

- § 1 Baugebiete / Sondergebiet Bahn
§ 9 Abs. 1 Nr. 1 BauGB i. V. m. §§ 5, 6, 8, 11 BauNVO
- 1.1 Im Gewerbegebiet (GE) sind gemäß § 5 Abs. 6 BauNVO alle nur ausbaufähigen, zulässigen Anlagen nicht zulässig. Einzelhandelsanlagen sind gemäß § 1 Abs. 5 i. V. m. § 1 Abs. 9 BauNVO nur nachweislich zulässig.
- 1.2 Im Mischgebiet (MI) sind gemäß § 1 Abs. 5 BauNVO i. V. m. § 1 Abs. 9 BauNVO
- Vergnügungsbetriebe
 - Tankstellen
 - Einzelhandel
- nicht zulässig.
- 1.3 Die in den Bebauungsplänen vorgesehenen Flächen für Bahnanlagen sind gleichzeitig als Sondergebiet Bahn festgesetzt. Neben den öffentlichen Anlagen, deren Zulässigkeit in die öffentlichen Bebauungspläne eingezeichnet ist, sind insbesondere die öffentlichen Anlagen, die unmittelbar der Deckung des Reiseverkehrs der Fahrgäste dienen, nicht zulässig sind vergnügungsbetriebe.

- § 2 Maß der baulichen Nutzung / Höhe der baulichen Anlagen
§ 9 Abs. 1 Nr. 1 BauGB i. V. m. §§ 18, 19, 20 BauNVO
- 2.1 Die in den Bebauungsplänen festgesetzte Grundflächenzahl (GFZ) ist als Höchstgrenze, Überschreitungen, auch geringfügige, sind gemäß § 19 Abs. 4 BauNVO nicht zulässig (textliche Festsetzung 6.4).
- 2.2 Die in den Bebauungsplänen festgesetzte Grundflächenzahl von 0,5 darf mit den Bebauungsplänen
- Garagen und Stellplätze mit ihren Zufahrten
 - Nebenflächen in Sinne des § 14 BauNVO
 - die Baugrundstücke lediglich überschreiten, durch die um maximal 10 % überschritten werden, weitere Überschreitungen, auch geringfügige, sind gemäß § 19 Abs. 4 BauNVO nicht zulässig.

- 2.3 Auf die zulässige Grundfläche sind gemäß § 20 Abs. 3 BauNVO Flächen von Befestigungsflächen in anderen als Vollgeschossen einschließlich der zu ihnen gehörenden Treppenhäuser und einschließlich ihrer Umfassungsmauern mitzurechnen.
- 2.4 Die festgesetzte zulässige Firsthöhe erhöht sich entsprechend dem Abstand zur nächstgelegenen Baugrenze, die maximal zulässige Höhe des Dachfirstes beträgt 9 m (siehe auch textliche Festsetzung 7.7).
- 2.5 Im festgesetzten Gewerbegebiet (GE) erhöht sich bei einer von der Fläche abweichenden Dachform die zulässige Oberkante der baulichen Anlagen auf 12 m.
- 2.6 Im festgesetzten Gewerbegebiet (GE) können erforderliche, untergeordnete Gebäudeteile (z. B. Zäune, Schornsteine, Erkerbalkone) auch mit einer größeren Höhe als 10 m zugelassen werden, soweit sie die Sicht- und Landschaftsbild nicht beeinträchtigen.
- 2.7 Bauplanung zur Bewertung der Festsetzung der Höhe von baulichen Anlagen (H, G) ist das gewachsene Gelände.

- § 3 Bauweise
§ 9 Abs. 1 Nr. 2 BauGB i. V. m. § 12 BauNVO
- 3.1 In den festgesetzten Mischgebiet (MI) sind Baukörperhöhen bis 15 m zulässig.
