

Uster, parcel C3486

EGRID CH407706273144 · 613 m² · residential zone W2/40 · building application published 1.10.2026 (assumed) · 15 measures checked

NON-COMPLIANCE

Boundary setback north-east: 6.20 m instead of 6.47 m

required 5.00 m + (16.40 m - 12.00 m) ÷ 3 = 6.47 m BZO art. 29 lit. f, art. 45 para. 1
 application 6.20 m -0.27 m
 permissible façade length at 6.20 m setback: 15.60 m planned: 16.40 m

Caveat: a reduced-distance easement (Näherbaurecht) recorded in the land register may permit a smaller setback.
 Check the land register extract.

Balcony projecting 1.20 m beyond the road building line. Permitted up to 1.50 m, but must be removed without compensation as soon as the roadworks the line was set for require it (§ 100 para. 1 PBG, old wording).

Deadlines: request service of the building-law decision electronically by **21.10.2026** (20 days from publication, § 315 PBG; otherwise the right of appeal is forfeited, § 316) · Appeal: 30 days from service · No objection procedure in the Canton of Zurich (§ 315 para. 3).

All measures checked

MEASURE	PERMITTED	APPLICATION	RESULT	PROVISION
Floor-area utilisation	245.2 m ²	236.0 m ²	compliant	BZO 29a · PBG ow 255, 259
Attic storey, countable share	122.6 m ² free	96.0 m ²	0 m ² counted	PBG ow 255 II
Full storeys	2	2	compliant	BZO 29b
Attic storeys	1	1	compliant	BZO 29c
Basement storeys	1	1	compliant	BZO 29d
Building length	30.0 m	16.40 m	compliant	BZO 29e
Building height	8.10 m	7.75 m	compliant	PBG ow 278 I, 279 I
Height from building lines	≈ 24.6 m ~	7.75 m	not decisive	PBG ow 278 II, 279 II
Ridge height	+7.0 m, 45°	+4.90 m, 38°	compliant	PBG ow 281
Boundary setback north-east	6.47 m	6.20 m	-0.27 m	BZO 29f, 45 I
Boundary setback south-east	5.00 m	5.30 m	compliant	BZO 29f
Façade to building line	0 m	0.40 m behind	compliant	PBG 99 I
Balcony beyond building line	1.50 m	1.20 m	with removal duty	PBG ow 100 I
Roof superstructures, width	5.47 m	5.20 m	compliant	PBG ow 292
Play and recreation areas	35 m ² ("shall" rule)	32 m ²	3 m ² short	BZO 53

Permitted values computed from the cited enactments, references on the right; source-PDF page numbers on page 2. Application measures taken from the plans, not re-measured. ~ = modelled from cantonal geodata (opposite building line ≥ 22.1 m), not official.

Governing enactments, in order of application

1 · Road building line Rietackerstrasse (1996)	Takes the place of the § 265 PBG road setback. Crosses the parcel 4.6–22.7 m behind the street boundary; 369 m ² lie behind it (geodata, not official).
2 · Neighbourhood plan Hohfuren (decree 3453/1996)	The approval decision covers access roads and cost allocation and mentions no building rules. The plan itself is unpublished: obtain it from the city.
3 · Building and zoning code of Uster (BZO), as at 25.3.2022	Base measures for W2/40 (art. 29) and supplementary rules. Noise sensitivity level II.
4 · Cantonal planning and building act (PBG)	32 sections still apply in Uster in their pre-28.2.2017 wording, including all setback and height rules (transitional provision to the amendment of 14.9.2015).
Partial revision of the BZO, adopted 13.4.2026	Not yet approved. The switch to the harmonised building terms (IVHB) has no advance effect; for the other changes the stricter rule applies (planning report, ch. 6.1). W2/40 base measures unchanged.

Open points

Easements	Obtain the land register extract. A reduced-distance easement would defeat the setback finding.
Distance to the neighbouring building	Read off the application's cadastral plan; then computable (§ 270 PBG, old wording).
Excavation, terrain changes	Limit: 1.0 m below natural grade, at most half the building perimeter (BZO art. 47). Read the sections.
Required parking spaces	Consult the municipal parking ordinance; computable from the application data.
Tree protection, exact building-line position	Inspect the 1:5000 zoning plan and the building-line plan at the city.

Not part of this check

- **Architectural integration** (§ 238 PBG) and **site access** (§§ 236 f.): discretionary questions without a numeric limit.
- **Noise limit values:** require measurement or forecast. Sensitivity level II is established.
- **Shadow cast:** applies to high-rises from 25 m (§ 282 PBG); here 7.75 m.
- **22 further ÖREB topics** (waters, forest, contaminated sites, protection zones and others): not affected per the extract of 13.10.2026.

Sources

- ÖREB cadastre extract, Canton of Zurich, EGRID CH407706273144, 13.10.2026 (maps.zh.ch/oereb/v2)
- Bau- und Zonenordnung Uster, as at 25.3.2022 — art. 29 p. 12, art. 45–47 p. 17, art. 40 p. 16, art. 53 p. 19
- Planungs- und Baugesetz (LS 700.1), as at 1.10.2026, with the annex in the pre-28.2.2017 wording — §§ 99 p. 24, 315 f. p. 73, 338a p. 79; old wording: §§ 100 p. 95, 255–260 pp. 96–97, 270–292 pp. 98–100; transitional provision p. 88
- Partial revision «Neue Baubegriffe», 13.4.2026 — synopsis art. 29 p. 41, planning report ch. 6.1 p. 150
- Decree 3453/1996 (neighbourhood plan Hohfuren) · Official cadastral survey and building lines, OGD-WFS, 13.10.2026

Sample. Parcel, rules and sources are real; the building application is fictitious. Every value carries its reference and can be verified against the original. Register data are statements, not measurements. Information, not legal advice; the building authority's decision prevails. "ow" = wording as at 28.2.2017 · alpflo · www.alpflo.ch · nariman@alpflo.ch