



Der Bebauungsplan (German Edition)

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Studienarbeit aus dem Jahr 2004 im Fachbereich Geowissenschaften / Geographie - Sonstiges, Note: 2,0, Ruhr-Universität Bochum, 6 Quellen im Literaturverzeichnis, Sprache: Deutsch, Abstract: Wenn man sich für ein Grundstück entschieden hat, das man bebauen möchte, dann bleibt nur noch die Hürde der baurechtlichen Vorschriften zu überwinden, die man beachten muss. Das Baugesetzbuch gilt bundesweit und regelt durch das Allgemeine Städtebaurecht diese grundlegende Bestimmungen des Baurechts. Dazu gehört, dass Gemeinden Bauleitpläne zu gestalten haben. Die Bauleitplanung ist zweistufig aufgebaut. Als erstes gibt es den vorbereitenden Bauleitplan (Flächennutzungsplan) und daraus wird der verbindliche Bauleitplan (Bebauungsplan) entwickelt. Im Gegensatz zum Flächennutzungsplan wird der Bebauungsplan als Satzung geschlossen (§ 10 I BauGB). Er regelt über die eher groben Darstellungen der städtebaulichen Ordnung im Flächennutzungsplan hinaus die genauere Nutzung des Bodens (Abb. 1) und ist Grundlage für die entsprechend seinen Festsetzungen zu erteilende Baugenehmigung (§ 30 BauGB).

Den Bebauungsplan können alle, die sich für ein bestimmtes Grundstück interessieren, beim zuständigen Bauordnungsamt, Stadtplanungsamt oder bei der Gemeindeverwaltung einsehen. Er besteht aus einem Text- und einem Planteil, aus denen all die nötigen Informationen ersichtlich sind.

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