

Investigation on intended uses (GREECE)

What does 'land use' mean?

The first stage for the granting permit of a new activity is the procedure of the land use determination with which it is investigated if the installation of the particular activity in the particular region is allowed (article 7, law 3325/2005). The investor should apply to the authorities that are responsible in the area of investor's interest (Urban Planning Agency of the competent Prefecture) and submit the question, if the installation of the enterprise that wants to found in the particular area is possible. In Greece, certain delimited areas have been created in which concrete enterprising activities are allowed as well as areas designated specifically for these activities. The most important of these are: «**Industrial and Business Zones**» and "**Integrated Tourism Development Areas / Zones**", which are explicitly described by the **Law 2545/1997**.

In case that, in the area of the planned facility installation organised places with suitable infrastructure for the reception of industrial and craft-based activities (Industrial Zone, Industrial Park or Technopolis) have been allocated, the activity installation is possible, without sitting requiring preliminary approval and installation permit.

How can anyone find information on the land use in the area of his interest?

Land uses in a specific region of Greece are determined by the following:

- In the case of municipalities for which a General Urban Plan (GUP) already exists, land uses are determined by this GUP. The existence of an Industrial Zone in the particular region is also described by the GUPs. The land use inside an Industrial Zone is regulated by Presidential Decree 3/6.3.1987 (Government Gazette Issue 166D') and the Law 2545/1997.
- Outside the limits of General Urban Plans, the land uses are regulated by specific rules which are determined by the Presidential Decrees of:
 - 31.5.85 (Government Gazette Issue D'270),
 - 3.5.85 (Government Gazette Issue D'181),
 - 13.3.81 (Government Gazette Issue D'138) and
 - 16.5.89 (Government Gazette Issue D'293).

These decrees also determine the minimum distance from settlements of different population size, where anyone can install activities of different degree of nuisance.

Law 2545/1997

"Industrial and Business Zones and other provisions"

The present law regulates the establishment and operation regime of Industrial and Business Zones. In order to promote industrial, manufacturing and (in) general business development and economic progress of the State, as well as protection of the environment, it is possible to designate one or more areas in every Prefecture of the State as Industrial and Business Zones which will be regulated by special organisational and operational framework and allow the installation of various activities inside their limits.

Industrial and Business Zones may assume one of the following forms (article 1):

a. Industrial Zone: is the area, which is determined, delimited, subjected to city planning and organised according to the provisions of law 2545/1997 in order to function as a reception area of every industrial and craft-based activity.

b. Industrial Park: is the area, which is determined, delimited, subjected to city planning and organised according to the provisions of law 2545/1997 in order to function as a reception area of every industrial and craft-based activity of low and medium nuisance level.

c. Manufacturing Park: is the area, which is determined, delimited, subjected to city planning and organised according to the provisions of law 2545/1997 in order to function as a reception area of every industrial and craft-based activity of low nuisance level and business laboratories.

d. Technopolis: is the area, which is determined, delimited, subjected to city planning and organised according to the provisions of law 2545/1997 and in which new and advanced technology industries, research and training activities as well as ministration businesses are established. These areas are mainly characterised by the high quality of surroundings and it is possible to include residential facilities in which indispensable urban functions are incorporated.

Establishment of industries and other enterprises in Industrial and Business Zones

According to the article 10 of law 2545/1997, the establishment of an enterprise in an Industrial and Business Zone is realised either by the conveyance of document of title from the owner to the person who will establish the enterprise or by leasing or by any other relation.

The establishment or re-establishment of undertakings in an Industrial and Business Zone may take place subject to the conditions, which are agreed upon by the Entity and the relevant undertaking, in the context of the Entity's Regulation of Operation.

The terms and prerequisites for the establishment of enterprises at Industrial and Business Zones can be altered depending on the economic development of the Region and Prefecture to be established. The established enterprises are not allowed to alter their production activity – purpose unless this purpose alteration is under the Regulation of Operation.

“Integrated Tourism Development Areas / Zones”

Article 29 of the present Law regulates the “**Integrated Tourism Development Areas / Zones**” which are public or private areas that are left outside the approved plans and limits of settlements where tourist facilities can be created consisting of different functional forms such as hotels, special tourism infrastructure facilities and additional facilities for recreation, sports and leisure.

“Urban Control Zones”

Finally, in Greece “**Urban Control Zones**” have been created. By creating and enacting (Law 1337/1983, Government Gazette 33 A / 1983) the Urban Control Zones, the physical planning set up of concrete areas is delimited and more specifically the following are defined:

- The permissible land uses,
- The building restrictions,
- The protection terms and
- The main infrastructure of these demarcated areas.