

## Fact sheet for planning levels

### Planning level

Municipality

**Planning system of Hungary (local physical planning)**

Planning level	Planning instrument	Content of plan	Legal basis	Policymaker	Legal impact	Scale
Local level	Local Building Regulation (helyi építési szabályzat)	Defines the type and design of building and land use zoning, including the protection of local architectural values; building lines, heights, minimum green ratios of the plots, etc.	Law No. 100 of 2023 on Hungarian Architecture (2023. évi C. törvény a magyar építéséről) (with subsequent amendments)	Municipal Council (népességi önkormányzat)	Binding for all actors	The municipality area or certain areas within it usually 1:1.000 in some cases 1:2.000 or (in densely built-up historical centres) 1:500

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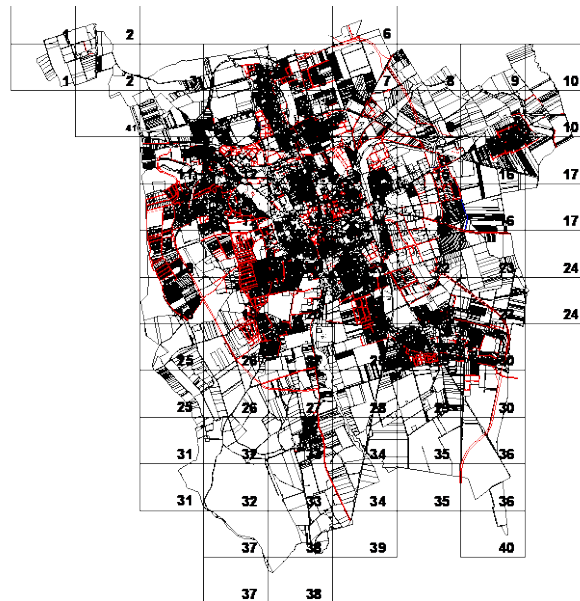
2025

[www.arl-international.com](http://www.arl-international.com)

Notice: this represents the current legal status; the former structure plan is to be treated as part of the local development plan in accordance with Méptv. (2023).

### Type of plan

Local Building Regulation (overview map)



### Facts: Local Building Regulation of Szombathely (Hungary)

#### Legal basis

(Please note: according to the Hungarian legal tradition, quotations usually refer to the original provision; the subsequent amendments are incorporated into the online version on [net.jogtar.hu](http://net.jogtar.hu).)

- Law No. 78 of 1997 on the Formation and Protection of the Built Environment (1997. évi LXXVIII. törvény az épített környezet alakításáról és védelméről). <https://net.jogtar.hu/jogszabaly?docid=99700078.tv>
- Government Order 253 of 1997 on Countrywide Requirements for Planning and Construction (253/1997. (XII. 20.) Korm. Rendelet az országos településrendezési és építési követelményekről). <https://net.jogtar.hu/jogszabaly?docid=99700253.kor>

#### Competences

- The Chief City Architect's Office is responsible for preparing the plan pursuant to the abovementioned legislation; the plan is adopted by the city council as a local statute.

#### Binding force

- The plan is legally binding for all actors.

#### Tasks and content

The Local Building Regulation consists of a map and of written regulations, which add legally binding details. The original plan is too large to be reproduced properly here, so the following detail, indicating a public park and predominantly garden city areas may be useful. The detail of the plan indicates that the urban pattern of this area is to be retained.

#### Process, duration, participation

- First version adopted in 2006; the current version is that of 2018 which includes 27 subsequent amendments.

#### Duration of validity

- The plan is valid until it is changed.



- Lke – housing area with garden city character
- Sz – detached buildings
- 30 – maximum coverage ratio
- 5,5 (i.e. 5.5) – maximum building height
- 1000 – minimum plot size

### Notes and links

City of Szombathely, <https://szombathely.hu/downloads/10871/>.