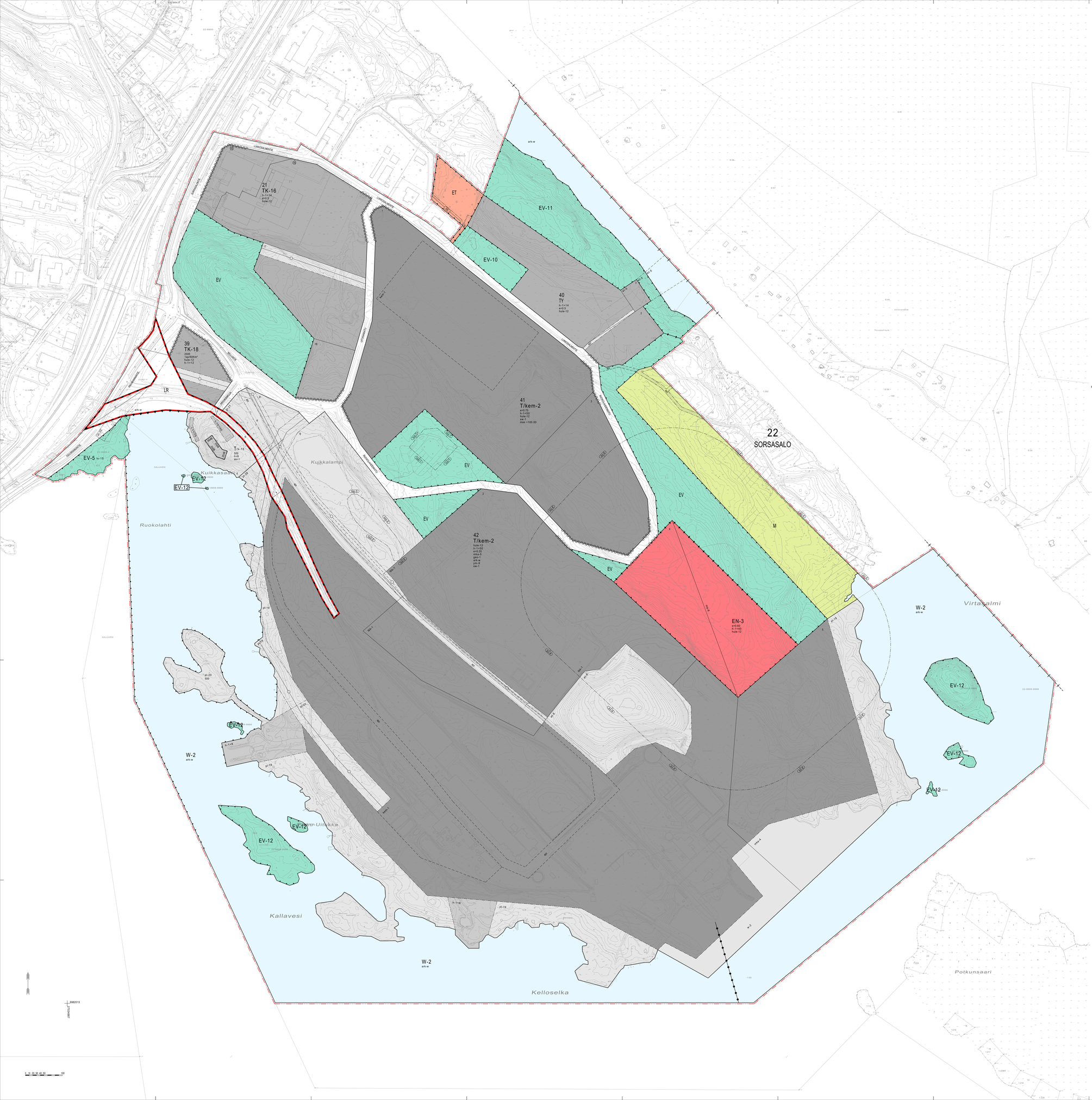

LOCAL DETAILED PLAN SYMBOLS AND PROVISIONS

T — 0270000
A block area containing industrial and warehouse buildings.

TK-16 — 0270066
A block area containing industrial, warehouse, business, and office buildings. Retail sale of food products is not allowed in the area. The area may not be used for storage in a manner that negatively affects the beauty of the environment, or a screen must be installed in front of the storage area.

TK-18 — 0270073
A block area containing industrial, business, and office buildings. The block area also allows the construction of a weighbridge, fuel distribution point and service station, and in connection with it the construction of restaurant and shop premises as well as a grocery store with a maximum shop floor area of 400 m2.

TY — 0300000
A block area containing industrial buildings where the environment sets special requirements for the type of functions that can be placed there.

T/kem-2 — 0310002
A block area of industrial and warehouse buildings where a major facility manufacturing or storing hazardous chemicals may be placed. The facility must be placed in a specifically designated footprint.

