



6.1 Plan de zonage

6.1.51. Thue-et-Mue (Le Mesnil-Patry)

Familles de zone

	U1 - Centralité
	U2 - Centralité
	U3 - Centralité
	U4 - Résidentiel à dominante de maisons (U4a, U4b, U4c, U4c1, U4d, U4e)
	U5 - Résidentiel groupé à caractère patrimonial (Coudray / Maisons ouvrières)
	U6 - Résidentiel baigné et littoral
	U7 - Habitat à dominante collective (U7/U7a)
	U9 - Résidentiel en milieu rural
	U10 - Secteur de densification
	U11 - Zone d'équipements (U11a, U11b, U11c, U11d, U11e)
	U12 - Zone d'activités économiques (U12a, U12b, U12c, U12d, U12e, U12c, U12d, U12e)
	UP - Projet (UP1, UP1a, UP1b, UP1c, UP2)
	1AU - Zone à urbaniser ouverte (1AU1, 1AU1b, 1AU1c, 1AU1d, 1AU1e, 1AU1f, 1AU1g, 1AU1h, 1AU1i, 1AU1j, 1AU1k, 1AU1l, 1AU1m, 1AU1n, 1AU1o, 1AU1p, 1AU1q, 1AU1r, 1AU1s, 1AU1t, 1AU1u, 1AU1v, 1AU1w, 1AU1x, 1AU1y, 1AU1z, 1AU1aa, 1AU1ab, 1AU1ac, 1AU1ad, 1AU1ae, 1AU1af, 1AU1ag, 1AU1ah, 1AU1ai, 1AU1aj, 1AU1ak, 1AU1al, 1AU1am, 1AU1an, 1AU1ao, 1AU1ap, 1AU1aq, 1AU1ar, 1AU1as, 1AU1at, 1AU1au, 1AU1av, 1AU1aw, 1AU1ax, 1AU1ay, 1AU1az, 1AU1ba, 1AU1bb, 1AU1bc, 1AU1bd, 1AU1be, 1AU1bf, 1AU1bg, 1AU1bh, 1AU1bi, 1AU1bj, 1AU1bk, 1AU1bl, 1AU1bm, 1AU1bn, 1AU1bo, 1AU1bp, 1AU1bq, 1AU1br, 1AU1bs, 1AU1bt, 1AU1bu, 1AU1bv, 1AU1bw, 1AU1bx, 1AU1by, 1AU1bz, 1AU1ca, 1AU1cb, 1AU1cc, 1AU1cd, 1AU1ce, 1AU1cf, 1AU1cg, 1AU1ch, 1AU1ci, 1AU1cj, 1AU1ck, 1AU1cl, 1AU1cm, 1AU1cn, 1AU1co, 1AU1cp, 1AU1cq, 1AU1cr, 1AU1cs, 1AU1ct, 1AU1cu, 1AU1cv, 1AU1cw, 1AU1cx, 1AU1cy, 1AU1cz, 1AU1da, 1AU1db, 1AU1dc, 1AU1dd, 1AU1de, 1AU1df, 1AU1dg, 1AU1dh, 1AU1di, 1AU1dj, 1AU1dk, 1AU1dl, 1AU1dm, 1AU1dn, 1AU1do, 1AU1dp, 1AU1dq, 1AU1dr, 1AU1ds, 1AU1dt, 1AU1du, 1AU1dv, 1AU1dw, 1AU1dx, 