Weinberghöhe 19, 6300 Zug

EGRID CH967406651550 · parcel 4801 · 1 815 m² · residential zone 3 (W3) · rules read 15.11.2026

What can be built

Countable floor area	0.65 × 1 815 m²	**1 179.75 m²**	BO § 36, p. 18
Full storeys		**3**	BO § 36, p. 18
Above the 3rd storey	roof storey / attic storey	**5.00 m / 3.70 m**	BO § 13, p. 9
Building height	3 × 3.00 m	**9.00 m**	BO § 12; aV PBG § 12
Building length		**40 m**	BO § 36, p. 18
Boundary setback	small / large	**6 m / 10 m**	BO § 36, p. 18

Watch-outs

1 · Hazard zones 2 and 3 on the parcel
New buildings, major conversions and changes of purpose are permitted only if the protection measures the building needs are built with the project (BO Stadt Zug § 65 para. 2, p. 29): a cost and a design condition. In hazard zone 3 the city council may issue recommendations for protection measures (§ 65 para. 3). Per the ÖREB extract of 15.11.2026, 589 m² (32.5%) lie in hazard zone 2, 911 m² (50.2%) in hazard zone 3 and 315 m² in neither. Natural hazards are only linked, not assessed; the Gefahrenzonenplan 2010 governs.

2 · The Bauordnung is being replaced
In force only after the second reading in the city parliament (scheduled for October/November 2026; no decision published by 15.11.2026), a popular vote (expected in 2027), a second public display with right of appeal and cantonal approval (report p. 11; § 72 nBO). Until then the old law applies (PBG § 71a para. 1 lit. b; V PBG § 74 para. 1), although the deadline to adapt has passed (at the next local planning revision, at the latest by end 2025; PBG § 71 para. 1). A complete, pending application stays under the old law unless the new law is more favourable for the building owner (§ 69 nBO; V PBG § 74 para. 3). The draft adds a 30% green-area ratio and 3.20 m storeys (page 2); it repeals BO § 65, and its zoning plan shows no hazard zones (cantonal hazard-indication model, report p. 100).

3 · No Arealbebauung bonus on this parcel alone
If § 31 is met, the city council may allow up to +20% floor area, up to +30% length and one more full storey; the extra storey adds 1.50 m to the setbacks unless it replaces a roof or attic storey. It needs at least 3 000 m² on flat land or 4 000 m² on a slope (BO § 32 para. 1, p. 16). 1 815 m² is short; only together with neighbouring parcels.

Open points

Draft after second reading	270 objections, mostly on the new Bauordnung (press release of 11.5.2026). The second-reading version is not among the sources read.
Slope or flat	The footnote draws a line, not a list of slope streets: slope lies east, flat west of SBB line (southern boundary to the Poststrasse overpass) - Guggiweg - Terrassenweg - Guggiwäldli - Bergliweg - Loretohöhe - alte Baarerstrasse (to the northern boundary) (BO § 32, fn. 1 and 2, p. 16). It does not change the result at 1 815 m².
Easements	Not checked; they appear in the land register extract.

The limits

LIMIT	VALUE OR FORMULA	FOR THIS PARCEL	PROVISION, PAGE	IN FORCE	STATE
Floor-area ratio	0.65	1 179.75 m² (derived)	BO § 36, p. 18; counting § 17, p. 11	24.9.2018	On record
Full storeys	3	3	BO § 36, p. 18	24.9.2018	On record
Building height	9.00 m (3 × 3.00 m)		BO § 12 para. 1 lit. a, p. 9; aV PBG § 12	BO in force (§ 71)	On record
Roof / attic storey above the 3rd	max. 5.00 m / 3.70 m high, attic roof not accessible		BO § 13, p. 9	BO in force (§ 71)	On record
Building length	max. 40 m		BO § 36, p. 18	24.9.2018	On record
Boundary setback small / large	6 m / 10 m; large in front of the façade facing the main living direction		BO § 36, p. 18; aV PBG § 9 para. 2	24.9.2018	On record
Building distance	sum of both setbacks; to neighbouring buildings standing before 5.7.1995 only the boundary setback; less with the neighbour's written consent	12 m to 20 m (derived)	aV PBG § 10 para. 1; BO § 14 para. 6, § 15 para. 2	version 1.7.2012, valid until 31.12.2018	On record
Below-grade / small buildings	1.00 m / 2.50 m setback; for below-grade buildings the city council may require more		BO § 14, p. 10	BO in force (§ 71)	On record
Residential share	at least 90%		BO § 36, p. 18; § 18	24.9.2018	On record
Businesses	non-disturbing only (moderately disturbing only in the WA zones)		BO § 36, p. 18	24.9.2018	On record
Noise sensitivity level	II	II	BO § 36, p. 18; ÖREB extract	24.9.2018	On record
Arealbebauung bonus	from 3 000 m² flat / 4 000 m² slope	not available: 1 815 m²	BO § 32 para. 1, p. 16	BO in force (§ 71)	On record
Affordable-housing bonus	+10% on the affordable-housing share (at least 50% of the floor area), only in the overlay zone	not applicable: no overlay recorded	BO § 37 paras. 1–2, p. 19; ÖREB extract	BO in force (§ 71)	None recorded
Building lines	none of the building-line topics the extract carries (national roads, railways, airports, power lines); the zoning plan shows none	—	ÖREB extract	—	None recorded
Draft: storey height counted	3.20 m, all full storeys		§ 25 nBO, report p. 67	draft	On record
Draft: height measured as	Gesamthöhe (V PBG § 31), storey heights (§ 33)		§ 25 nBO, report pp. 67, 69 and 70	draft	On record
Draft: green-area ratio	30% (today: none)	at least 544.5 m² green (derived)	§ 25 nBO, report p. 67	draft	On record
Draft: space-efficient flats bonus	+10% AZ for residential use, new buildings and conversions: flat size caps, ≥ 20% family flats, Einzelbauweise; not with a Bebauungsplan or the affordable-housing rules (§ 6, § 30 nBO)	up to 1 297.73 m² (derived)	§ 26 para. 1 lit. c nBO, report p. 70	draft	On record
Draft after second reading	not published	open	city council, May 2026	—	Unavailable

