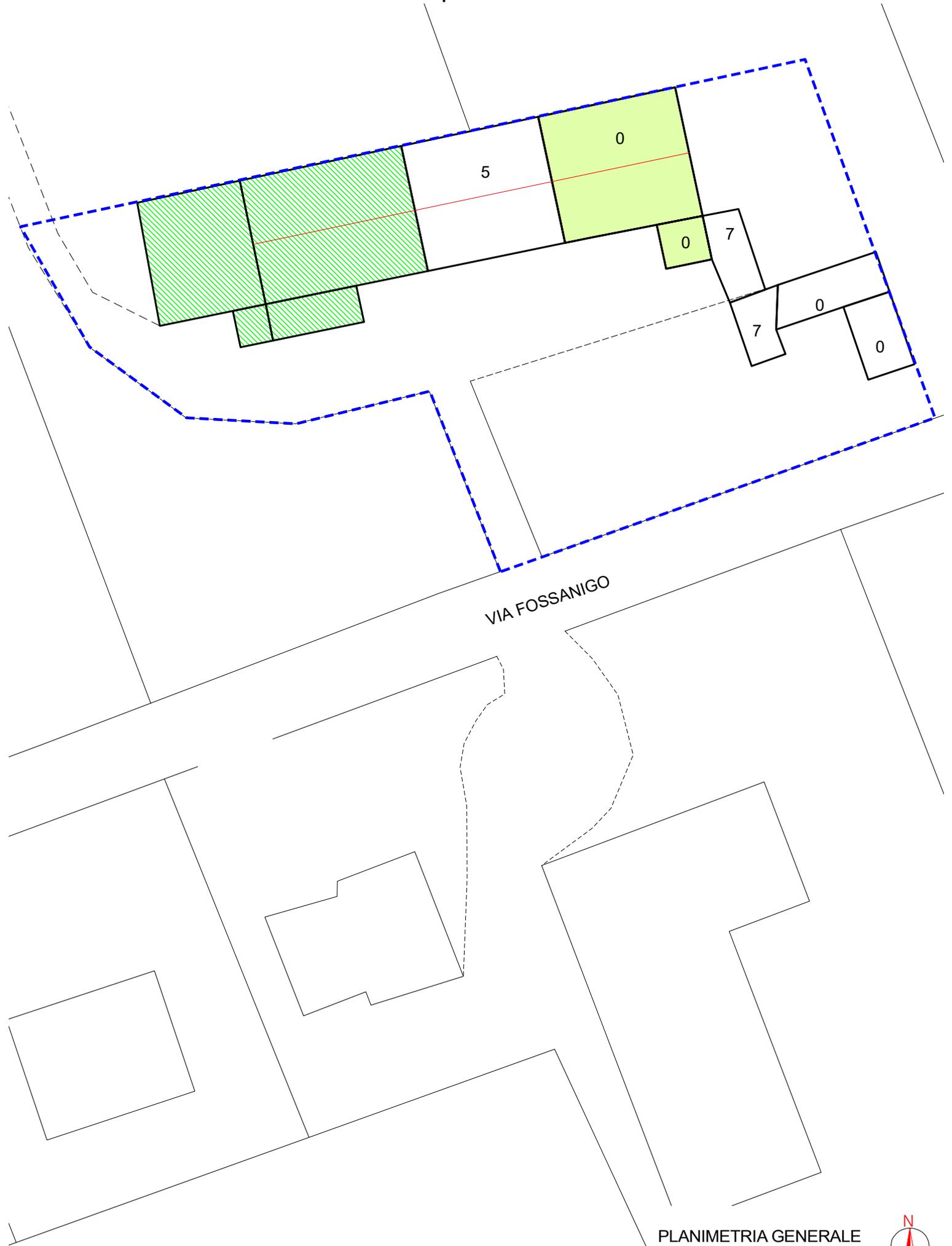




PLANIMETRIA GENERALE  
scala 1:500







PLANIMETRIA GENERALE  
scala 1:500



VIA FOSSANIGO

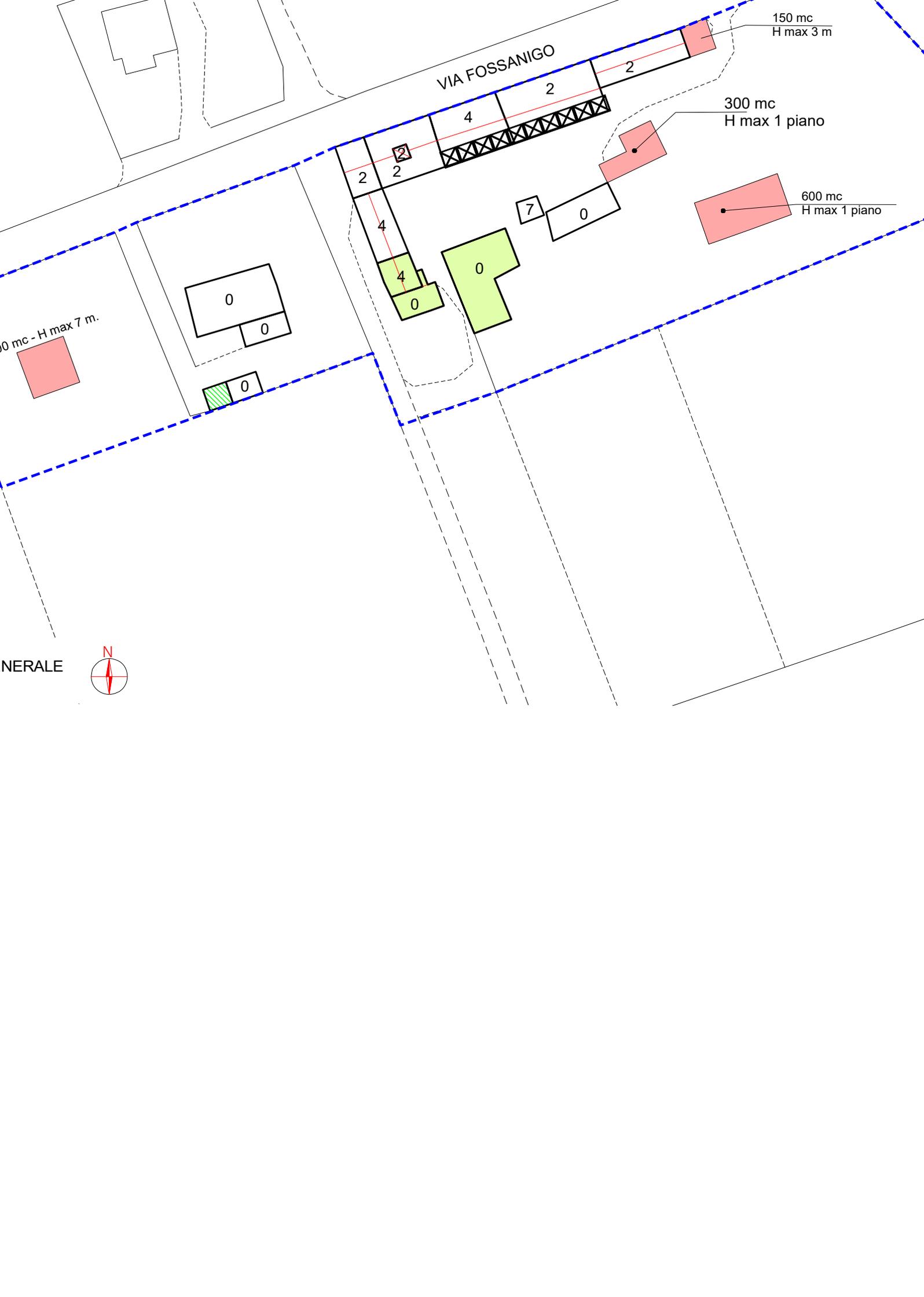
150 mc  
H max 3 m

300 mc  
H max 1 piano

600 mc  
H max 1 piano

100 mc - H max 7 m.