1AU1dy, 1AU1dz, 1AU1ea, 1AU1eb, 1AU1ec, 1AU1ed, 1AU1ee, 1AU1ef, 1AU1eg, 1AU1eh, 1AU1ei, 1AU1ej, 1AU1ek, 1AU1el, 1AU1em, 1AU1en, 1AU1eo, 1AU1ep, 1AU1eq, 1AU1er, 1AU1es, 1AU1et, 1AU1eu, 1AU1ev, 1AU1ew, 1AU1ex, 1AU1ey, 1AU1ez, 1AU1fa, 1AU1fb, 1AU1fc, 1AU1fd, 1AU1fe, 1AU1ff, 1AU1fg, 1AU1fh, 1AU1fi, 1AU1fj, 1AU1fk, 1AU1fl, 1AU1fm, 1AU1fn, 1AU1fo, 1AU1fp, 1AU1fq, 1AU1fr, 1AU1fs, 1AU1ft, 1AU1fu, 1AU1fv, 1AU1fw, 1AU1fx, 1AU1fy, 1AU1fz, 1AU1ga, 1AU1gb, 1AU1gc, 1AU1gd, 1AU1ge, 1AU1gf, 1AU1gg, 1AU1gh, 1AU1gi, 1AU1gj, 1AU1gk, 1AU1gl, 1AU1gm, 1AU1gn, 1AU1go, 1AU1gp, 1AU1gq, 1AU1gr, 1AU1gs, 1AU1gt, 1AU1gu, 1AU1gv, 1AU1gw, 1AU1gx, 1AU1gy, 1AU1gz, 1AU1ha, 1AU1hb, 1AU1hc, 1AU1hd, 1AU1he, 1AU1hf, 1AU1hg, 1AU1hh, 1AU1hi, 1AU1hj, 1AU1hk, 1AU1hl, 1AU1hm, 1AU1hn, 1AU1ho, 1AU1hp, 1AU1hq, 1AU1hr, 1AU1hs, 1AU1ht, 1AU1hu, 1AU1hv, 1AU1hw, 1AU1hx, 1AU1hy, 1AU1hz, 1AU1ia, 1AU1ib, 1AU1ic, 1AU1id, 1AU1ie, 1AU1if, 1AU1ig, 1AU1ih, 1AU1ii, 1AU1ij, 1AU1ik, 1AU1il, 1AU1im, 1AU1in, 1AU1io, 1AU1ip, 1AU1iq, 1AU1ir, 1AU1is, 1AU1it, 1AU1iu, 1AU1iv, 1AU1iw, 1AU1ix, 1AU1iy, 1AU1iz, 1AU1ja, 1AU1jb, 1AU1jc, 1AU1jd, 1AU1je, 1AU1jf, 1AU1jg, 1AU1jh, 1AU1ji, 1AU1jj, 1AU1jk, 1AU1jl, 1AU1jm, 1AU1jn, 1AU1jo, 1AU1jp, 1AU1jq, 1AU1jr, 1AU1js, 1AU1jt, 1AU1ju, 1AU1jv, 1AU1jw, 1AU1jx, 1AU1jy, 1AU1jz, 1AU1ka, 1AU1kb, 1AU1kc, 1AU1kd, 1AU1ke, 1AU1kf, 1AU1kg, 1AU1kh, 1AU1ki, 1AU1kj, 1AU1kk, 1AU1kl, 1AU1km, 1AU1kn, 1AU1ko, 1AU1kp, 1AU1kq, 1AU1kr, 1AU1ks, 1AU1kt, 1AU1ku, 1AU1kv, 1AU1kw, 1AU1kx, 1AU1ky, 1AU1kz, 1AU1la, 1AU1lb, 1AU1lc, 1AU1ld, 1AU1le, 1AU1lf, 1AU1lg, 1AU1lh, 1AU1li, 1AU1lj, 1AU1lk, 1AU1ll, 1AU1lm, 1AU1ln, 1AU1lo, 1AU1lp, 1AU1lq, 1AU1lr, 1AU1ls, 1AU1lt, 1AU1lu, 1AU1lv, 