

COLONIA NOVA specific covenant

Colonia Nova is **an a-historical**, southern-European themed sim (Italian/Greek/Spanish or generically northern-Mediterranean) featuring a fishing village, a shopping district, an amphitheatre, the public thermae and the seat of the CDS government, the Praetorium. Buildings in this region resemble styles of southern-Europe and should aim to link visually with the styles of Locus Amoenus and Alpine Meadows at those regional borders.

1. All building styles to resemble traditional southern European styles
2. Building exteriors shall use pre-industrial materials:

- Structural elements: stone, brick or wood
- Roofing elements: wood, slate or terracotta shingles.
- Exterior flooring elements: brick, ceramic, stone or wood.
- Wall elements: stone, brick, wood or stucco.
- Door and window elements: wood or metals, raw or painted.
- Large panes of glass must be partitioned by appropriate framing.

Zones and Typologies

Zone R (Villa Quarter) and Zone L (South Riverfront Plots).

3. Residential only
4. Commercial activity is prohibited.
5. Rural architecture
6. Structures may be no taller than 20 m
7. Buildings must have a 5 m distance from adjoining parcels
8. Minimum of 3 trees per 512m² of plot area.

9. Plots in Zone R are named R.XX.

9. Plots in Zone L are named L.XX.

11. Plots R.01-1 through R.01-5 are reserved to supplement the prims of those owners of regular parcels within the Colonia Nova city walls who have tiny parcels and thus very few prims. One prim parcel can be purchased for each regular parcel. **There must be a minimum of 2 trees per plot.**

The prim parcels are locked to make sure they are correctly regulated. You can request available parcels from the [Estate Managers](#). If you want still more prims, you would simply buy a normal parcel outside the city walls, and in exchange, you would give up the prim parcel that the normal parcel is now replacing. This would free up the prim parcel for use by someone who cannot afford the expense of purchasing a normal parcel outside the walls to use as a prim parcel.

This exchange is on a parcel by parcel basis, so that for each normal parcel purchased, you would give up one of your owned prim parcels. The purchase of any additional normal parcels

would be treated the same, with the exchange of one owned prim parcel for each normal parcel purchased.

The property situation that emerged before Oct. 15, 2017 is grandfathered.

[Cathy's recommendation for existing paragraph 11 is in highlight)

Zone R Prim Plots:

1. Plots R.01-1 through R.01-5 are reserved to supplement the prims of Colona Nova single-parcel owners. {Owner must maintain a minimum of 2 trees per plot? For continuity's sake, why can't the gardeners maintain the trees on these plots, perhaps anchored on public property?} [Even though I know it is a PITA, if this were my estate, I would sell these "river front" parcels as an annex to FV, and subdivide less desirable land elsewhere in CN for prim lots.

2. A CN owner may request an available parcel from the Estate Managers.

3. Prim property allocated before Oct. 15, 2017 shall remain available to the original owner.

[Does this situation still exist?]

Zone C (Inner City).

12. Commercial and residential use.

13. Urban architecture

14. Structures must be immediately adjacent to a street.

15. No structure in zone C may be replaced or moved without prior consent of the Executive.

16. No one may hold more than 2 lots or more than 1024m² in zone C

17. Plots in zone C are named C.XX.

Zone S (Stalls).

18. Commercial use on ground floors only, residential allowed upstairs

19. Urban architecture

20. Structures must be placed immediately adjacent to a street

~~21. Structures must have a colonnade as a boundary to the street~~

22. No structure in zone S may be replaced or moved without prior consent of the Executive

23. No one may hold more than 2 lots or more than 256m² in Zone S

24. Plots in zone S are named S.XX

Zone E (Cardo Plots)

25. Mixed commercial and residential use

26. Urban architecture

27. Structures must be no taller than 20 meters.

28. All structures must be placed immediately adjacent to the Cardo

29. Plots in zone E are named E.XX.

Zone B.

30. Structures may be no taller than 20 meters.

31. Buildings must have a 5 m offset from adjoining parcels

32. Minimum of 3 trees per 512 m² of plot area.

33. Plots in this zone are named B.XX

Public Buildings, Structures and Lands:

Public buildings are not subject to specific zone or typology guidelines. These buildings and structures are directly administered by the Executive Branch of the CDS.