Derived: computed from the cited values, not stated in the source. Printed page numbers. aV PBG: the V PBG as worded until 31.12.2018. Building height: the sum of the full storeys, top of the ground-floor floor to top of the top full storey's ceiling, without insulation and green roof; a storey runs top of finished floor to top of finished floor (aV PBG § 12, § 7 para. 2; BO Annex 1, pp. 34, 36). With MINERGIE the city council may allow up to 0.10 m more per full storey in an individual case (BO § 12 para. 3). "BO in force (§ 71)": subject to the referendum, on the 30th day after cantonal approval of 22.6.2010 (BO § 71 para. 1, p. 31). Draft: planning report of 30.09.2025, not in force; floor-area ratio, storeys, length, setbacks, residential share and noise level stay as today.

Sources and precedence

1 · Bauordnung der Stadt Zug (BO)	Adopted by the city parliament 7.4.2009, approved by the cantonal government 22.6.2010, in force subject to the referendum on the 30th day after (§ 71 para. 1, p. 31). Base-measures table (§ 36) as amended 8.5.2018, in force 24.9.2018.
2 · Zonenplan 2010, Gefahrenzonenplan 2010	Residential zone 3 and hazard zones 2 and 3, in force. The ÖREB extract of 15.11.2026 for EGRID CH967406651550 lists only these under land-use planning: no Bebauungsplan, no other special land-use plan.
3 · PBG Zug (BGS 721.11), as at 23.10.2021	§ 71: communes adapt to the harmonised terms at the next local planning revision, at the latest by end 2025. § 71a para. 1 lit. b: the old law applies until then.
4 · V PBG Zug (BGS 721.111)	Version 1.7.2012 (aV PBG; decided 19.6.2012, in force 1.7.2012-31.12.2018): § 7 para. 2, § 9 para. 2 (main living direction), § 10 para. 1, § 12. As at 1.2.2026: only § 74 para. 1.
5 · Draft Bauordnung (not in force)	City council May 2026 (press release 11.5.2026); city parliament: second reading scheduled for October/November 2026, no decision by 15.11.2026; popular vote expected in 2027.
Precedence	The communal Bauordnung (old terms) governs W3 until the planning revision is in force. Where the Bauordnung is silent, the V PBG as worded until 31.12.2018 applies (V PBG § 74 para. 1; PBG § 71a para. 1 lit. b).
Court and appeal decisions	Administrative Court of Zug, V 2019 97, judgment of 10.8.2020, final (single-family house, W3): main façade clearly recognisable (§ 16 para. 1 BO) despite 2 m projections into the large setback (p. 8: west façade 20.51 m, 9.33 m of it in one line; an attic storey with the ordinary setback reinforces this); appeal dismissed. No Zug decision on § 13 (attic) was confirmed.

Not covered

- Integration and townscape, heritage
- Noise assessment
- Private law and easements: land register extract
- Natural hazards: only linked, not assessed; the Gefahrenzonenplan 2010 governs

Sources

- Bauordnung der Stadt Zug, adopted 7.4.2009, approved 22.6.2010; § 36 table as amended 8.5.2018, in force 24.9.2018 (oereblex.zg.ch attachment 1373)
- Zonenplan 2010, Gefahrenzonenplan 2010: ÖREB extract of 15.11.2026 for EGRID CH967406651550 (no. 7c5f4167-7574-4e30-a66b-c52fa1ebf07a)
- PBG Zug, BGS 721.11, as at 23.10.2021: § 71, § 71a para. 1 lit. b
- V PBG Zug, BGS 721.111: version 1.7.2012 (aV PBG; decided 19.6.2012, in force 1.7.2012-31.12.2018) § 7, § 9, § 10, § 12; as at 1.2.2026 § 74 para. 1
- Draft: Planungsbericht Nutzungsplanung of 30.09.2025; 1st public display 13.11.-12.12.2025; pp. 11, 67, 69, 70 and 100, baudepartement-stadtzug.ch; press release of 11.5.2026
- Administrative Court of the Canton of Zug, V 2019 97, judgment of 10.8.2020: entscheidsuche.ch/docs/ZG_Verwaltungsgericht/ZG_VG_004_V-2019-97_2020-08-10.pdf
- Parcel area: cadastral survey, alpflo ref. ALP-ZG-2026-c71ad6

> Sample on a real parcel: rules and sources real, read 15.11.2026. Information, not legal advice; the building authority's decision prevails. · alpflo · www.alpflo.ch · info@alpflo.ch