GENERALE



VIA FOSSANIGO

mc. 80

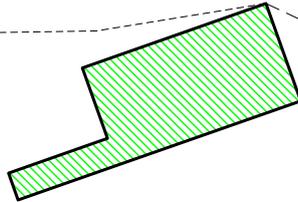
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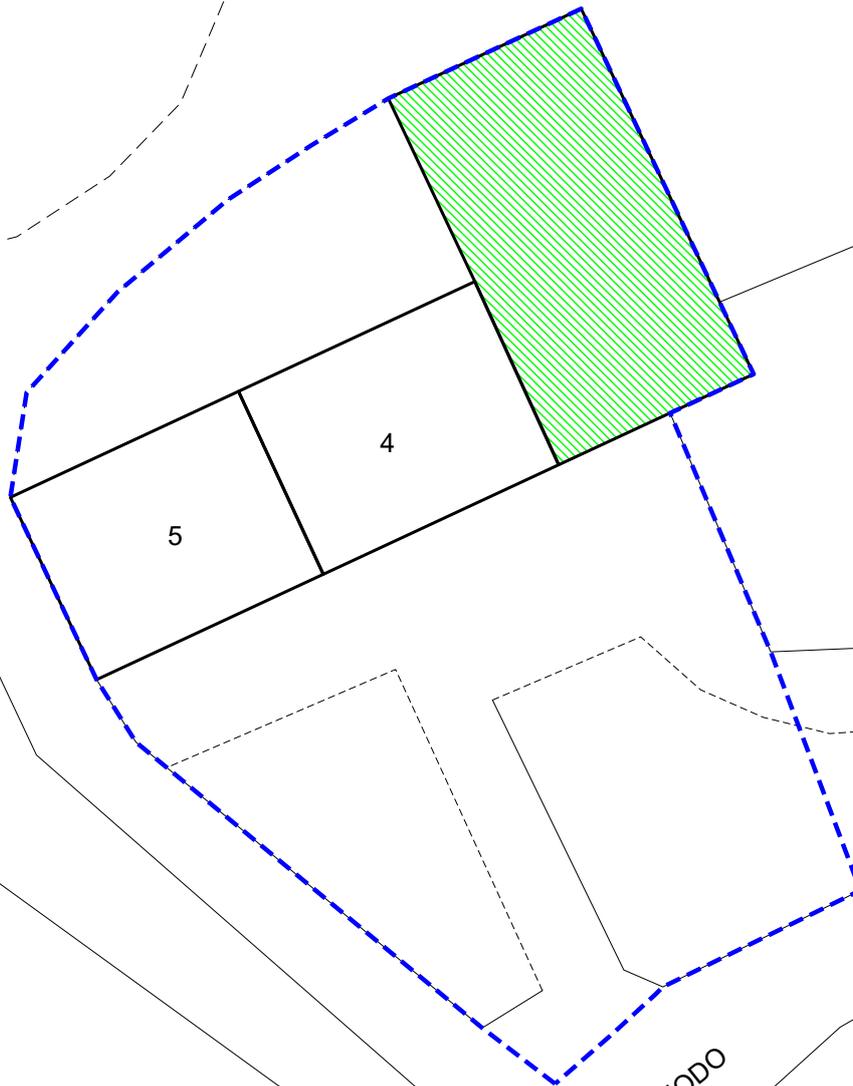
4