- § 4 Verkehrsflächen
§ 9 Abs. 1 Nr. 11 BauGB
- 4.1 Im Bereich der festgesetzten Verkehrsflächen besonderer Zweckbestimmung sind unabhängig von der Zweckbestimmung Anlagen zulässig, die dem § 8 (siehe z. B. 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9, 8.10, 8.11, 8.12, 8.13, 8.14, 8.15, 8.16, 8.17, 8.18, 8.19, 8.20, 8.21, 8.22, 8.23, 8.24, 8.25, 8.26, 8.27, 8.28, 8.29, 8.30, 8.31, 8.32, 8.33, 8.34, 8.35, 8.36, 8.37, 8.38, 8.39, 8.40, 8.41, 8.42, 8.43, 8.44, 8.45, 8.46, 8.47, 8.48, 8.49, 8.50, 8.51, 8.52, 8.53, 8.54, 8.55, 8.56, 8.57, 8.58, 8.59, 8.60, 8.61, 8.62, 8.63, 8.64, 8.65, 8.66, 8.67, 8.68, 8.69, 8.70, 8.71, 8.72, 8.73, 8.74, 8.75, 8.76, 8.77, 8.78, 8.79, 8.80, 8.81, 8.82, 8.83, 8.84, 8.85, 8.86, 8.87, 8.88, 8.89, 8.90, 8.91, 8.92, 8.93, 8.94, 8.95, 8.96, 8.97, 8.98, 8.99, 8.100, 8.101, 8.102, 8.103, 8.104, 8.105, 8.106, 8.107, 8.108, 8.109, 8.110, 8.111, 8.112, 8.113, 8.114, 8.115, 8.116, 8.117, 8.118, 8.119, 8.120, 8.121, 8.122, 8.123, 8.124, 8.125, 8.126, 8.127, 8.128, 8.129, 8.130, 8.131, 8.132, 8.133, 8.134, 8.135, 8.136, 8.137, 8.138, 8.139, 8.140, 8.141, 8.142, 8.143, 8.144, 8.145, 8.146, 8.147, 8.148, 8.149, 8.150, 8.151, 8.152, 8.153, 8.154, 8.155, 8.156, 8.157, 8.158, 8.159, 8.160, 8.161, 8.162, 8.163, 8.164, 8.165, 8.166, 8.167, 8.168, 8.169, 8.170, 8.171, 8.172, 8.173, 8.174, 8.175, 8.176, 8.177, 8.178, 8.179, 8.180, 8.181, 8.182, 8.183, 8.184, 8.185, 8.186, 8.187, 8.188, 8.189, 8.190, 8.191, 8.192, 8.193, 8.194, 8.195, 8.196, 8.197, 8.198, 8.199, 8.200, 8.201, 8.202, 8.203, 8.204, 8.205, 8.206, 8.207, 8.208, 8.209, 8.210, 8.211, 8.212, 8.213, 8.214, 8.215, 8.216, 8.217, 8.218, 8.219, 8.220, 8.221, 8.222, 8.223, 8.224, 8.225, 8.226, 8.227, 8.228, 8.229, 8.230, 8.231, 8.232, 8.233, 8.234, 8.235, 8.236, 8.237, 8.238, 8.239, 8.240, 8.241, 8.242, 8.243, 8.244, 8.245, 8.246, 8.247, 8.248, 8.249, 8.250, 8.251, 8.252, 8.253, 8.254, 8.255, 8.256, 8.257, 8.258, 8.259, 8.260, 8.261, 8.262, 8.263, 8.264, 8.265, 8.266, 8.267, 8.268, 8.269, 8.270, 8.271, 8.272, 8.273, 8.274, 8.275, 8.276, 8.277, 8.278, 8.279, 8.280, 8.281, 8.282, 8.283, 8.284, 8.285, 8.286, 8.287, 8.288, 8.289, 8.290, 8.291, 8.292, 8.293, 8.294, 8.295, 8.296, 8.297, 8.298, 8.299, 8.300, 8.301, 8.302, 8.303, 8.304, 8.305, 8.306, 8.307, 8.308, 8.309, 8.310, 8.311, 