

PLAN LOCAL D'URBANISME DE LA COMMUNAUTE DE COMMUNES DE L'AILLANTAIS EN BOURGOGNE



5.1 - PLAN DE ZONAGE APPROUVÉ ATLAS AU 1/5 000 ème

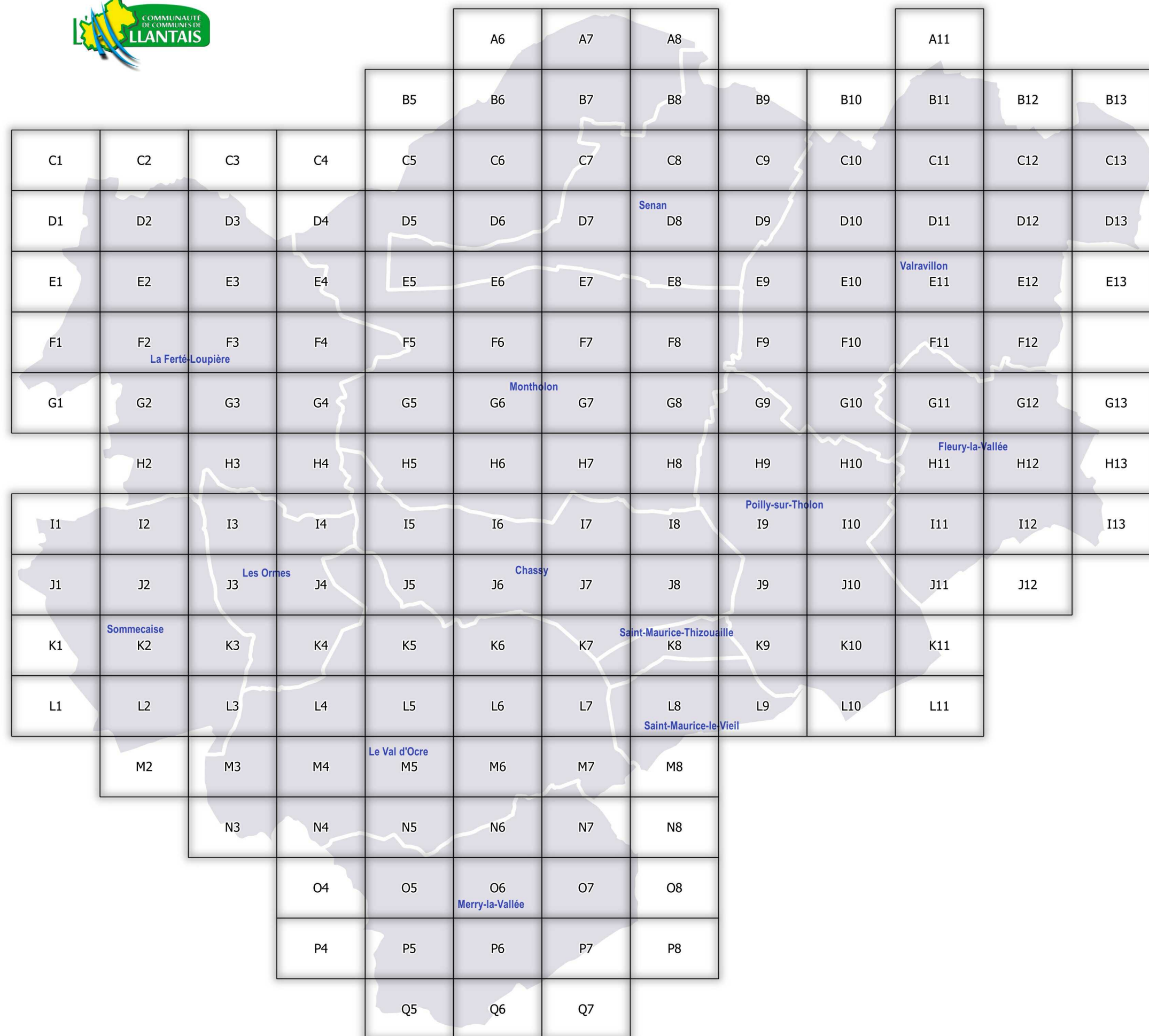
Élaboration du PLUi approuvée le 28/01/2020
Modification simplifiée n°1 approuvée le 25/02/2021
Déclaration de projet emportant mise en compatibilité approuvée le 25/11/2021
Mise à jour le 10/11/2023
Vu pour être annexé aux délibérations du conseil communautaire approuvant :

- la révision allégée n°1 du 08/02/2024
- la révision allégée n°2 du 08/02/2024
- la modification n°1 du 08/02/2024

Mise à jour le 30/06/2025 et du 18/09/2025

Liste des emplacements réservés :