LR — 0470000
Railway area.

ET — 0590000
Area containing buildings and plants that support urban services.

EN-3 — 0600005
Area containing energy supply structures with a nuclear plant allowance for a plant whose exclusion area may not exceed the range indicated in the local detailed plan. Other functions related to the purpose of use may be placed in the area.

EV — 0680000
Protective green area.

EV-5 — 0680005
Protective green area. The buildings in the area can be kept and renovated but new construction is prohibited. Minor extensions to the existing building stock and the construction of a small, connected yard or sauna building with a maximum floor area of 30 m2 is allowed.

EV-10 — 0680011
Protective green area that can be used to manage storm and flood waters.

EV-11 — 0680013
Protective green area where it is permitted to place, to the extent necessary, an embankment, noise wall, noise barrier, or a combination of these as a protective measure against noise in a manner that preserves the trees by the shore, and the tree stock in the infill area must be renewed in a manner that provides a protective effect.

EV-12 — 0680014
Protective green area. The area serves as a protective zone between a body of water and an industrial area where the protective effect of the trees must be taken into account.

M — 0740000
Agricultural and forest area.

W-2 — 0810002
Water area. Docks for mooring boats and swimming may be built in the area.

0820000
A line 3 m outside of the limits of the plan area.

0830000
District or sub-municipal district limit.

0840000
Block, block section, or area limit..

0850001
The limit between area sections under different plan provisions.

0860001
Indicative limit between area sections under different plan provisions.

0880001
Delimitation and number of a plot under a binding plot division.

0890000
Indicative plot / building site limit.

22 SOR — 0910000
District or sub-municipal district number.

0920000
District or sub-municipal district name.

42 — 0930000
Block number.

3 — 0940000
Number of an indicative plot / building site.

RUOKOLAHDENKATU — 0950000
Name of street, road, square, market place, park or another public area.

500 — 0960000
Footprint in square metres.

as+1 — 0980040
The maximum number of residential housing options allowed on the plot.

h+8 — 1000012
The tallest accepted height for a building in the footprint in metres.

h-1+40 — 1000013
The tallest accepted height for a building in the footprint in metres. Necessary technical equipment on the plot may exceed the height restriction.

hule-12 — 1030026
Building permit documents must include a rainwater management plan, including roof runoff water.

e=0.80 — 1050000
Density rate, i.e. the ratio of the floor area to the surface area of the plot / building site.

max +100.00 — 1070009
The highest approximate ground elevation.

1130000
Construction sector.

kem-1 — 1170024
Footprint where a facility manufacturing or storing hazardous chemicals as referred to in the Seveso directive may be placed.

el-5 — 1170046
Area section where urban service-related and water pumping equipment and structures may be placed.

tkk-1 — 1170048
Footprint where an industrial waste processing and recycling plant with an ad-joining dumping area and other fields, equipment and buildings required by these activities may be placed.

el-8 — 1170049
Area section where vegetation must be managed in a manner that keeps the surface texture layers of the closed landfill site intact. If it is necessary to interfere with the area, a permit from the environmental authorities is required.

h-1/2/150 — 1170054
Footprint where the permitted building volume allows the construction of maximum three utility buildings. The number after the slash indicates the permitted building volume in square metres.

t-1/175 — 1170055
Footprint that allows the construction of three buildings with a maximum floor area of 25 m2 at least 20 metres apart from each other. The number after the slash indicates the permitted building volume in square metres.

p — 1200033
Underground footprint that allows the construction of facilities that are wholly or partially underground in addition to the permitted building volume.

ympä — 1320000
The symbol indicates the side of the footprint where noise insulation of the exterior walls of buildings as well as windows and other structures against traffic noise must be at least 35 dBA.

ark-w — 1330073
Area where an archaeological underwater inventory / survey must be carried out in good time before any projects are initiated in the water area.

w-2 — 1330074
Water area where mooring for boats and ships as well as breakwaters may be constructed.

pi — 1340002
Area section that is preserved in near-natural state.

hule-13 — 1340034
Area where each property manages rainwater individually.
Building permit documents must include a rainwater management plan (including roof runoff water).

pi-11 — 1340064
Area section to be preserved in a near-natural state where the existing trees must be preserved and supplemented to sufficiently safeguard the movement of the flying squirrel.

ev — 1340066
Area section where trees must be preserved and planted in a manner that allows the movement of the flying squirrel in the area.

pi-19 — 1340079
Area section that is preserved in near-natural state. The area serves as a protective zone between a body of water and an industrial area where the protective effect of the trees must be taken into account. The buildings in the area can be kept and renovated but new construction is prohibited. Minor extensions to the existing building stock and the construction of a small, connected yard or sauna building with a maximum floor area of 30 m2 is allowed.

pi-20 — 1340080
Area section that is preserved in near-natural state. The area serves as a protective zone between a body of water and an industrial area where the protective effect of the trees must be taken into account. The buildings in the area can be preserved and renovated, and the construction of new buildings is possible to the extent allowed by the permitted building volume.

pi-29 — 1340095
Area section that is preserved in natural state. The area includes breeding sites and resting places of the flying squirrel as referred to in section 49 of the Nature Conservation Act. The tree stock in the area must be conserved and managed in a manner that preserves the breeding sites and resting places of the flying squirrel and the trees protecting them are kept. It is also important to keep a sufficient tree stock to safeguard the connectivity required by the flying squirrel.

