Weinberghöhe 19, 6300 Zug

EGRID CH967406651550 · parcel 4801 · 1 815 m² · residential zone 3 (W3) · project fictitious: replacement building · 12 flats · rules read 15.11.2026

18 dimensions checked · 2 not met · 1 with reservation · 14 met · 1 not applicable

NOT MET

Countable floor area: 1 205.00 m² instead of at most 1 179.75 m²

permitted	0.65 × 1 815 m²	1 179.75 m²	BO § 36, p. 18
countable	3 × 345.00 + attic 170.00	1 205.00 m²	BO § 17 para. 1, p. 11

The application does not count the attic storey, as the cantonal rule would allow (on one level, at most 50% of the countable floor area below, aV PBG § 16 para. 2 lit. c). Communes may restrict that exclusion (aV PBG § 16 para. 3), and Zug does: BO § 17 adds the areas above the top full storey with a clear height of 1.50 m or more that are fit for living, sleeping or working, conservatories excepted. No exception from the floor-area ratio is possible (aV PBG § 31 para. 2). Only the project can fix it: 25.25 m² less, for example the attic down to at most 144.75 m².

NOT MET

Boundary setback, bicycle shelter: 2.00 m instead of 2.50 m

required	small building	2.50 m	BO § 14 para. 4, p. 10

2 m is the cantonal minimum in the current ordinance (V PBG § 26 para. 4). In Zug it does not yet apply to building applications (V PBG § 74 para. 1); the Bauordnung requires 2.50 m. Remedy: move the shelter 0.50 m away from the boundary, or obtain a right to build closer with the neighbour's consent (aV PBG § 11).

Open points

Hazard zones 2 and 3	Per the ÖREB extract of 15.11.2026, 589 m² (32.5%) lie in zone 2, 911 m² (50.2%) in zone 3 and 315 m² in neither. In zone 2, new buildings only with the protection measures they need, built with the project (BO § 65 para. 2, p. 29); in zone 3 the city council may recommend measures (para. 3). The supplied project documents list no protection measures and no position relative to the zones. Natural hazards are only linked, not assessed; the hazard zone plan governs.
Main façade	The balconies stay within the 2.00 m depth and one third of the building length. Whether the main façade stays clearly recognisable remains to be judged (BO § 16 para. 1). Guide: Administrative Court of Zug, V 2019 97, 10.8.2020 (main façade clearly recognisable despite projections of 2 m into the large setback; west façade 20.51 m, largest part in one line 9.33 m; consideration 3.3, p. 8).
Natural terrain	Confirm the ground-floor level with a terrain survey (aV PBG § 4c, § 14).
New Bauordnung	An application complete and pending when the new Bauordnung takes effect is judged under the old law, unless judging it under the new law is more favourable for the building owner (V PBG § 74 para. 3). Filed later: check again under the draft (first-display figures: 3.20 m storeys, overall height, 30% green-area ratio; second-reading version, adopted by the city council in May 2026, not among the sources read; no decision of the city parliament was published by 15.11.2026).
Protected views	Check on the plan whether the parcel lies in one of the view windows of annex 2. If so, the building owner must show the view is kept (BO § 27, p. 14).
Green roofs	Flat roofs over 25 m²: a greened area at least equal to the building footprint, accessible terraces excepted (BO § 21 para. 4, p. 12). No roof plan supplied.
Pre-effect of the draft	The draft could take effect early only through a planning zone, which applies from its public display for at most five years (PBG § 35). The ÖREB extract of 15.11.2026 lists none for the parcel. Whether the authority takes the draft into account otherwise is for the authority to decide.
Building distance	Where the Bauordnung is silent, the sum of both boundary setbacks applies (aV PBG § 10 para. 1); towards buildings standing before 5.7.1995 only the boundary setback (BO § 14 para. 6, p. 10); less with the neighbour's written consent (BO § 15 para. 2). The year of construction and position of the neighbouring buildings are missing from the documents; their building permits or construction years close the gap.
Parking	Parking regulation of the City of Zug of 26.6.2001 (SRS 7.1-1.5), § 6 para. 2, p. 2: limit demand for a block of flats, residents 1 space per 100 m² of countable floor area, at least 1 per flat; visitors 1 per 1 000 m². For 1 205.00 m² and 12 flats, fractions rounded up (§ 7 para. 3, pp. 3-4): zone A (centre) 3 to 13 resident and 1 to 2 visitor spaces; zone B at least 8 resident spaces and 1 visitor space, with no maximum. The building owner chooses within the range (§ 7 para. 4). Whether the parcel lies in zone A or B is shown on the plan annexed to the regulation; it has not been checked. The project measures contain no number of parking spaces.
Easements	Not checked; they appear in the land register extract.