8.312, 8.313, 8.314, 8.315, 8.316, 8.317, 8.318, 8.319, 8.320, 8.321, 8.322, 8.323, 8.324, 8.325, 8.326, 8.327, 8.328, 8.329, 8.330, 8.331, 8.332, 8.333, 8.334, 8.335, 8.336, 8.337, 8.338, 8.339, 8.340, 8.341, 8.342, 8.343, 8.344, 8.345, 8.346, 8.347, 8.348, 8.349, 8.350, 8.351, 8.352, 8.353, 8.354, 8.355, 8.356, 8.357, 8.358, 8.359, 8.360, 8.361, 8.362, 8.363, 8.364, 8.365, 8.366, 8.367, 8.368, 8.369, 8.370, 8.371, 8.372, 8.373, 8.374, 8.375, 8.376, 8.377, 8.378, 8.379, 8.380, 8.381, 8.382, 8.383, 8.384, 8.385, 8.386, 8.387, 8.388, 8.389, 8.390, 8.391, 8.392, 8.393, 8.394, 8.395, 8.396, 8.397, 8.398, 8.399, 8.400, 8.401, 8.402, 8.403, 8.404, 8.405, 8.406, 8.407, 8.408, 8.409, 8.410, 8.411, 8.412, 8.413, 8.414, 8.415, 8.416, 8.417, 8.418, 8.419, 8.420, 8.421, 8.422, 8.423, 8.424, 8.425, 8.426, 8.427, 8.428, 8.429, 8.430, 8.431, 8.432, 8.433, 8.434, 8.435, 8.436, 8.437, 8.438, 8.439, 8.440, 8.441, 8.442, 8.443, 8.444, 8.445, 8.446, 8.447, 8.448, 8.449, 8.450, 8.451, 8.452, 8.453, 8.454, 8.455, 8.456, 8.457, 8.458, 8.459, 8.460, 8.461, 8.462, 8.463, 8.464, 8.465, 8.466, 8.467, 8.468, 8.469, 8.470, 8.471, 8.472, 8.473, 8.474, 8.475, 8.476, 8.477, 8.478, 8.479, 8.480, 8.481, 8.482, 8.483, 8.484, 8.485, 8.486, 8.487, 8.488, 8.489, 8.490, 8.491, 8.492, 8.493, 8.494, 8.495, 8.496, 8.497, 8.498, 8.499, 8.500, 8.501, 8.502, 8.503, 8.504, 8.505, 8.506, 8.507, 8.508, 8.509, 8.510, 8.511, 8.512, 8.513, 8.514, 8.515, 8.516, 8.517, 8.518, 8.519, 8.520, 8.521, 8.522, 8.523, 8.524, 8.525, 8.526, 8.527, 8.528, 8.529, 8.530, 8.531, 8.532, 8.533, 8.534, 8.535, 8.536, 8.537, 8.538, 8.539, 8.540, 8.541, 8.542, 8.543, 8.544, 8.545, 8.546, 8.547, 8.548, 8.549, 8.550, 8.551, 8.552, 8.553, 8.554, 8.555, 8.556, 8.557, 8.558, 8.559, 8.560, 8.561, 8.562, 8.563, 8.564, 8.565, 8.566, 8.567, 8.568, 8.569, 8.570, 8.571, 8.572, 8.573, 8.574, 8.575, 8.576, 8.577, 8.578, 8.579, 8.580, 8.581, 8.582, 8.583, 8.584, 8.585, 8.586, 8.587, 8.588, 8.589, 8.590, 8.591, 8.592, 8.593, 8.594, 8.595, 8.596, 8.597, 8.598, 8.599, 8.600, 8.601, 8.602, 8.603, 8.604, 8.605, 8.606, 8.607, 8.608, 8.609, 8.610, 8.611, 8.612, 8.613, 8.614, 8.615, 8.616, 8.617, 8.618, 8.619, 8.620, 8.621, 8.622, 8.623, 8.624, 8.625, 8.626, 8.627, 8.628, 8.629, 8.630, 8.631, 8.632, 8.633, 8.634, 8.635, 8.636, 8.637, 