Numéro	Destination	Bénéficiaire	Superficie en m²	Commune	Hameau
1	Aménagement d'un carrefour	COMMUNE	199	Fleury-la-Vallée	Fleury-la-Vallée
2	Aménagement d'un carrefour	COMMUNE	135	Fleury-la-Vallée	Fleury-la-Vallée
3	Extension atelier communal	COMMUNE	1609	Fleury-la-Vallée	Fleury-la-Vallée
4	Création d'un parking public	COMMUNE	1556	Fleury-la-Vallée	Fleury-la-Vallée
5	Aménagement d'un bassin d'infiltration	COMMUNE	14910	Montholon	Champvallon - Nord
6	Aménagement d'un bassin d'infiltration	COMMUNE	11770	Montholon	Champvallon - Sud
7	Aménagement d'une voie de contournement du centre-ville de 8 mètres de large	COMMUNE	10685	Montholon	Aillant sur Tholon
8	Aménagement d'un bassin d'infiltration	COMMUNE	2643	Montholon	Champvallon - Nord
9	Aménagement d'un bassin d'infiltration	COMMUNE	4423	Montholon	Champvallon - Nord
12	Création d'une aire de jeux et de loisirs	COMMUNE	14410	Montholon	Aillant-sur-Tholon
13	Création d'une voie	COMMUNE	1039	Montholon	Champvallon - Sud
14	Extension de l'atelier communal	COMMUNE	310	Montholon	Champvallon - Sud
15	Elargissement de voirie	COMMUNE	713	Montholon	Aillant-sur-Tholon
16	Elargissement de voirie	COMMUNE	432	Montholon	Aillant-sur-Tholon
17	Création d'un réservoir de défense incendie	COMMUNE	152	Poilly-sur-Tholon	Poilly-sur-Tholon - Bleury
18	Aménagement d'un carrefour	COMMUNE	278	Fleury-la-Vallée	Fleury-la-Vallée
19	Zone de rejet et dispersion STEP	COMMUNE	6349	Saint-Maurice-Thizouaille	St Maurice Thizouaille
20	Chemin de contournement agricole	COMMUNE	4768	Valravillon	Guerchy
21	Chemin de contournement agricole	COMMUNE	21009	Valravillon	Guerchy
22	Elargissement de la voirie de 2 mètres	COMMUNE	66	Valravillon	Villemer
23	Elargissement du chemin	COMMUNE	428	Valravillon	Neuilly
25	Installation pylône téléphonique	COMMUNE	5290	Valravillon	-
26	Aménagement d'un parking et d'une place	COMMUNE	3860	Valravillon	Laduz
27	Aménagement de voirie	COMMUNE	592	Valravillon	Guerchy - Champloiseau
28	Aménagement d'un carrefour	COMMUNE	1908	Valravillon	Guerchy - Champloiseau
29	Aménagement d'un parking et d'un accès à l'école	COMMUNE	1348	Valravillon	Guerchy
30	Extension de la déchèterie	COMMUNE	7431	Valravillon	Laduz
31	Création d'une voie et d'un parking public	COMMUNE	8178	Valravillon	Guerchy
32	Création d'une aire de loisirs	COMMUNE	2741	Valravillon	Laduz
33	Création d'une aire de jeux et de loisirs	COMMUNE	4922	Valravillon	Guerchy
34	Création d'un parking et d'une aire de loisirs	COMMUNE	733	Valravillon	Guerchy
35	Création d'un parking public	COMMUNE	2775	Valravillon	Guerchy
36	Elargissement et extension de voirie	COMMUNE	157	Valravillon	Guerchy
37	Création d'un fossé eaux pluviales	COMMUNE	1149	Valravillon	Neuilly
38	Chemin de contournement agricole	COMMUNE	12755	Valravillon	Neuilly
39	Aménagement d'une voie de contournement	COMMUNE	1787	Valravillon	Villemer
40	Création d'un parking public	COMMUNE	2593	Valravillon	Neuilly
41	Création d'une aire de jeux et de loisirs	COMMUNE	3362	Valravillon	Villemer
42	Création d'une voie	COMMUNE	615	Montholon	Champvallon - Sud
43	Renforcement protection incendie	COMMUNE	1855	Valravillon	Guerchy
44	Renforcement protection incendie	COMMUNE	2726	Valravillon	Guerchy
45	Création d'une voie d'accès	COMMUNE	222	Valravillon	Laduz
46	Aménagements communaux le long du rû	COMMUNE	2211	Valravillon	Laduz
47	Elargissement et renfort chemin agricole	COMMUNE	3943	Valravillon	Laduz
49	Extension de voirie	COMMUNE	1376	Valravillon	Guerchy
50	Création d'une aire de stationnement	COMMUNE	1048	Sommecaise	Sommecaise
51	Création de logements aidés	COMMUNE	1115	Sommecaise	Sommecaise
52	Agrandissement atelier communal	COMMUNE	116	Poilly-sur-Tholon	Poilly-sur-Tholon - Bleury
53	Atelier communal	COMMUNE	2563	Le Val d'Ocre	St-Aubin-Château-Neuf
54	Elargissement de voirie	COMMUNE	242	Montholon - (Champvallon)	Champvallon - Sud