0

0

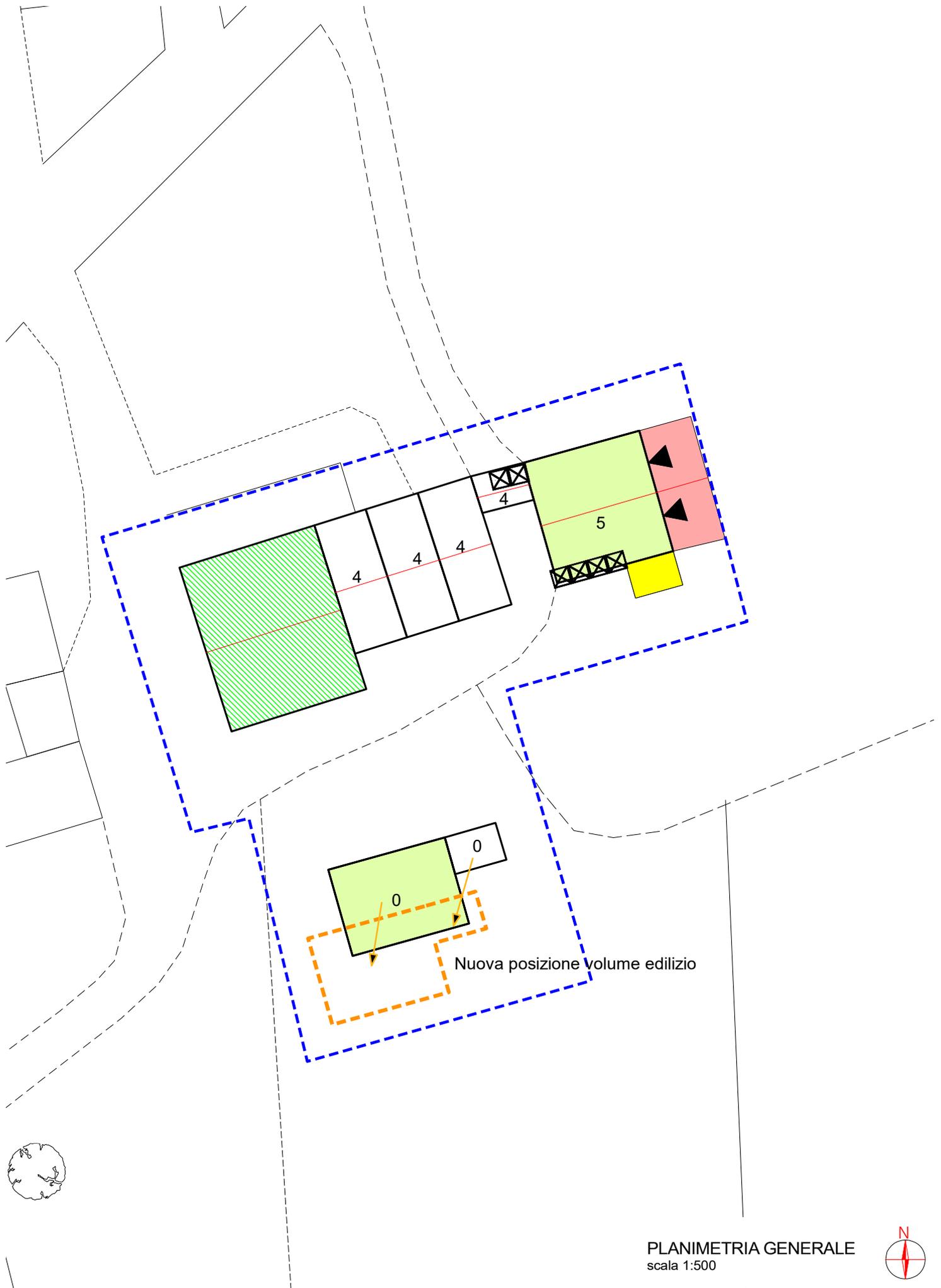
0

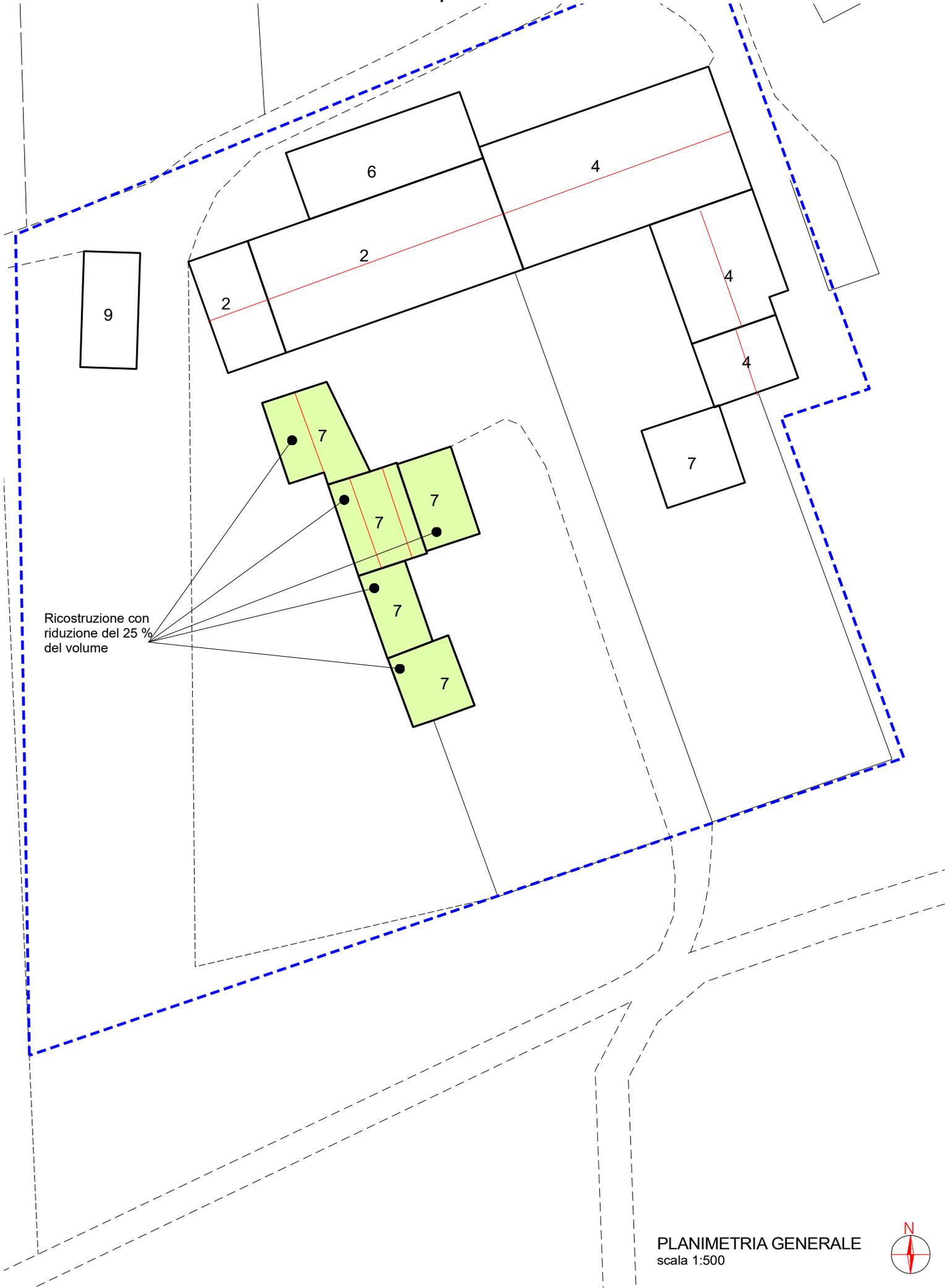




VIA CHIODO







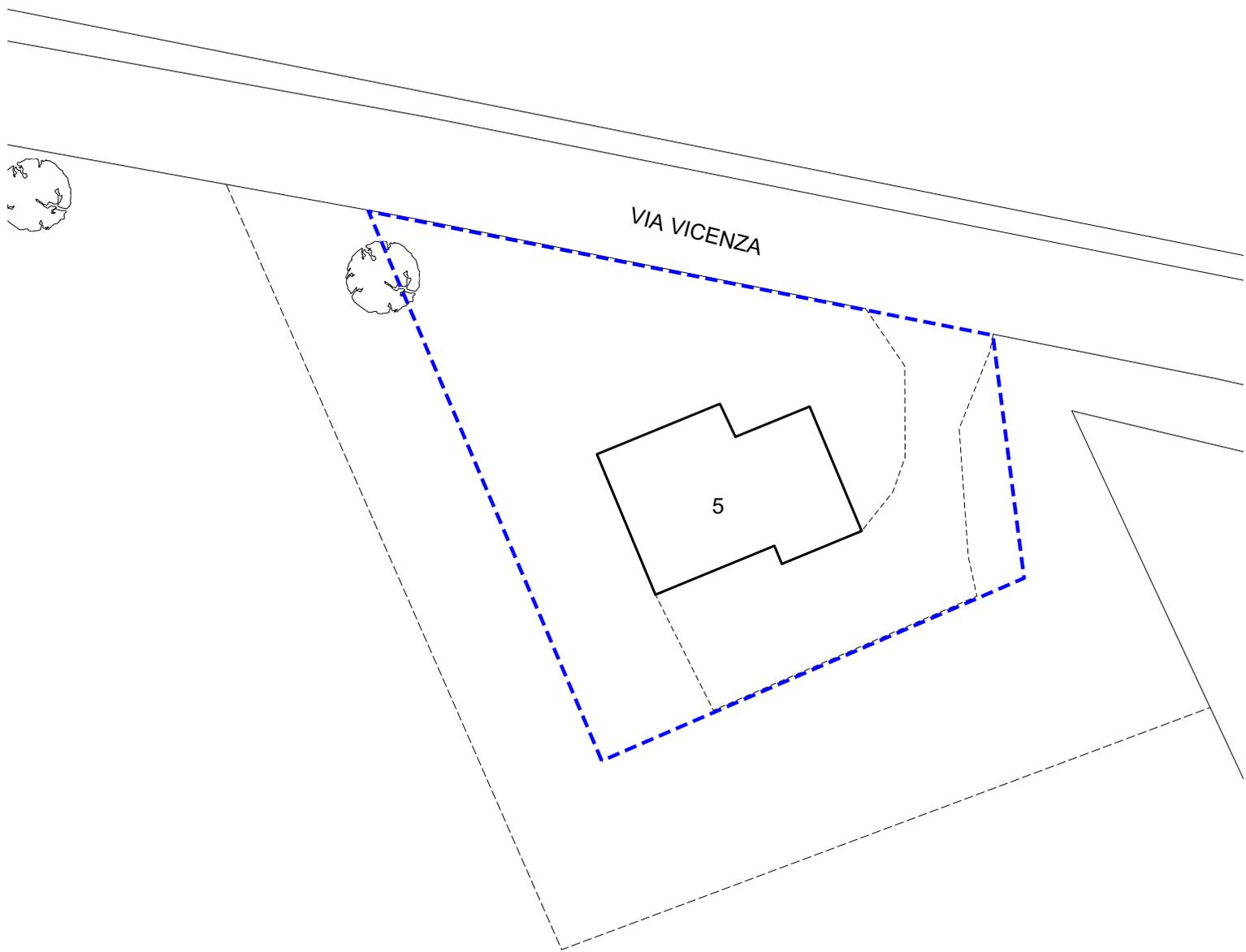
Ricostruzione con riduzione del 25 % del volume



Sedime di riordino volumetrico all'interno del quale ricomporre i volumi dell'annesso rustico, La destinazione ammessa è agricola, agroalimentare, florovivaistica con possibile alloggio del custode.

Entro lo stesso ambito sono localizzabili eventuali ampliamenti ammissibili ai sensi del Piano Casa. (Lr. 14/2009 s.m.i.)







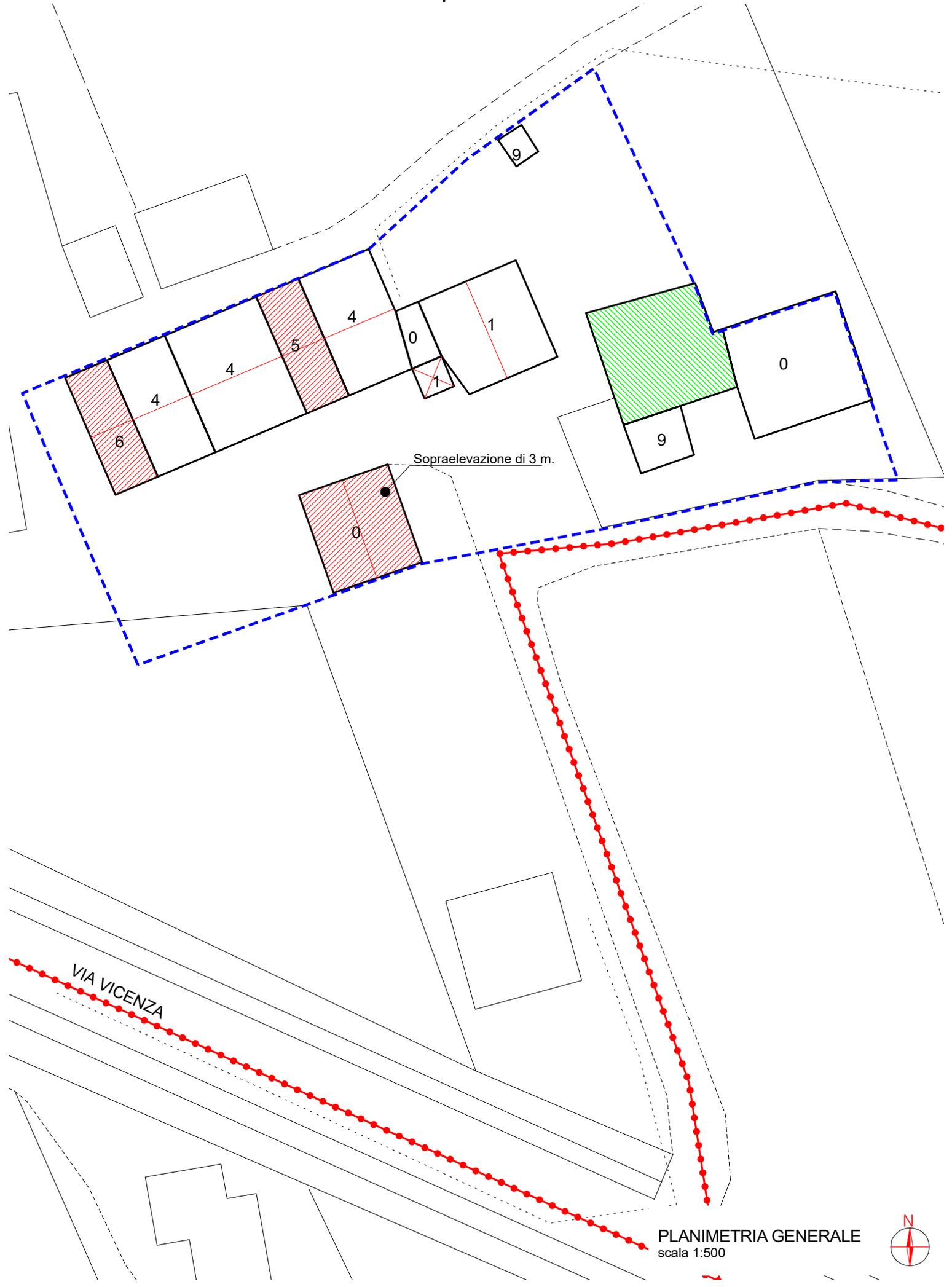
Si prende atto, rilevando comunque che, ancorchè la sopra elevazione non venga trattata con la presente variante, si invita il Comune, a consigliarla, in quanto con lo skyline, verrebbe evidenziato il valore storico degli immobili.

