

Fact sheet for planning levels

Planning level

Type of plan

Municipality

Planning system of France						
Planning level	Planning instrument	Content of plan	Legal basis	Policy maker	Legal impact	Scale
Local authority	Local urban plan (plan local d'urbanisme)	Urban development project for the territory and general orientations for urbanization and protection of the environment. By laws in the form of legally binding designations for specific parts of the territory.	Urban planning code (code de l'urbanisme)	Municipal council or council of a voluntary grouping of municipalities	Legally binding for everyone, legal basis for building projects and issuing building permits.	Drawn at the scale of the municipality or grouping of municipalities.
Local authority	Territorial coherence plan (schéma de cohérence territoriale - SCoT)	This plan determines the spatial organization and the main development orientations for the next 10-15 years. It includes: (i) a diagnosis of the territory; (ii) strategic objectives; and (iii) prescriptions for the implementation of the plan.	Urban planning code (code de l'urbanisme)	Several voluntary groupings of municipalities on the scale of a living area	The orientations of this plan are imposed on the municipal and inter-municipal planning documents.	Drawn at the scale of a living area.

Binding land-use plan  
(Plan local d'urbanisme, Ville de Tours)

The figure is a detailed map of the 'SECTEUR DE PLAN MASSE DES CASERNES BEAUMONT-CHAUVEAU' in Tours. It illustrates the 'Plan local d'urbanisme' (PLU) with various colored zones and symbols. A legend on the left explains the symbols: 'Périmètre du secteur' (Sector perimeter), 'Espace maximal des constructions' (Maximum construction space), 'Cotation de plan' (Plan rating), 'Parc et jardins' (Parks and gardens), 'Alignement des principes de construction' (Construction principles alignment), 'Espace pour l'implantation industrielle' (Industrial implantation space), 'Alignement de voirie et d'ouvrages des infrastructures' (Infrastructure alignment), 'Périmètre maximal des constructions' (Maximum construction perimeter), 'Espace de voirie et d'ouvrages des infrastructures' (Infrastructure space), 'Espace à bâtir' (Buildable space

## Facts: Binding Land-Use Plan Tours

### Legal basis

- Code de l'urbanisme, instituted in 1973 by the decrees 73- 1022 and 73-1023 of November 8th, 1973, Book 1 Regulations of urbanism, Title V: Plans locaux d'urbanisme (Articles L151-1 to L151-4), last amended on January 1st, 2021.
- Plan local d'urbanisme (PLU) de la ville de Tours, approved on January 20th 2020 by Tours Métropole Val de Loire after advice of the City Council of Tours. The former PLU was approved on July 11th, 2011 by the City Council of Tours.

### Competences

- The procedure for the revision of the Tours PLU was launched by deliberation of the City Council of Tours on May 26, 2015.
- The process also involves the supramunicipal level. The EPCI grouping Tours with 21 municipalities has been created in 2000 and on January 1, 2017 it has gained the responsibility for local urban planning that used to be managed by municipalities. As a result of this transfer of competence, the EPCI (a 'communauté urbaine' which was subsequently transformed into a 'métropole') is responsible for approving the new version of the Tours PLU.

### Binding force

- Generally binding municipal bye-law. The PLU determines the essential rules that will or will not allow a building permit, a development permit, etc. to be issued. If a building project does not comply with the rules of the local urban plan, the permit must be refused. Conversely, if a project respects the PLU (and other urban planning rules), the Mayor cannot refuse the building permit.

### Tasks and contents

- The PADD is divided into two strategic axes. The aim is to (i) develop the dynamic of the city center, the beating heart of the metropolis, by producing approximately 650 housing units per year and thus increase the population to a minimum of 147,000 inhabitants in 2030; and (ii) to develop while respecting and enhancing the value of the Loire ecosystem.
- The PADD aims to take better account of neighborhood identities, strengthen measures to protect the vegetation and built heritage, control urban renewal policy and intensify the links between the city and its waterways.
- The regulatory translation of the PADD brings many changes compared to the PLU approved in 2011:
  - complete reorganization of the zoning nomenclature;
  - revision of the height plan;
  - reinforcement of project urban planning through development and programming guidelines;
  - reinforcement of landscape and built environment preservation measures.