1AU1lw, 1AU1lx, 1AU1ly, 1AU1lz, 1AU1ma, 1AU1mb, 1AU1mc, 1AU1md, 1AU1me, 1AU1mf, 1AU1mg, 1AU1mh, 1AU1mi, 1AU1mj, 1AU1mk, 1AU1ml, 1AU1mm, 1AU1mn, 1AU1mo, 1AU1mp, 1AU1mq, 1AU1mr, 1AU1ms, 1AU1mt, 1AU1mu, 1AU1mv, 1AU1mw, 1AU1mx, 1AU1my, 1AU1mz, 1AU1na, 1AU1nb, 1AU1nc, 1AU1nd, 1AU1ne, 1AU1nf, 1AU1ng, 1AU1nh, 1AU1ni, 1AU1nj, 1AU1nk, 1AU1nl, 1AU1nm, 1AU1nn, 1AU1no, 1AU1np, 1AU1nq, 1AU1nr, 1AU1ns, 1AU1nt, 1AU1nu, 1AU1nv, 1AU1nw, 1AU1nx, 1AU1ny, 1AU1nz, 1AU1oa, 1AU1ob, 1AU1oc, 1AU1od, 1AU1oe, 1AU1of, 1AU1og, 1AU1oh, 1AU1oi, 1AU1oj, 1AU1ok, 1AU1ol, 1AU1om, 1AU1on, 1AU1oo, 1AU1op, 1AU1oq, 1AU1or, 1AU1os, 1AU1ot, 1AU1ou, 1AU1ov, 1AU1ow, 1AU1ox, 1AU1oy, 1AU1oz, 1AU1pa, 1AU1pb, 1AU1pc, 1AU1pd, 1AU1pe, 1AU1pf, 1AU1pg, 1AU1ph, 1AU1pi, 1AU1pj, 1AU1pk, 1AU1pl, 1AU1pm, 1AU1pn, 1AU1po, 1AU1pp, 1AU1pq, 1AU1pr, 1AU1ps, 1AU1pt, 1AU1pu, 1AU1pv, 1AU1pw, 1AU1px, 1AU1py, 1AU1pz, 1AU1qa, 1AU1qb, 1AU1qc, 1AU1qd, 1AU1qe, 1AU1qf, 1AU1qg, 1AU1qh, 1AU1qi, 1AU1qj, 1AU1qk, 1AU1ql, 1AU1qm, 1AU1qn, 1AU1qo, 1AU1qp, 1AU1qq, 1AU1qr, 1AU1qs, 1AU1qt, 1AU1qu, 1AU1qv, 1AU1qw, 1AU1qx, 1AU1qy, 1AU1qz, 1AU1ra, 1AU1rb, 1AU1rc, 1AU1rd, 1AU1re, 1AU1rf, 1AU1rg, 1AU1rh, 1AU1ri, 1AU1rj, 1AU1rk, 1AU1rl, 1AU1rm, 1AU1rn, 1AU1ro, 1AU1rp, 1AU1rq, 1AU1rr, 1AU1rs, 1AU1rt, 1AU1ru, 1AU1rv, 1AU1rw, 1AU1rx, 1AU1ry, 1AU1rz, 1AU1sa, 1AU1sb, 1AU1sc, 1AU1sd, 1AU1se, 1AU1sf, 1AU1sg, 1AU1sh, 1AU1si, 1AU1sj, 1AU1sk, 1AU1sl, 1AU1sm, 1AU1sn, 1AU1so, 1AU1sp, 1AU1sq, 1AU1sr, 1AU1ss, 1AU1st, 1AU1su, 1AU1sv, 1AU1sw, 1AU1sx, 1AU1sy, 1AU1sz, 1AU1ta, 1AU1tb, 1AU1tc, 1AU1td, 1AU1te, 1AU1tf, 1AU1tg, 1AU1th, 1AU1ti, 1AU1tj, 1AU1tk, 1AU1tl, 1AU1tm, 1AU1tn, 1AU1to, 1AU1tp, 1AU1tq, 1AU1tr, 1AU1ts, 1AU1