Destinazione d'uso autorimessa privata

VIA FABBREGA

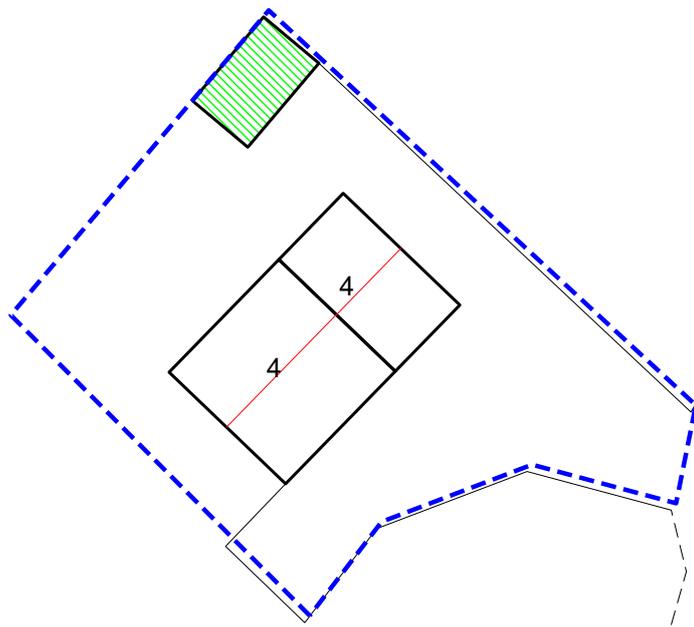
PLANIMETRIA GENERALE  
scala 1:500



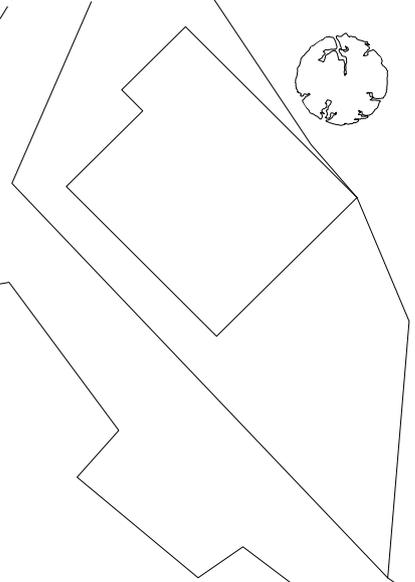


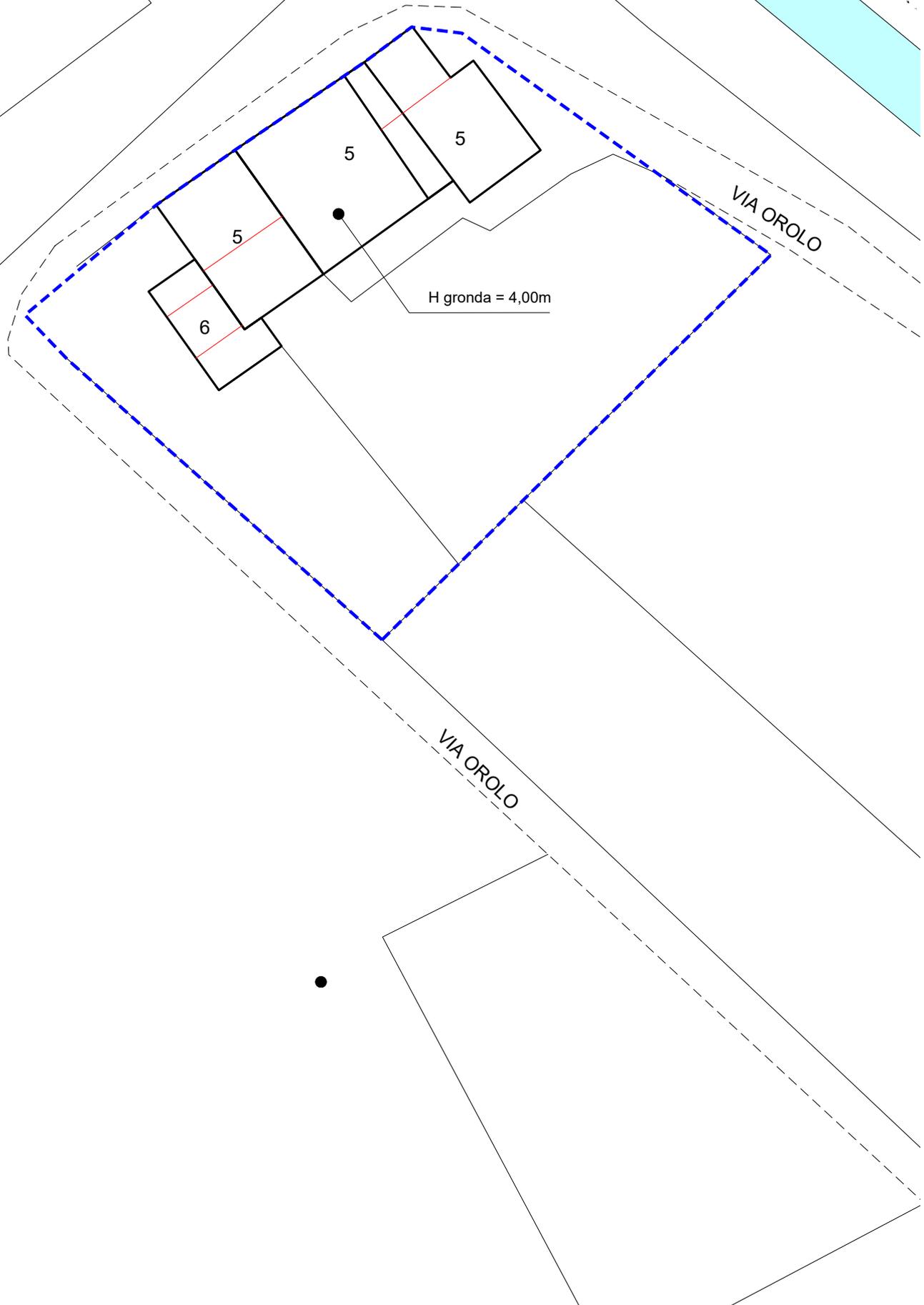
PLANIMETRIA GENERALE  
scala 1:500



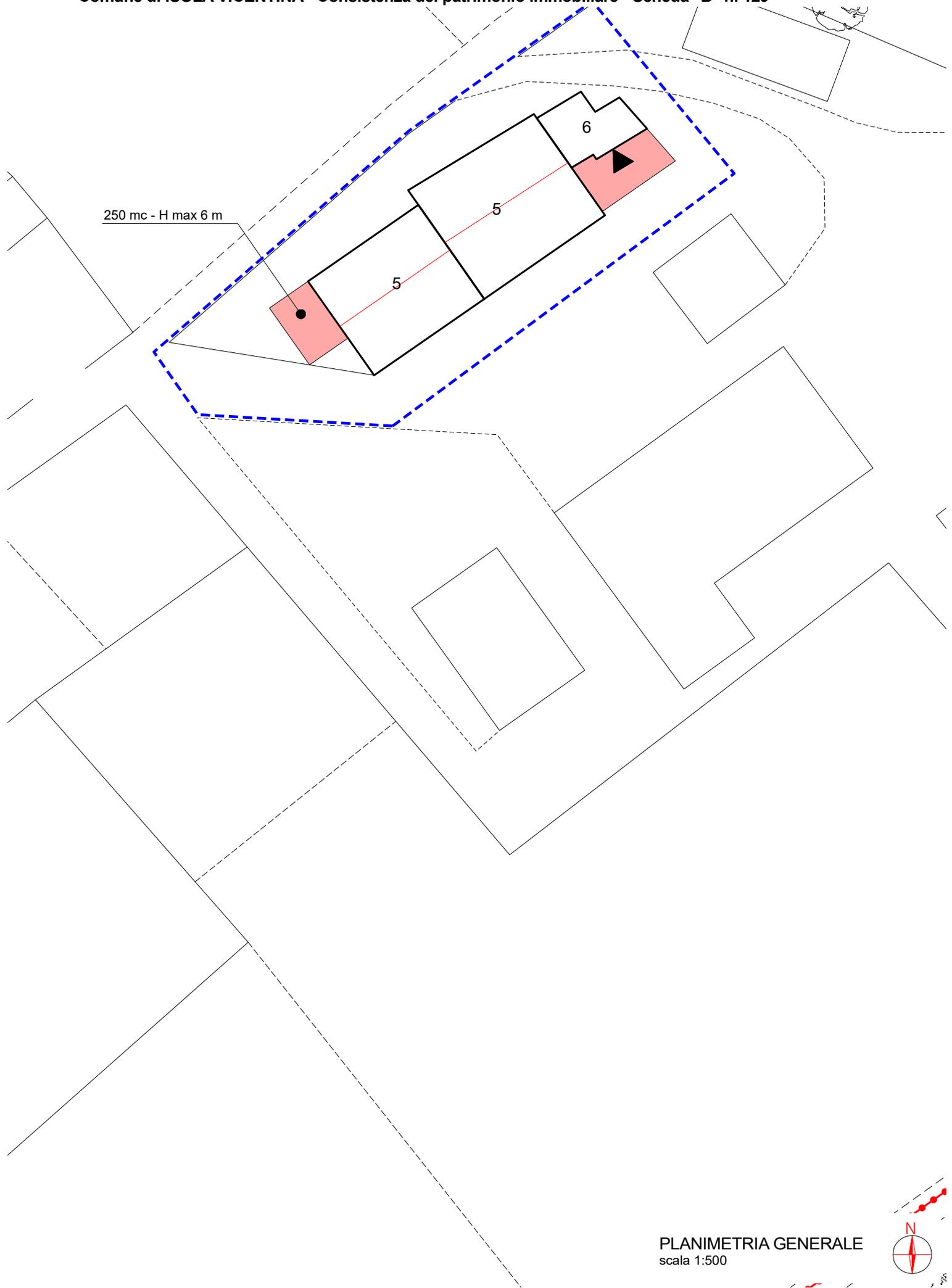