### Process, duration, participation

- May 26, 2015 - the revision of the Local Urban Plan (PLU) of Tours is decided at the City Council,
- December 19, 2016 - First debate in City Council on the orientations of the Sustainable Development and Development Project (PADD),
- March 29, 2017 - Meeting of the Associated Public Persons
- June 4, 2018 - Second debate in City Council on the orientations of the Sustainable Development and Development Project (PADD)
- June 25, 2018 - Debate in the Metropolitan Council on the orientations of the Sustainable Development and Development Project (PADD).
- September 21, 2018 and December 13, 2018 - Meetings of Associated Public Persons.
- Consultation period: September 2016 to March 2019.
- May 13, 2019 - City Council presentation and advice on the PLU project.
- May 20, 2019 - Assessment of the consultation and decision of the PLU by the Metropolitan Council.
- August 27, 2019 - Closure of the notices solicited from external services.

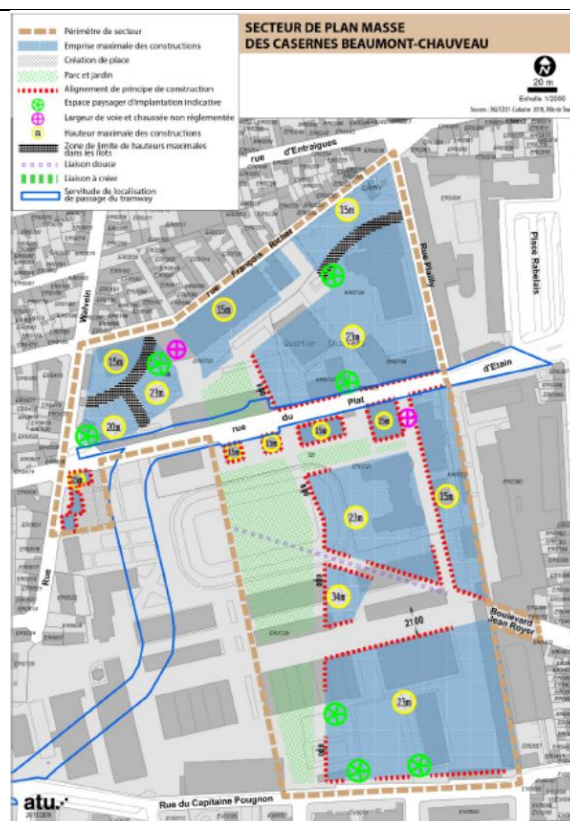
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- January 20, 2020 - The Local Urban Plan of Tours is approved by Tours Métropole Val de Loire. Duration of validity
- The PLU has a medium-term planning horizon (in the case of Tours this is 2030). However the PLU may be revised as soon as the municipality wishes so.

## Details of the plan



**Detail 1:** Source: Plan local d'urbanisme, Ville de Tours



**Detail 2:** Source: TMVL-Orthophoto 2013, Ville de Tours

## Characteristics

### Characteristics of a mass plan sector

Based on article R151-40 of the Urban Planning Code, the PLU de Tours bylaw defines three-dimensional side ground plan sectors on three sites. The purpose of the mass plan is to fix, for a given sector, the special rules applicable to constructions by means of a three-dimensional volumetric graphic representation. They may include prescriptions relating to the location and volume of constructions.

The above graphic document concerns the site of the former Beaumont-Chauveau barracks.

### Initial situation and objectives of the site's development

The departure of the military activities gives the opportunity to reconvert the vast rights-of-way of the former Beaumont-Chauveau barracks into a logic of urban renewal. The complex is bordered by contrasting types of buildings: to the northwest, the old low-rise individual housing; to the southeast, a mixed fabric (housing, shops, amenities) with significant heights. The interior of the site is characterized by the presence of a protected building, the "Pavillon de Condé," and by the military heritage with a building arranged around the Place d'Armes. Part of the site is already reassigned to university use on either side of the rue du Plat d'Étain. The transfer of the site should allow to:

- reintegrate the site into the urban fabric of the city;
- develop the permeability of the island and thus organize the extension of Jean Royer Boulevard;
- insert a mixed program that encourages the development of university activities and the strengthening of the housing supply (potential of 650 housing units);
- benefit from the future tramway line 2 service;
- make the site's heritage and history elements legible;
- strengthen the network of public spaces.

### Particularities of the procedure and/or contents

The mass plan sector defines, in particular, the maximum right-of-way for buildings as well as their height, the principle alignments (rules for the siting of buildings) in relation to roads, the locations of landscaped areas, the principle layout of soft links, and the delimitation of areas allocated to parks and gardens. It also takes into account the layout of the tramway line 2 project (location easement).

## Hints and links

Ville de Tours (2020): Plan local d'urbanisme. Available from: <https://www.tours.fr/services-infos-pratiques/502-planlocal-d-urbanisme-approuve-le-20-janvier-2020.htm>