All dimensions checked

DIMENSION	PERMITTED	APPLICATION	RESULT	PROVISION
Use	residential	residential	met	BO § 36, p. 18
Residential share	≥ 90%	100%	met	BO § 36, p. 18; aV PBG § 17
Countable floor area	1 179.75 m²	1 205.00 m²	not met · +25.25 m²	BO § 17, p. 11; § 36, p. 18; aV PBG § 16
Full storeys	3	3	met	BO § 36, p. 18; aV PBG § 7
Attic: floor · roof area	≤ 60% · ≤ 80%	48.7% · 52.1%	met	aV PBG § 8 para. 2 lit. a, b
Attic, height	3.70 m	3.55 m	met	BO § 13 para. 1 lit. b, p. 9
Attic roof	not accessible	green, maintenance only	met	BO § 13 para. 2, p. 9
Building height	9.00 m	8.85 m	met	BO § 12 para. 1 lit. a, p. 9; aV PBG § 12
Ground-floor level	≤ 1.20 m	0.90 m	met	aV PBG § 14
Building length	40 m	36.00 m	met	BO § 36, p. 18; aV PBG § 6
Large setback, south-west	10.00 m	10.40 m	met	BO § 36, p. 18; aV PBG § 9 para. 2
Small setback, other sides	6.00 m	6.10 m	met	BO § 36, p. 18; aV PBG § 9 para. 2
Balconies in the large setback	≤ 2.00 m · ≤ ⅓ length	1.80 m · 12.00 m	with reservation · main façade	BO § 16 para. 1, p. 10–11
Underground garage, setback	≥ 1.00 m	1.20 m	met	BO § 14 para. 3, p. 10
Bicycle shelter, setback	2.50 m	2.00 m	not met · −0.50 m	BO § 14 para. 4, p. 10
Play and open space	≥ 180.75 m²	190 m²	met	BO § 6 para. 1, 3, p. 7
Bicycle and pram storage	from 3 flats	provided	met	BO § 5, p. 7
Arealbebauung bonus	from 3 000 / 4 000 m²	not claimed	not applicable	BO § 32 para. 1, p. 16

Dimensions as supplied by the architects, not re-measured. aV PBG: the cantonal planning ordinance as worded until 31.12.2018, under which Zug judges building applications until its Bauordnung is adapted (V PBG § 74 para. 1). BO: Bauordnung der Stadt Zug, the city's building regulation. Building height: the sum of the full storeys, from the top of the ground-floor floor to the top of the ceiling of the top full storey, without insulation or green roof (aV PBG § 12; BO annex 1, p. 34); each storey is measured top of finished floor to top of finished floor (aV PBG § 7 para. 2; BO annex 1, p. 36). With MINERGIE, the city council may in an individual case allow up to 0.10 m more per full storey (BO § 12 para. 3). Ground floor at most 1.20 m above the lowest or 0.30 m above the highest point of the natural terrain; above 3 m it counts as two storeys (aV PBG § 14 para. 1); checked against the lowest. Boundary setbacks: shortest distance from façade to boundary, the large one at right angles from the façade facing the main living direction (aV PBG § 9). Attic: 185 m² ÷ 380 m² floor area, 198 m² roof ÷ 380 m² ceiling of the top full storey. Small setback: the smallest of the three (north-west 6.20 m, north-east 6.10 m, south-east 7.30 m). Bicycle shelter: a small building under aV PBG § 4a (one storey, 18 m², 2.60 m high). Underground garage: below-grade building (BO § 14 para. 3, aV PBG § 5); the city council may require a larger setback. Play space: 15% × 1 205.00 m² countable floor area for residential use, as applied for (BO § 6 para. 3).

Parcel brief

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.

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
- V PBG Zug, BGS 721.111, version of 1.7.2012 (aV PBG): § 4a, § 4c, §§ 5-9, § 11, § 12, § 14, § 16, § 17, § 31 para. 2
- V PBG Zug, BGS 721.111, version of 1.2.2026: § 26 para. 4, § 74 paras. 1 and 3 · PBG Zug, BGS 721.11, as at 23.10.2021: § 35 · Parkplatzreglement der Stadt Zug, SRS 7.1-1.5: § 6 pp. 2-3, § 7 pp. 3-4
- Bauordnung der Stadt Zug: § 5 p. 7, § 6 p. 7, § 12 p. 9, § 13 p. 9, § 14 p. 10, § 16 pp. 10-11, § 17 p. 11, § 21 p. 12, § 27 p. 14, § 32 p. 16, § 36 p. 18, § 65 p. 29, annex 1 pp. 34 and 36

> Sample on a real parcel: parcel, rules and sources real, read 15.11.2026; the project is fictitious and concerns neither the existing building nor any plans of its owners. Information, not legal advice; the building authority's decision prevails. · alpflo · www.alpflo.ch · info@alpflo.ch