STR. VIC. DELLE DORE

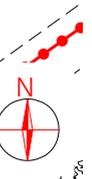


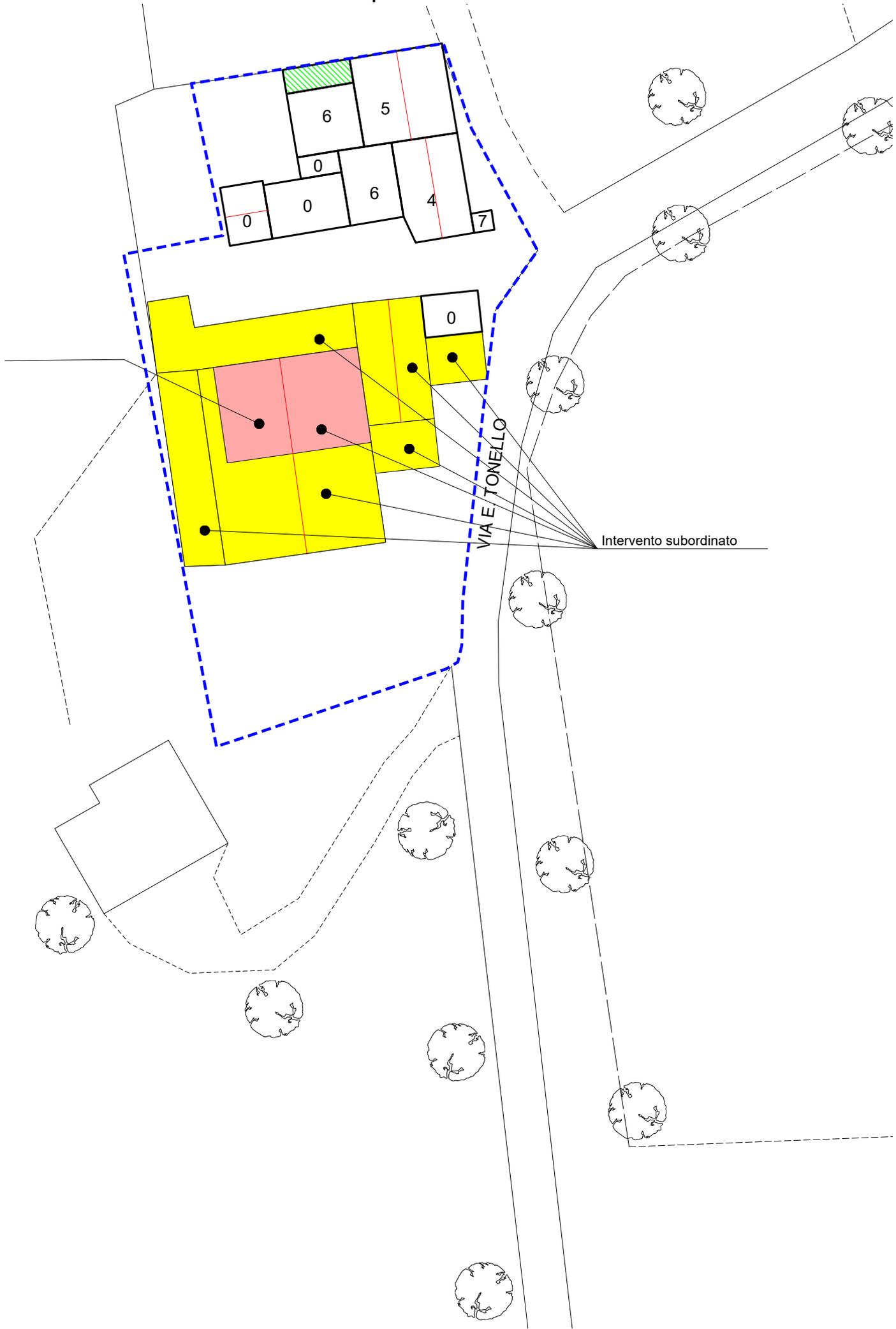


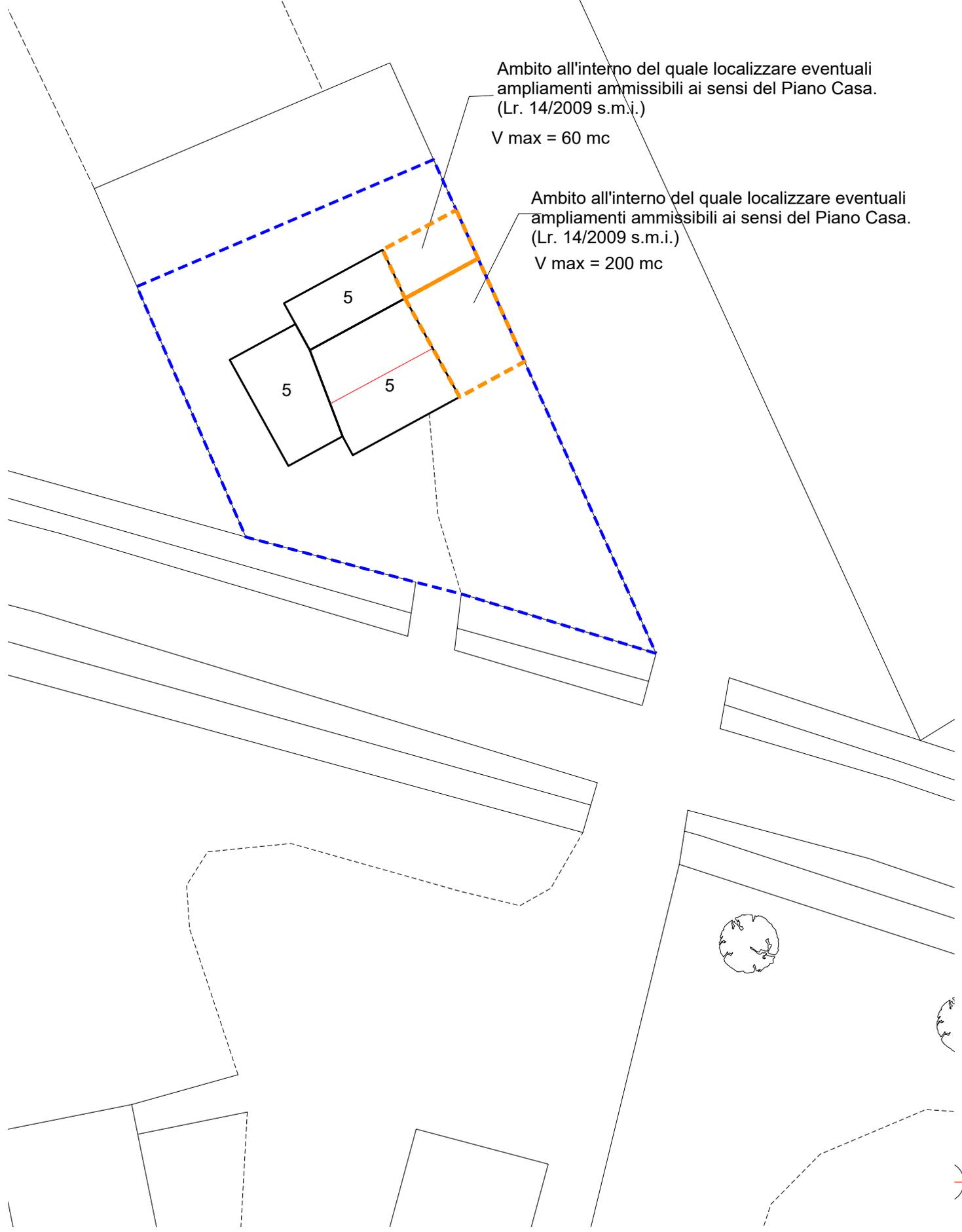
250 mc - H max 6 m



PLANIMETRIA GENERALE  
scala 1:500





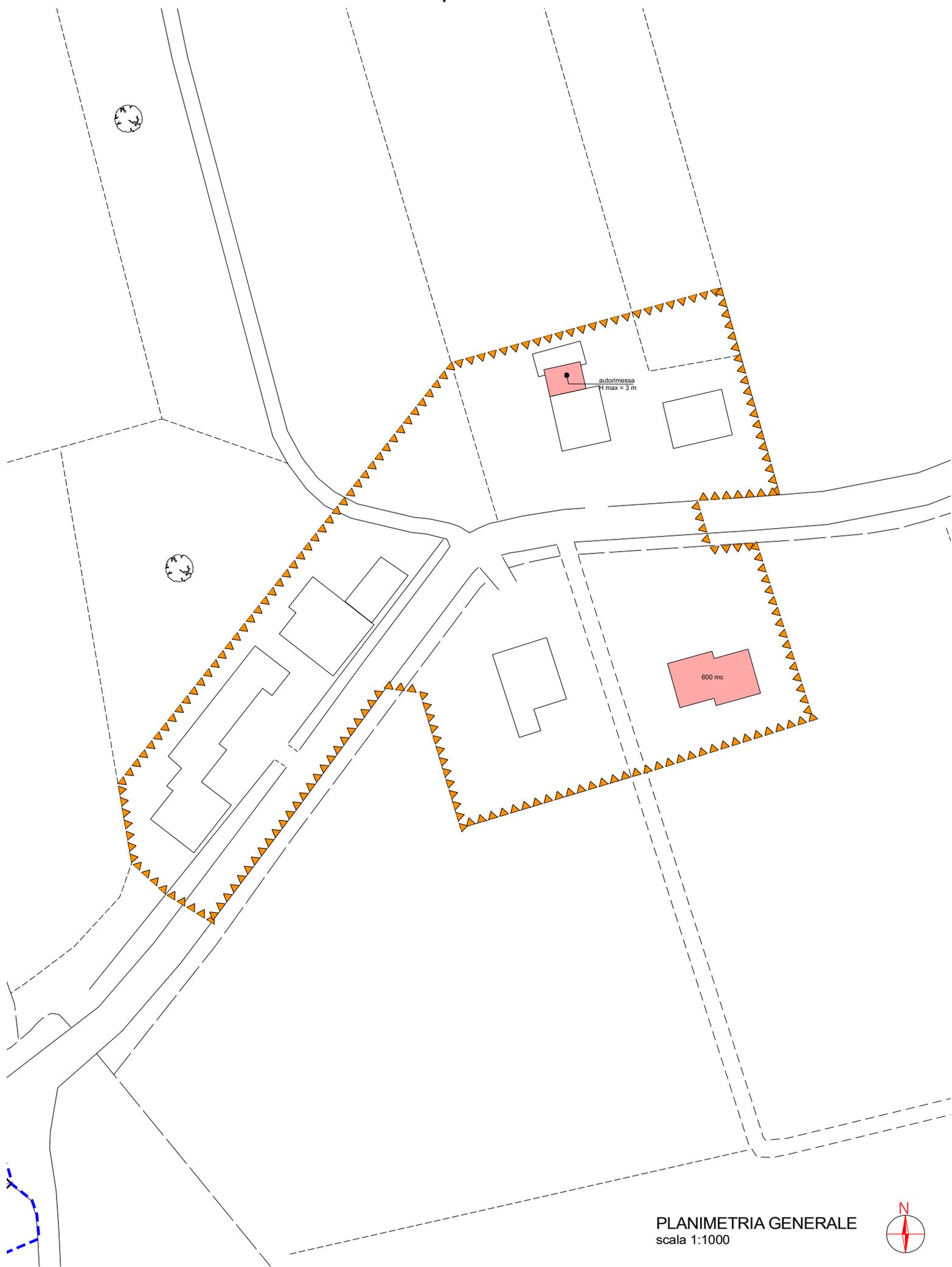


