

COLONIA NOVA specific covenant

Colonia Nova is inspired by the town Colonia Agrippina (modern-day Cologne), as it was in 120 AD.

Important Nomenclature

1. All builds will reflect Classical Roman architectural styles
2. Peristyle/Peristylum: An enclosed patio, lined with columns or walls.

Zones and Typologies

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

1. Residential only
2. Commercial activity is prohibited.
3. Rural architecture
4. Villas must have at least one peristyle
5. Structures may be no taller than 20 m
6. Buildings must have a 5 m distance from adjoining parcels
7. Minimum of 3 trees per 512m² of plot area.
8. Plots in Zone R are named R.XX.
9. Plots in Zone L are named L.XX.

Plots R.01-1 through R.01-5 are reserved for attachment to parcels within the city walls. There must be a minimum of 2 trees per plot.

Zone C (Inner City).

1. Commercial and residential use.
2. Urban architecture
3. The ground level must open broadly to the street and be suitable for a commercial space.
4. Structures must be immediately adjacent to a street.
5. No structure in zone C may be replaced or moved without prior consent of the Executive.
6. No one may hold more than 2 lots or more than 1024m² in zone C
7. Plots in zone C are named C.XX.

Zone S (Stalls).

1. Commercial use only
2. Urban architecture
3. Structures must be placed immediately adjacent to a street
4. Structures must have a colonnade as a boundary to the street
5. No structure in zone S may be replaced or moved without prior consent of the Executive
6. No one may hold more than 128m² in Zone S
7. Plots in zone S are named S.XX

Zone E (Cardo Plots).

1. Mixed commercial and residential use
2. Urban architecture
3. Ground level must open broadly to the street through a unifying colonnade
4. Ground level should be suitable for a commercial space
5. Builds must have a peristylum.
6. Structures must be no taller than 20 meters.
7. All structures must be placed immediately adjacent to the Cardo
8. Structures may be modified as long as the new design preserves the colonnade
9. Plots in zone E are named E.XX.

Zone B.

1. Commercial and residential use. There is no predefined building style.
2. Structures may be no taller than 30 meters.
3. Buildings must have a 5 m offset from adjoining parcels
4. Buildings must preserve a distance not inferior to 5 meters to neighbouring plots.
5. Minimum of 3 trees per 512m² of plot area.
6. Plots in this zone are named B.XX

Zone T (Special buildings).

1. Public buildings such as temples, thermae and theatres.
2. This zone is directly administered by the Executive.
3. No private building is allowed in this zone
4. Urban architecture