1360000
Street.

ajo — 1470000
Vehicle access.

ajo — 1470011
Indicative car access.

1470016
Ship channel.

1540000
Area section reserved for underground utilities.

ojo — 1540001
Area must have an open ditch reservation.

1540003
Area section reserved for underground utilities. (=sewer, v=water pipe, sv=rain water, z=electric cable, p=telecommunication line, k=gas line, l=heat supply pipeline)

L — 1550001
Level crossing.

L — 1560002
Underpass under the area.

L — 1570002
Overpass over the area.

1590007
A border section of the street area where a vehicle intersection may not be placed.

1ap/80km² — 1630003
The symbol indicates how many square metres containing business, office, or similar spaces correspond to one parking spot that must be built.

/s-15 — 1670022
Area where the nature is preserved. The area includes breeding sites and resting places of the flying squirrel as referred to in the Nature Conservation Act. The tree stock in the area must be conserved and managed in a manner that preserves the breeding sites and resting places of the flying squirrel and the trees protecting them. It is also important to keep a sufficient tree stock to safeguard the connectivity required by the flying squirrel.

s/-33 — 1710037
Area section where a culturally important building must be conserved for as long as it is possible in terms of traffic arrangements. Renovation and change works as well as any change of purpose of use carried out in the building must be such that the historical value or character important to the cityscape of the building is preserved. Repair and renovation works may be carried out in the building regardless of what has been provided about the total permitted building volume in the plan.

mkb-4 — 1780007
Area section where digging and filling works may be carried out. An embankment may be placed in the area where necessary as a screen and a noise barrier. The tree stock in the fill area must be renewed sufficiently to provide a protective impact.

mkb-5 — 1780008
Area where excavation and digging works may not be carried out without a permit from the environmental authority.

s-1 — 1780015
The availability of fire fighting water in the area must be ensured to the extent required by the building volume permitted by the plan and the realisation of the safety requirements of the functions carried out in the buildings. Fire fighting water planning must be done in cooperation with the emergency rescue authority.

A-2 — 1780024
Exclusion zone, office premises or other difficult-to-evacuate functions may not be placed in the area.

geo-1 — 1860003
Area where soil fractures and water pathways must be investigated before any construction begins, if necessary. Pools and similar structures and the management of chemicals must be handled in a manner that they do not cause environmental risks due to fracturing in the ground.

luo-1 — 1890011
Area of particular importance to biodiversity which is kept in its natural state.

luo-2 — 1890016
Area of particular importance to biodiversity which is kept in its natural state. The area contains moist herb-rich forests and thin-peated eutrophic spruce mire.

ym-9 — 2000010
Construction must utilise colours that blend with the environment and high-quality materials in consideration to the nature of the activities. Constructions placed in coastal areas must have neutral or dark colours to blend with the forested background. Lighting in the plant area must be targeted inside the plant area to the extent possible to reduce light disturbance. Tree stock in and around the factory area must be kept to the extent possible to create a screen and reduce noise. In particular, the trees near the shore must be preserved and where necessary, new trees must be planted with consideration to the diversity of species. Protective trees must be planted in areas where the terrain is to be modified as early in the project as possible. Any levelling of ground that is required by the buildings near the shore and the infrastructure of service routes must be carried out with care. If any fencing is erected, the beauty of the cityscape must be considered particularly in regard to the shore, arrival area, and water intake point. Work sites and changes to the terrain around the plant area must be landscaped after the construction works have ended.

SORSASALO INDUSTRIAL AREA, DRAFT

Asiakirja on alkeistietoilla koneellisesti Kuopion kaupungin asianhallintajärjestelmässä. Alkeistietojohdukseen oikeellisuuden voi todentaa kirjaamosta.

Entry into force of the local detailed plan

Approved by the City Mayor

City of Kuopio
Urban planning services
CITY PLANNING

Anoska Korhonen
City Planning Manager

12 March 2026
Suunn. TK
Piirt. MaL

The base map meets the requirements of section 54 a of the Land Use and Building Act.

Projected coordinate system: ETRS-GK27
Vertical coordinate reference system: N2000

Tuija Heimonen
Cadastral Surveyor

Scale 1:2000
Record No. 2119/2025
N:O 909