Ambito all'interno del quale localizzare eventuali ampliamenti ammissibili ai sensi del Piano Casa. (Lr. 14/2009 s.m.i.)

V max = 60 mc

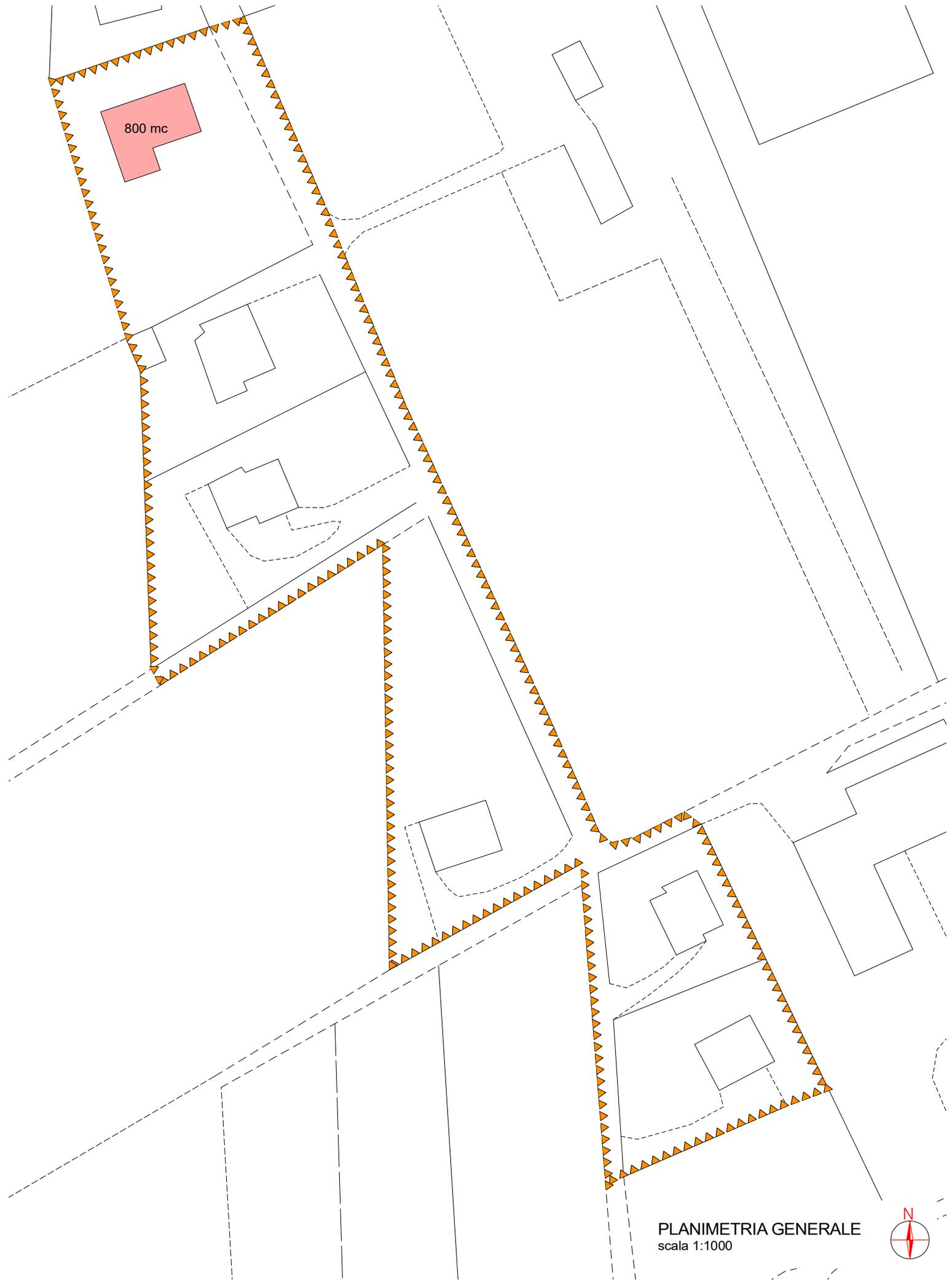
Ambito all'interno del quale localizzare eventuali ampliamenti ammissibili ai sensi del Piano Casa. (Lr. 14/2009 s.m.i.)

