



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business Zone Danica

General information

Location (city/municipality)	Municipality of Peteranec
Zone type	Business zone
Size of the zone (m ²)	108.656
Available land size (m ²)	108.656
Construction purpose	Manufacturing
Allowed construction density	The maximum building footprint coefficient for a building plot designated for production purposes is 0.5. If facilities related to the use of renewable energy sources are constructed within the production zone, the building footprint coefficient may be up to 0.8.
Construction efficiency coefficient allowed	

Location (city/municipality)	Municipality of Peteranec
Allowed construction height (m)	Construction of a primary building for production purposes with a maximum façade height of $H = 15.0$ meters is permitted. Construction of a primary building for business purposes with a maximum façade height of $H = 12.0$ meters is permitted. High-bay warehouses, tall silos, and similar structures with heights ranging from 15.0 m to 30.0 m may be located within the "Peteranec - Danica" Production Zone (designation I1) at a minimum distance of 50.0 m from the state road plot. No specific number of storeys is prescribed for tall warehouse structures (high-bay warehouses, silos, and the like). Exceptionally, the height (cornice height) of production and specific types of warehouse structures (silos and the like) or parts of individual structures within the complex (crane runways and the like) may exceed these limits if necessitated by the production-technological process, working conditions in accordance with special regulations, or the height of the building's structure. A maximum of 4 storeys is permitted, specifically 1 basement level and 3 above-ground levels ($E = P_o + P + 2K$ or $E = P_o + P + 1K + P_k$). Exceptionally, if service areas of lower height—such as offices and the like—are accommodated within the volume of an industrial/commercial building designed as a high-ceilinged hall, the number of storeys for such service areas may be higher
Allowed noise level (at the border of the site, dB)	Not foreseen in physical plans

Zone diagrams & plans

Diagram of the zone



Infrastructure/energents capacity

Gas

Availability Yes

Electricity

Availability Yes

Water

Availability Yes

Sewage

Availability Yes

Water purifier No

Communal information

Communal contribution fee

Communal contribution for manufacturing (EUR/m³) 0,40

Communal contribution fee

Communal contribution for office spaces (EUR*/m³)	0,40
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Communal contribution for services (EUR*/m³)	0,40
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Redemption from paying communal contribution fee	Yes, 50%
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Communal contribution tax

Amount of communal contribution tax (EUR*/m²)	1,92
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Redemption from paying communal contribution tax	Yes, Owners or users of business premises undergoing reconstruction or renovation (maintenance)—rendering the space unusable during the execution of works—are exempt from paying the communal fee for a maximum of six months, provided that the appropriate documentation for the works has been obtained.
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Water contribution

Water contribution for business buildings (EUR*/m³)	
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Water contribution for manufacturing buildings (EUR*/m³)	
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Water contribution for open-space business buildings (EUR*/m²)	
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Water fee

Water regulation fee (EUR*/m²)	1,67
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Physical plans

County urban plan	Yes
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Municipal/City urban plan	Yes
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Urban development plan	Not created, but there is obligation to create it
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Detailed urban plan	No obligation
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Distances from traffic infrastructure

Road	0,55 km
Highway	A3, 35,3 km
Railway siding	6,3 km
Sea port	Port of Rijeka, 267 km
Airport	Zagreb International Airport - Franjo Tuđman, 101 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
ALSTEM Ltd.	Concrete production	Republic of Croatia		
PZC Proizvodnja Ltd.	Asphalt mixture production	Republic of Croatia		

Gallery

* average rate = 7.54

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