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RATE OF BUILDING SECURITY ELEMENTS OF RESIDENTIAL TERRITORIES FOREIGN EXPERIENCE

Submission Date: May 09, 2022, Accepted Date: May 18, 2022,

Published Date: May 30, 2022

Crossref doi: <https://doi.org/10.37547/ajast/Volume02Issue05-16>

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ABSTRACT

This article discusses foreign experience regulation and regulation, which shows that regulation are set specifically for each city and, as a rule, for the site and contain indicators similar to those contained in domestic rules land use and development. These indicators regulate the intensity the use of residential areas and the type of development, depending on position in the structure of the city. In some cases, there are standards for the provision of the living environment with parking spaces, landscaping and places for recreation and games. Great importance is given to questions compliance with the context of development and privacy of residential spaces.

KEYWORDS

Foreign experience, city, construction, urban planning, residential areas, functional areas, development.

INTRODUCTION

The field of urban planning is an actual area of research of various sciences related to its functioning. Currently, the concept of sustainable development is very

common in urban planning, the purpose of which is to create a comfortable, high-quality urban environment for living, an environment that satisfies all the needs of

society [2]. A city is a complex, multifaceted world that includes in its structure a microcosm of people, things, information, as well as urban landscapes erected by man, where exchange processes between them take place [3]. Architectural objects surrounding a person, in addition to their external visual (spectacular) essence, have an equally significant hidden structure of their internal organization [4].

MAIN PART

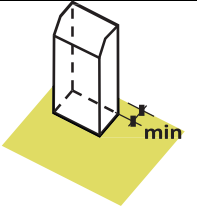
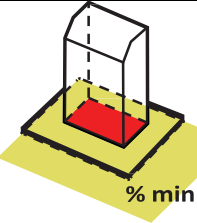
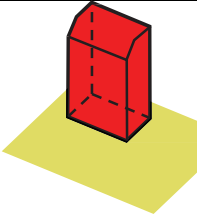
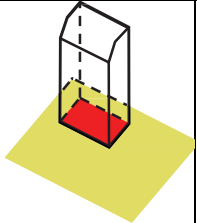
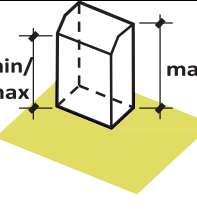
USA: In the United States, one of the most important instruments of regulation is urban planning zoning of the territory of the city, which is fixed in local regulations or the Urban Zoning Code. AT urban zoning reflects the division of the city into three main types of districts - residential, commercial, industrial, which, in their turn, are divided into functional zones (belonging to or another district is determined by the prevailing type of development). For each zone class is subject to size requirements and restrictions plots, built-up area, building density and percentage built-up area, height of buildings, distance from red lines, types of objects (actually by types of permitted use), storage locations road transport, the width of the carriageway, landscaping, etc.

The urban zoning code aims to protect life and health, protection of commercial interests of real estate market participants and serves as a legal instrument for the protection of the existing development in order to maintain its market value. The Code contains technical norms, designed to provide a healthy built environment with adequate level of insolation,

ventilation, privacy, landscaping, protection from noise, vibration.

Urban zoning in US cities, corresponds to zoning, established by the rules of land use and development, and not urban planning regulations. Not in the Zoning Code social guarantees of provision with service objects and elements territory (except for landscaping).

In New York, the new building code presents a whole collection of volumes and includes a huge range of issues of urban planning, construction and technical regulation, as well as management. In him issues of environmental protection, cultural heritage, accessibility for people with limited mobility, security of facilities construction, investment promotion. One of the important regulated parameters is the population density, which is estimated through the index apartment density.

				
Minimum backyard depth, min	The ratio of open and closed spaces (in% of the building), min	Maximum building density	Maximum built-up area	Maximum building height (Minimum/Maximum Height of a Building Forming a Street Front)

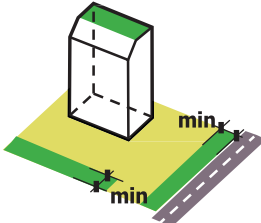
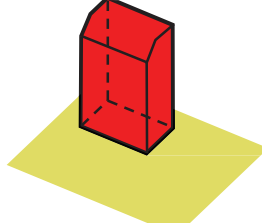
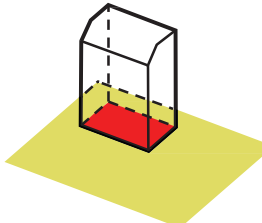
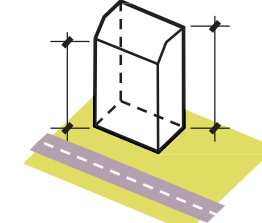
Australia: In Australia, the rationing and regulation system can be illustrated by the example of the city of Perth with a population of more than 2 million residents, where for designers and city authorities developed a comprehensive R-Codes document. Document includes rules design of residential areas, design of buildings, special housing, describes local regulatory standards development, lists of documents for approval of projects and obtaining building permits.

One of the main postulates of R-Codes is the observance of the existing context of development, boundaries and nature of the existing environment,

functional features, the ratio of heights and volumes between adjacent buildings and areas. Particular attention is paid to ensuring privacy of residence, in particular, can be established additional screens that protect housing from viewing.

It should be noted that similar questions are the subject regulation in London, in particular for the City area.

Building density is differentiated depending on the location in relation to the centers of activity. The R-Codes of Perth City are, by essence, detailed rules of land use and development, combined with technical and management regulations.