V max = 200 mc

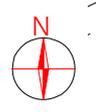


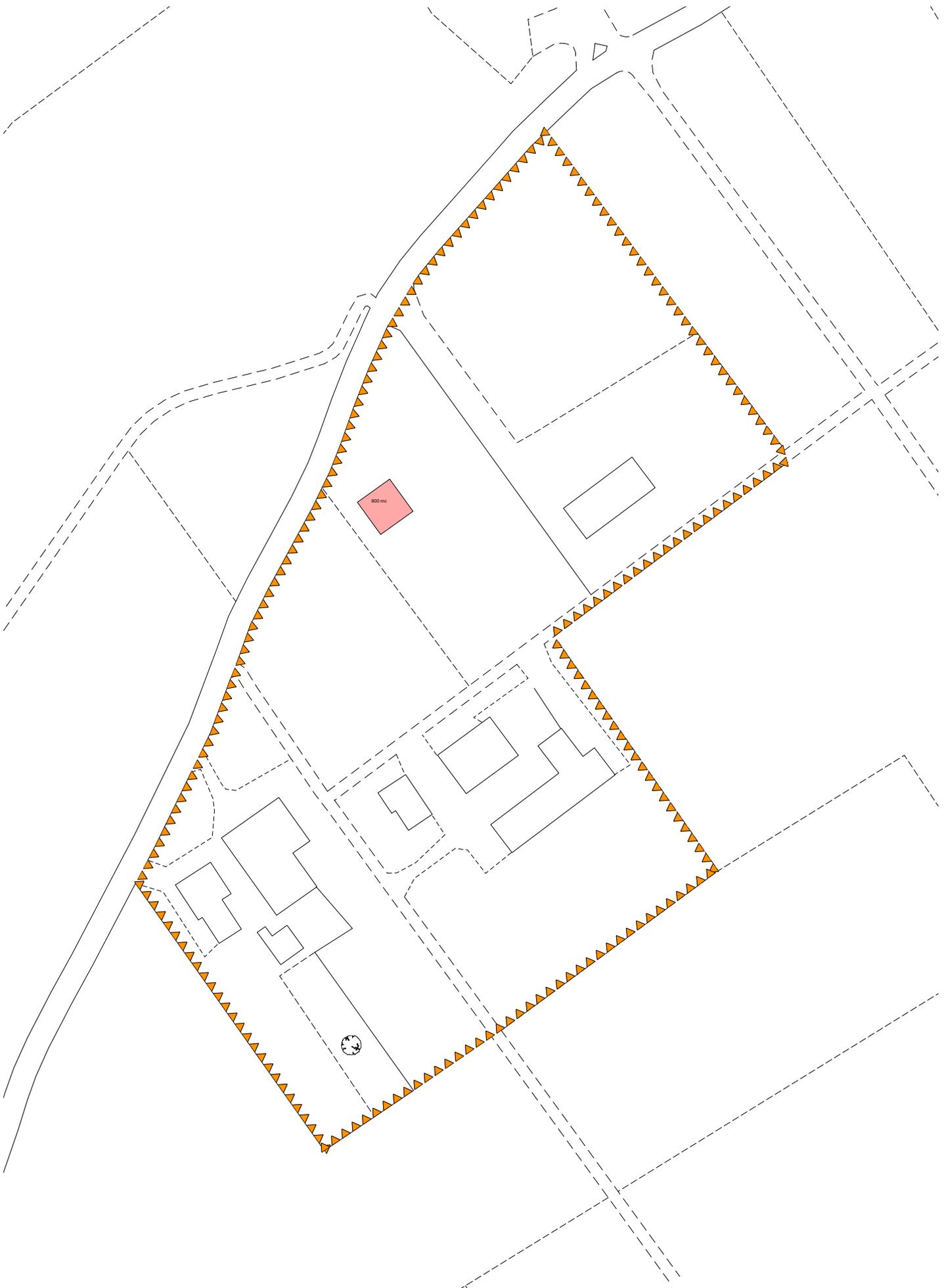
PLANIMETRIA GENERALE  
scala 1:1000

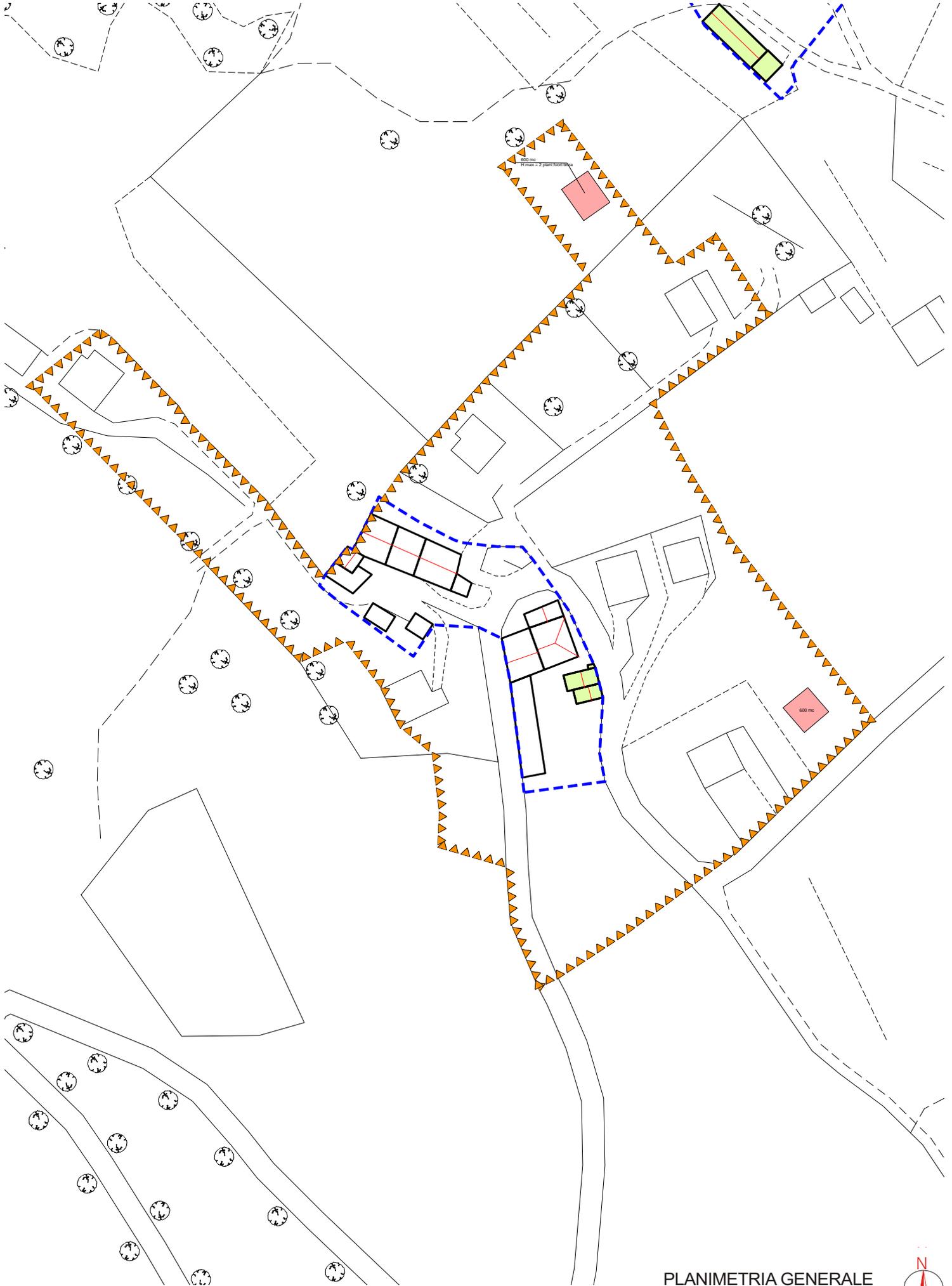




PLANIMETRIA GENERALE  
scala 1:1000

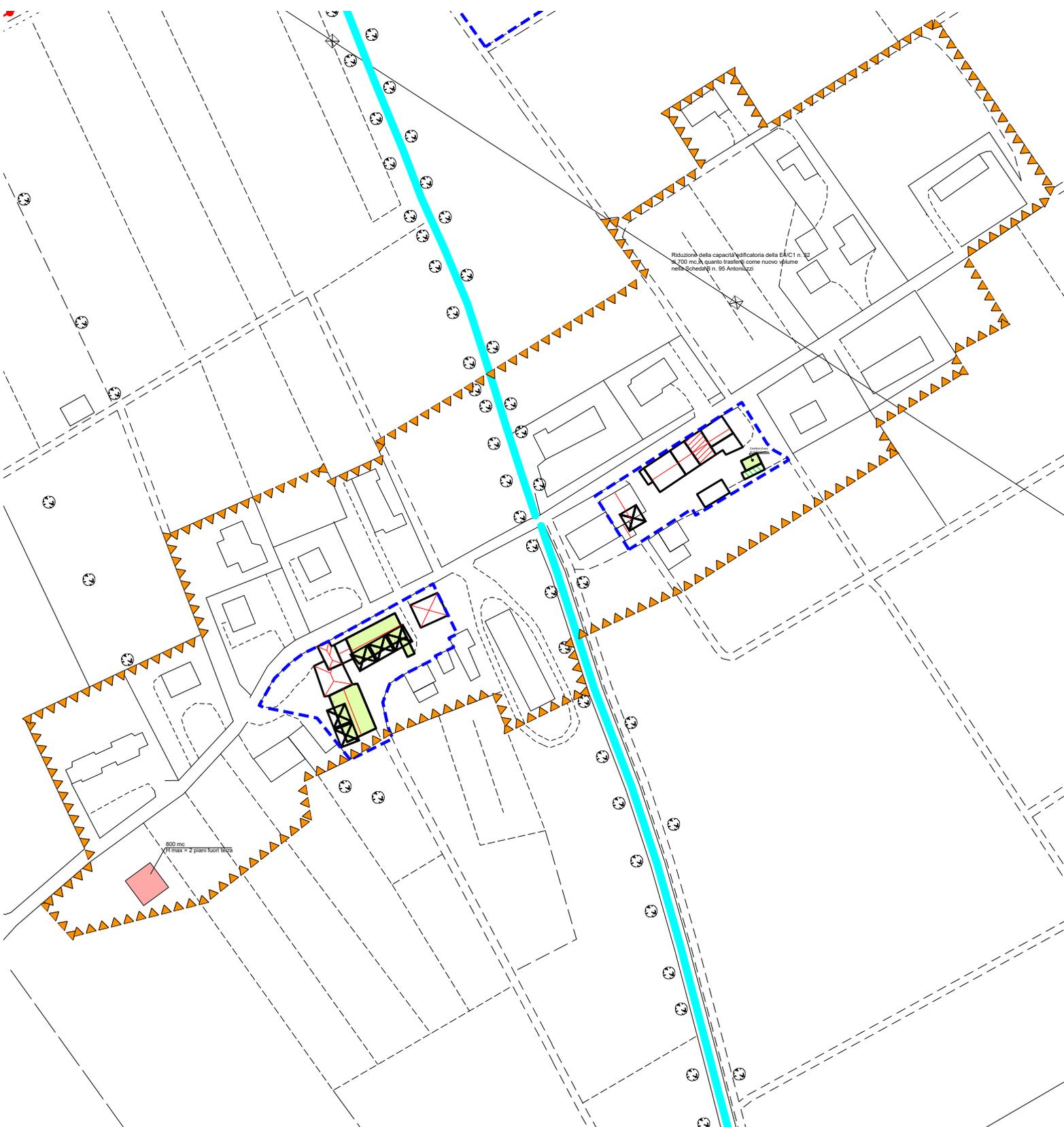






PLANIMETRIA GENERALE  
scala 1:1500



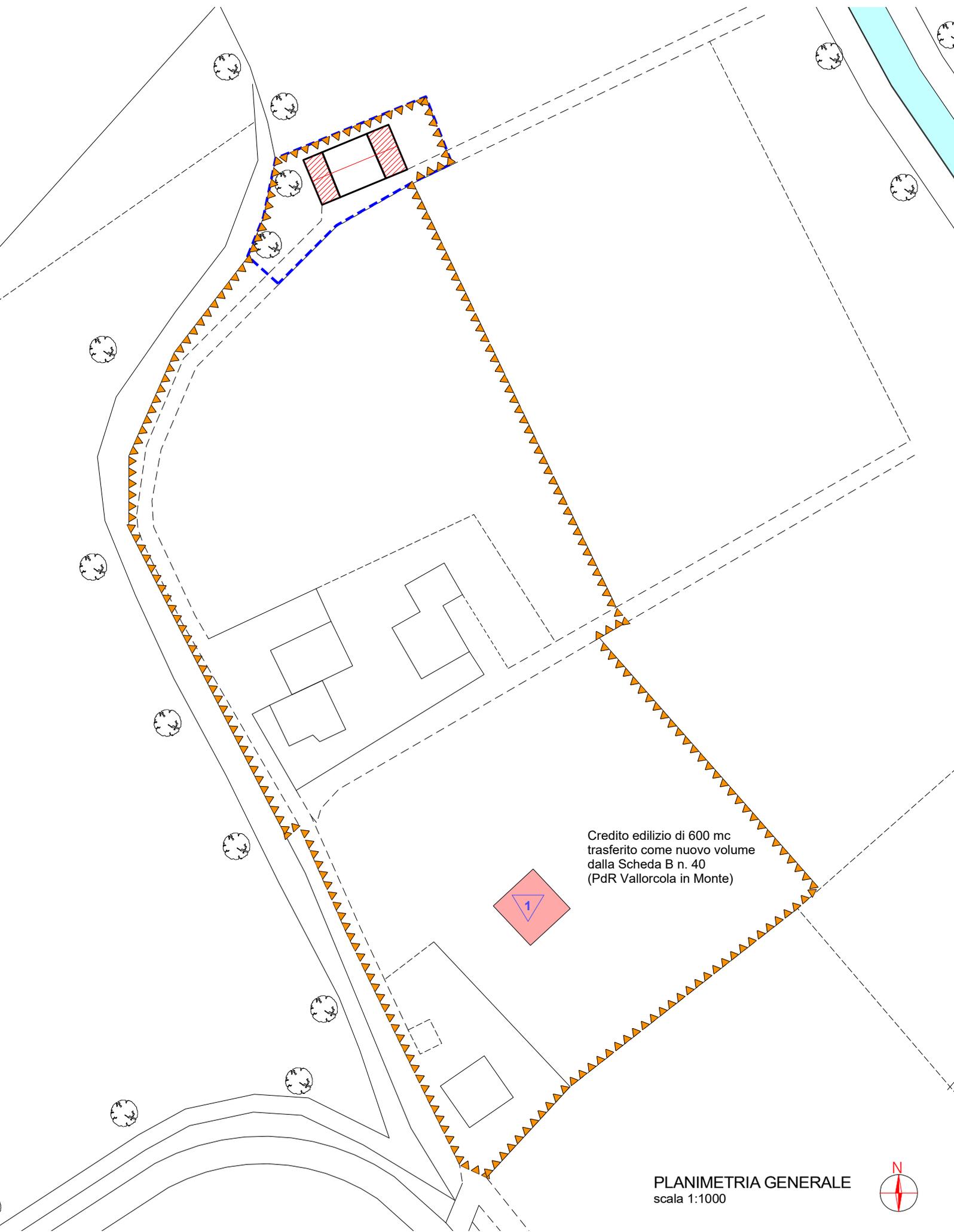


Riduzione della capacità edificatoria della E.U.C.1 n. 92 di 700 mc. in quanto trasferiti come nuovo volume nella Scheda n. 95 Antoniazzi

800 mc.  
H max = 2 piani fuori terra

PLANIMETRIA GENERALE  
scala 1:2.500





Credito edilizio di 600 mc  
trasferito come nuovo volume  
dalla Scheda B n. 40  
(PdR Vallorcola in Monte)

PLANIMETRIA GENERALE  
scala 1:1000