8.638, 8.639, 8.640, 8.641, 8.642, 8.643, 8.644, 8.645, 8.646, 8.647, 8.648, 8.649, 8.650, 8.651, 8.652, 8.653, 8.654, 8.655, 8.656, 8.657, 8.658, 8.659, 8.660, 8.661, 8.662, 8.663, 8.664, 8.665, 8.666, 8.667, 8.668, 8.669, 8.670, 8.671, 8.672, 8.673, 8.674, 8.675, 8.676, 8.677, 8.678, 8.679, 8.680, 8.681, 8.682, 8.683, 8.684, 8.685, 8.686, 8.687, 8.688, 8.689, 8.690, 8.691, 8.692, 8.693, 8.694, 8.695, 8.696, 8.697, 8.698, 8.699, 8.700, 8.701, 8.702, 8.703, 8.704, 8.705, 8.706, 8.707, 8.708, 8.709, 8.710, 8.711, 8.712, 8.713, 8.714, 8.715, 8.716, 8.717, 8.718, 8.719, 8.720, 8.721, 8.722, 8.723, 8.724, 8.725, 8.726, 8.727, 8.728, 8.729, 8.730, 8.731, 8.732, 8.733, 8.734, 8.735, 8.736, 8.737, 8.738, 8.739, 8.740, 8.741, 8.742, 8.743, 8.744, 8.745, 8.746, 8.747, 8.748, 8.749, 8.750, 8.751, 8.752, 8.753, 8.754, 8.755, 8.756, 8.757, 8.758, 8.759, 8.760, 8.761, 8.762, 8.763, 8.764, 8.765, 8.766, 8.767, 8.768, 8.769, 8.770, 8.771, 8.772, 8.773, 8.774, 8.775, 8.776, 8.777, 8.778, 8.779, 8.780, 8.781, 8.782, 8.783, 8.784, 8.785, 8.786, 8.787, 8.788, 8.789, 8.790, 8.791, 8.792, 8.793, 8.794, 8.795, 8.796, 8.797, 8.798, 8.799, 8.800, 8.801, 8.802, 8.803, 8.804, 8.805, 8.806, 8.807, 8.808, 8.809, 8.810, 8.811, 8.812, 8.813, 8.814, 8.815, 8.816, 8.817, 8.818, 8.819, 8.820, 8.821, 8.822, 8.823, 8.824, 8.825, 8.826, 8.827, 8.828, 8.829, 8.830, 8.831, 8.832, 8.833, 8.834, 8.835, 8.836, 8.837, 8.838, 8.839, 8.840, 8.841, 8.842, 8.843, 8.844, 8.845, 8.846, 8.847, 8.848, 8.849, 8.850, 8.851, 8.852, 8.853, 8.854, 8.855, 8.856, 8.857, 8.858, 8.859, 8.860, 8.861, 8.862, 8.863, 8.864, 8.865, 8.866, 8.867, 8.868, 8.869, 8.870, 8.871, 8.872, 8.873, 8.874, 8.875, 8.876, 8.877, 8.878, 8.879, 8.880, 8.881, 8.882, 8.883, 8.884, 8.885, 8.886, 8.887, 8.888, 8.889, 8.890, 8.891, 8.892, 8.893, 8.894, 8.895, 8.896, 8.897, 8.898, 8.899, 8.900, 8.901, 8.902, 8.903, 8.904, 8.905, 8.906, 8.907, 8.908, 8.909, 8.910, 8.911, 8.912, 8.913, 8.914, 8.915, 8.916, 8.917, 8.918, 8.919, 8.920, 8.921, 8.922, 8.923, 8.924, 8.925, 8.926, 8.927, 8.928, 8.929, 8.930, 8.931, 8.932, 8.933, 8.934, 8.935, 8.936, 8.937, 8.938, 8.939, 8.940, 8.941, 8.942, 8.943, 8.944, 8.945, 8.946, 8.947, 8.948, 8.949, 8.950, 8.951, 8.952, 8.953, 8.954, 8.955, 8.956, 8.957, 8.958, 8.959, 8.960, 8.961, 8.962, 8.963, 8.964, 