Interdiction et limitation de certains usages et affectation des sols, constructions et activités

	Périmètre d'attente d'un projet d'aménagement global (L.151-141 du Code de l'urbanisme)
	Zone comprise de la zone d'attente d'implémentation jusqu'à périmètre (figurant au tableau d'orientation), les constructions de toute nature sont interdites (à l'exception des équipements collectifs, et services publics, et les travaux ayant pour objet l'entretien dans la limite de 30 m ² de surface de plancher par terrain, la surveillance, le changement de destination ou la refaçon des constructions existantes)
	Bâtiment pouvant faire l'objet d'un changement de destination (L.151-111 du Code de l'urbanisme)
	Zone non ordonnée
	Périmètre de réciprocity autour des bâtiments agricoles (L.151-13 du Code rural)
	Démolition préalable des constructions existantes (L.151-10 du Code de l'urbanisme)
	Secteur de constructibilité limitée
	Emplacement réservé (L.151-41 du Code de l'urbanisme)
	Valeurs à créer (L.151-38 du Code de l'urbanisme)

Dispositions en application de la loi Littoral

	Espace proche du rivage (L.121-13 du Code de l'urbanisme)
	Bande littorale de 100 mètres (L.121-16 du Code de l'urbanisme)
	NI - Espace naturel présentant le caractère de coupure d'urbanisation (L.121-22 du Code de l'urbanisme)
	Ner - Espace remarquable du littoral (L.121-24 du Code de l'urbanisme)

Volumétrie et implantation des constructions

- Alignement obligatoire
- Recul minimal des constructions
- Recul obligatoire (L.111-6 du Code de l'urbanisme)
- Règle particulière de hauteur
- Règle particulière d'emprise ou sol
- Règle particulière de hauteur
- Secteur de règles particulières
- Marge de recul sur le secteur Plateau de la SMN

Orientation d'aménagement et de programmation

 Orientation d'aménagement et de programmation

Mixité fonctionnelle

 Linéaire commercial RDC actif (L151-16 du Code de l'urbanisme)

Qualité urbaine, architecturale, environnementale et paysagère

	Bâtî patrimonial (L.151-19 du Code de l'urbanisme)
	Bâtî patrimonial (L.151-19 du Code de l'urbanisme)
	Liaison douce à créer ou chemin à préserver (L.151-38 du Code de l'urbanisme)
	Bâtî patrimonial (L.151-19 du Code de l'urbanisme)
	Ensemble bâti patrimonial (L.151-19 du Code de l'urbanisme)
	Vue à protéger : non constructible (L.151-23 du Code de l'urbanisme)
	Vue à protéger : constructible sous condition (L.151-23 du Code de l'urbanisme)
	Vue à protéger : constructible sous condition (L.151-23 du Code de l'urbanisme)

Traitements environnemental et paysagers des espaces non bâtis et abords des constructions

	Active remarquable (L.151-23 du Code de l'urbanisme)
	Alignement d'arbres à conserver ou à créer (L.151-23 du Code de l'urbanisme)
	Continuité écologique à protéger (L.151-23 du Code de l'urbanisme)
	Haie à protéger ou à créer (L.151-23 du Code de l'urbanisme)
	Haie à protéger (L.151-23 du Code de l'urbanisme)
	Espaces paysagers à protéger (L.151-23 du Code de l'urbanisme)
	Terrain cultivé en zone urbaine (L.151-23 du Code de l'urbanisme)
	Espace boisé classé (L.113-1 du Code de l'urbanisme)
	Zone humide à protéger (L.151-23 du Code de l'urbanisme)
	Pan d'eau et cours d'eau à protéger (L.151-23 du Code de l'urbanisme)
	Mare, étang à protéger (L.151-23 du Code de l'urbanisme)
	Cours d'eau à protéger
	Secteur de performances énergétiques et environnementales renforcées (L.151-21 du Code de l'urbanisme)
	Zone préférentielle de renaturation (L.211-1 du Code de l'urbanisme)

Commune concernée par le PAPAG	Date d'instauration
Authie	Approbation PLUI-HM
Bourguebus	Mai 2023
Caen	Approbation PLUI-HM
Cairon	28 septembre 2023
Cambes-en-Plaine	9 septembre 2022
Esson	Approbation PLUI-HM
Fleury-sur-Orne	15 décembre 2022
Giberville	Approbation PLUI-HM
Hérouville-Saint-Clair	24 juin 2021
Saint-André-sur-Orne	Approbation PLUI-HM
Saint-Marvin-Norrey	Approbation PLUI-HM