			
Landscaped area for private use:	Maximum building density	Maximum built-up area	Maximum building height (Minimum/Maximum Height of a Building Forming a Street Front)

Singapore: In Singapore, town planning regulation is based on the general plan that establishes the zoning of the city and a system of indicators, regulating the density and functional richness of buildings. Were zones of increased density are defined (with a density coefficient buildings over 2.8), high density (2.1–2.8), medium high (1.6–2.1) and Medium density (up to 1.6). Please note that the maximum allowable intensity, as a rule, is not achieved in a particular area due to limiting requirements for indentation from the boundaries of the site, for the height of the building, by distance to multi-level parking lots, etc.

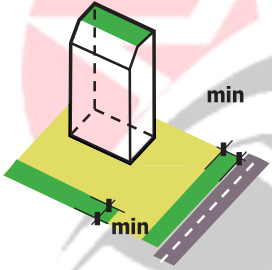
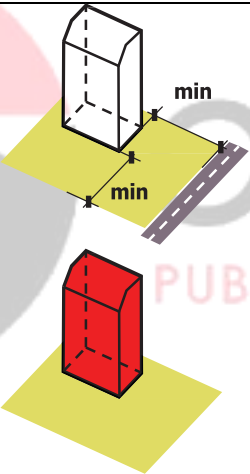
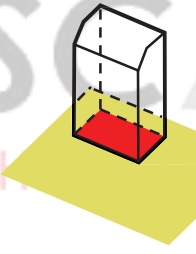
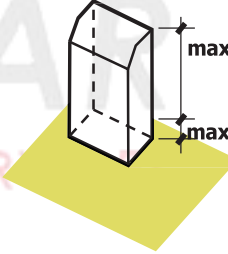
Also important is the index showing the number of residential units (apartments), taken into account in

the zoning map and allowing you to regulate the «population» buildings.

The minimum plot size for an apartment building is 0.1 ha, which allows you to place landscaping and utilities inside the site; for a condominium, the minimum plot size is 0.4 ha.

The maximum percentage of built-up area - 40%. Height varies from 4 to 30 floors.

Great importance is given to the landscaping of the site: along its perimeter a green strip with a width of at least 2 m is provided.

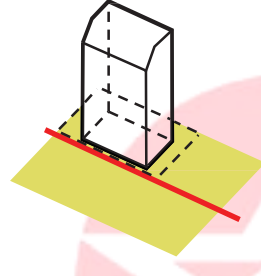
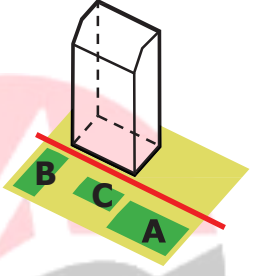
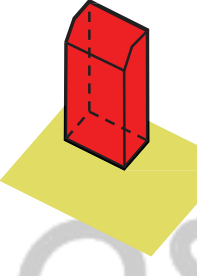
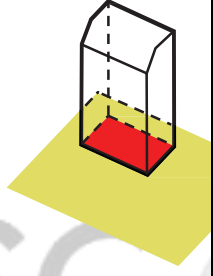
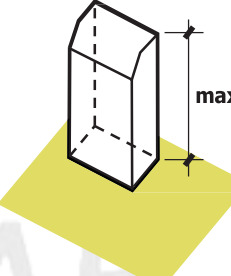
			
Landscaped area for private use: • landscaping of the site (in % of the site), including vertical landscaping • green buffer around the perimeter of the site (2 m) • green buffer near the road, min	Distance: • from the house to the road (depends on the road category), min • from the house to the boundaries of the plot, min. Maximum building density (except for special zones)	Maximum built-up area	Maximum height of the building (except for special zones) Maximum floor height

Germany: In Germany, the main building parameters are regulated by documents territorial planning and land use plans. To such parameters include: building density, which is set for each specific site by the development plan, but not more than 30 thousand square meters. m/ha for the central regions and at least 2 thousand square meters. m/ha for suburban areas;

building height and built-up area, also specific for each site;

requirements for the exit of facades strictly on the red line, to the maximum length of a continuous facade -

up to 50 m. In Germany, there are standards for play areas (recreation areas), including an area for all ages ranging in size from 1500 sq. m and with an accessibility radius of up to 1000 m, a zone for schoolchildren age from 400 sq. m and with an accessibility radius of up to 500 m and a zone for children of preschool and primary school age from 60 sq. m and s with an accessibility radius of up to 200 m. parking spaces at the rate of 1 m / m per apartment.

				
• boundaries within which the building should be located • the line to which the facade of the building should go	Green area for common use, min: • play area A (serves people of all ages) • play area B (children of school age) • play area C (toddlers and children of primary school age)	Maximum building density	Maximum built-up area	Maximum building height

CONCLUSION

Thus, foreign experience in standardization and regulation shows that the regulations are set specifically for each cities and, as a rule, for the site and contain indicators similar to contained in the domestic Land Use and Development Rules.

These indicators regulate the intensity of use of residential areas and type of development depending on the position in the structure of the city. In a number cases, standards are provided for the security of the

living environment parking spaces, landscaping and places for recreation and games. Great importance paid attention to the issues of compliance with the context of development and privacy of residential spaces.

Regulations and norms abroad to a greater extent than domestic, take into account land and property relations, focusing on the site / household, but to a lesser extent contain guarantees for the creation of infrastructure in the formation of residential formations, first of all, social.

The system of regulations and standards clearly reflects the prevailing at the moment, urban planning principles for the formation of a residential environment, which, in turn, reflect socio-economic relations.

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