8.965, 8.966, 8.967, 8.968, 8.969, 8.970, 8.971, 8.972, 8.973, 8.974, 8.975, 8.976, 8.977, 8.978, 8.979, 8.980, 8.981, 8.982, 8.983, 8.984, 8.985, 8.986, 8.987, 8.988, 8.989, 8.990, 8.991, 8.992, 8.993, 8.994, 8.995, 8.996, 8.997, 8.998, 8.999, 9.000, 9.001, 9.002, 9.003, 9.004, 9.005, 9.006, 9.007, 9.008, 9.009, 9.010, 9.011, 9.012, 9.013, 9.014, 9.015, 9.016, 9.017, 9.018, 9.019, 9.020, 9.021, 9.022, 9.023, 9.024, 9.025, 9.026, 9.027, 9.028, 9.029, 9.030, 9.031, 9.032, 9.033, 9.034, 9.035, 9.036, 9.037, 9.038, 9.039, 9.040, 9.041, 9.042, 9.043, 9.044, 9.045, 9.046, 9.047, 9.048, 9.049, 9.050, 9.051, 9.052, 9.053, 9.054, 9.055, 9.056, 9.057, 9.058, 9.059, 9.060, 9.061, 9.062, 9.063, 9.064, 9.065, 9.066, 9.067, 9.068, 9.069, 9.070, 9.071, 9.072, 9.073, 9.074, 9.075, 9.076, 9.077, 9.078, 9.079, 9.080, 9.081, 9.082, 9.083, 9.084, 9.085, 9.086, 9.087, 9.088, 9.089, 9.090, 9.091, 9.092, 9.093, 9.094, 9.095, 9.096, 9.097, 9.098, 9.099, 9.100, 9.101, 9.102, 9.103, 9.104, 9.105, 9.106, 9.107, 9.108, 9.109, 9.110, 9.111, 9.112, 9.113, 9.114, 9.115, 9.116, 9.117, 9.118, 9.119, 9.120, 9.121, 9.122, 9.123, 9.124, 9.125, 9.126, 9.127, 9.128, 9.129, 9.130, 9.131, 9.132, 9.133, 9.134, 9.135, 9.136, 9.137, 9.138, 9.139, 9.140, 9.141, 9.142, 9.143, 9.144, 9.145, 9.146, 9.147, 9.148, 9.149, 9.150, 9.151, 9.152, 9.153, 9.154, 9.155, 9.156, 9.157, 9.158, 9.159, 9.160, 9.161, 9.162, 9.163, 9.164, 9.165, 9.166, 9.167, 9.168, 9.169, 9.170, 9.171, 9.172, 9.173, 9.174, 9.175, 9.176, 9.177, 9.178, 9.179, 9.180, 9.181, 9.182, 9.183, 9.184, 9.185, 9.186, 9.187, 9.188, 9.189, 9.190, 9.191, 9.192, 9.193, 9.194, 9.195, 9.196, 9.197, 9.198, 9.199, 9.200, 9.201, 9.202, 9.203, 9.204, 9.205, 9.206, 9.207, 9.208, 9.209, 9.210, 9.211, 9.212, 9.213, 9.214, 9.215, 9.216, 9.217, 9.218, 9.219, 9.220, 9.221, 9.222, 9.223, 9.224, 9.225, 9.226, 9.227, 9.228, 9.229, 9.230, 9.231, 9.232, 9.233, 9.234, 9.235, 9.236, 9.237, 9.238, 9.239, 9.240, 9.241, 9.242, 9.243, 9.244, 9.245, 9.246, 9.247, 9.248, 9.249, 9.250, 9.251, 9.252, 9.253, 9.254, 9.255, 9.256, 9.257, 9.258, 9.259, 9.260, 9.261, 9.262, 9.263, 9.264, 9.265, 9.266, 9.267, 9.268, 9.269, 9.270, 9.271, 9.272, 9.273, 9.274, 9.275, 9.276, 9.277, 9.278, 9.279, 9.280, 9.281, 9.282, 9.283, 9.284, 9.285, 9.286, 9.287, 9.288, 9.289, 9.290, 9.291, 9.292, 9.293, 9.294, 9.295, 9.296, 9.297, 9.298, 9.299, 9.300, 9.301, 9.302, 9.303, 9.304, 9.305, 9.306, 9.307, 9.308, 9.309, 9.310, 9.311, 9.312, 9.313, 9.314, 9.315, 9.316, 9.317, 9.318, 9.319, 9.320, 9.321, 9.322, 9.323, 9.324, 9.325, 9.326, 9.327, 9.328, 9.329, 9.330, 9.331, 9.332, 9.333, 9.334, 9.335, 9.336, 9.337, 9.338, 9.339, 9.340, 9.341, 9.342, 9.343, 9.344, 9.345, 9.346, 9.347, 9.348, 9.349, 9.350, 9.351, 9.352, 9.353, 9.354, 9.355, 9.356, 9.357, 9.358, 9.359, 9.360, 9.361, 9.362, 9.363, 9.364, 9.365, 9.366, 9.367, 9.368, 9.369, 9.370, 9.371, 9.372, 9.373, 9.374, 9.375, 9.376, 9.377, 9.378, 9.379, 9.380, 9.381, 9.382, 9.383, 9.384, 9.385, 9.386, 9.387, 9.388, 9.389, 9.390, 9.391, 9.392, 9.393, 9.394, 9.395, 9.396, 9.397, 9.398, 9.399, 9.400, 9.401, 9.402, 9.403, 9.404, 9.405, 9.406, 9.407, 9.408, 9.409, 9.410, 9.411, 9.412, 9.413, 9.414, 9.415, 9.416, 9.417, 9.418, 9.419, 9.420, 9.421, 9.422, 9.423, 9.424, 9.425, 9.426, 9.427, 9.428, 9.429, 9.430, 9.431, 9.432, 9.433, 9.434, 9.435, 9.436, 9.437, 9.438, 9.439, 9.440, 9.441, 9.442, 9.443, 9.444, 9.445, 9.446, 9.447, 9.448, 9.449, 9.450, 9.451, 9.452, 9.453, 9.454, 9.455, 9.456, 9.457, 9.458, 9.459, 9.460, 9.461, 9.462, 9.463, 9.464, 9.465, 9.466, 9.467, 9.468, 9.469, 9.470, 9.471, 9.472, 9.473, 9.474, 9.475, 9.476, 9.477, 9.478, 9.479, 9.480, 9.481, 9.482, 9.483, 9.484, 9.485, 9.486, 9.487, 9.488, 9.489, 9.490, 9.491, 9.492, 9.493, 9.494, 9.495, 9.496, 9.497, 9.498, 9.499, 9.500, 9.501, 9.502, 9.503, 9.504, 9.505, 9.506, 9.507, 9.508, 9.509, 9.510, 9.511, 9.512, 9.513, 9.514, 9.515, 9.516, 9.517, 9.518, 9.519, 9.520, 9.521, 9.522, 9.523, 9.524, 9.525, 9.526, 9.527, 9.528, 9.529, 9.530, 9.531, 9.532, 9.533, 9.534, 9.535, 9.536, 9.537, 9.538, 9.539, 9.540, 9.541, 9.542, 9.543, 9.544, 9.545, 9.546, 9.547, 9.548, 9.549, 9.550, 9.551, 9.552, 9.553, 9.554, 9.555, 9.556, 9.557, 9.558, 9.559, 9.560, 9.561, 9.562, 9.563, 9.564, 9.565, 9.566, 9.567, 9.568, 9.569, 9.570, 9.571, 9.572, 9.573, 9.574, 9.575, 9.576, 9.577, 9.578, 9.579, 9.580, 9.581, 9.582, 9.583, 9.584, 9.585, 9.586, 9.587, 9.588, 9.589, 9.590, 9.591, 9.592, 9.593, 9.594, 9.595, 9.596, 9.597, 9.598, 9.599, 9.600, 9.601, 9.602, 9.603, 9.604, 9.605, 9.606, 9.607, 9.608, 9.609, 9.610, 9.611, 9.612, 9.613, 9.614, 9.615, 9.616, 9.617,