- Lim communes nouvelles
- Patrimoine bâti protégé
- Arbre protégé
- Bâtiment susceptible de changer de destination
- Mare protégée
- Haie protégée
- Linéaire de commerce
- Chemin protégé ou à créer
- Espace boisé classé
- Emplacement réservé
- Espace écologique et/ou paysagé protégé
- Orientation d'aménagement et de programmation
- Zone inondable

Protection des monuments historiques (AC1)

- Monument classé
- Monument inscrit

Zones

- | | |
|----------|-------|
| A | UB, s |
| Ap | UE, v |
| Azh | UF |
| N | UJ |
| NI | UR |
| Nr | AUB |
| Nzh | AUE |
| UA, a, b | |

▲ A5 ▲

▲ A7 ▲

▼ B6 ▼

Sources : Cadastre DGFIP, 2018

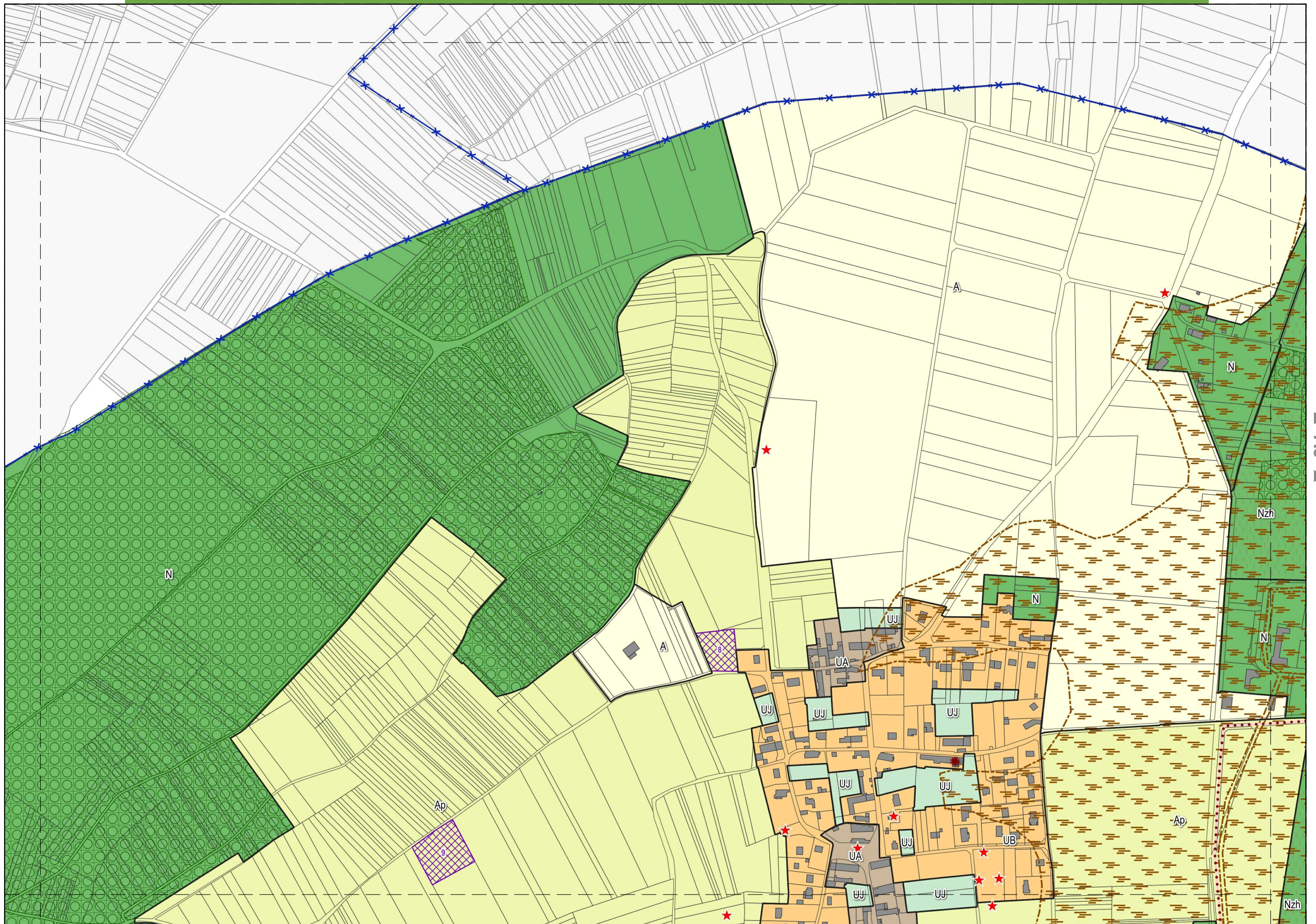


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▲ A6 ▲

▲ A8 ▼



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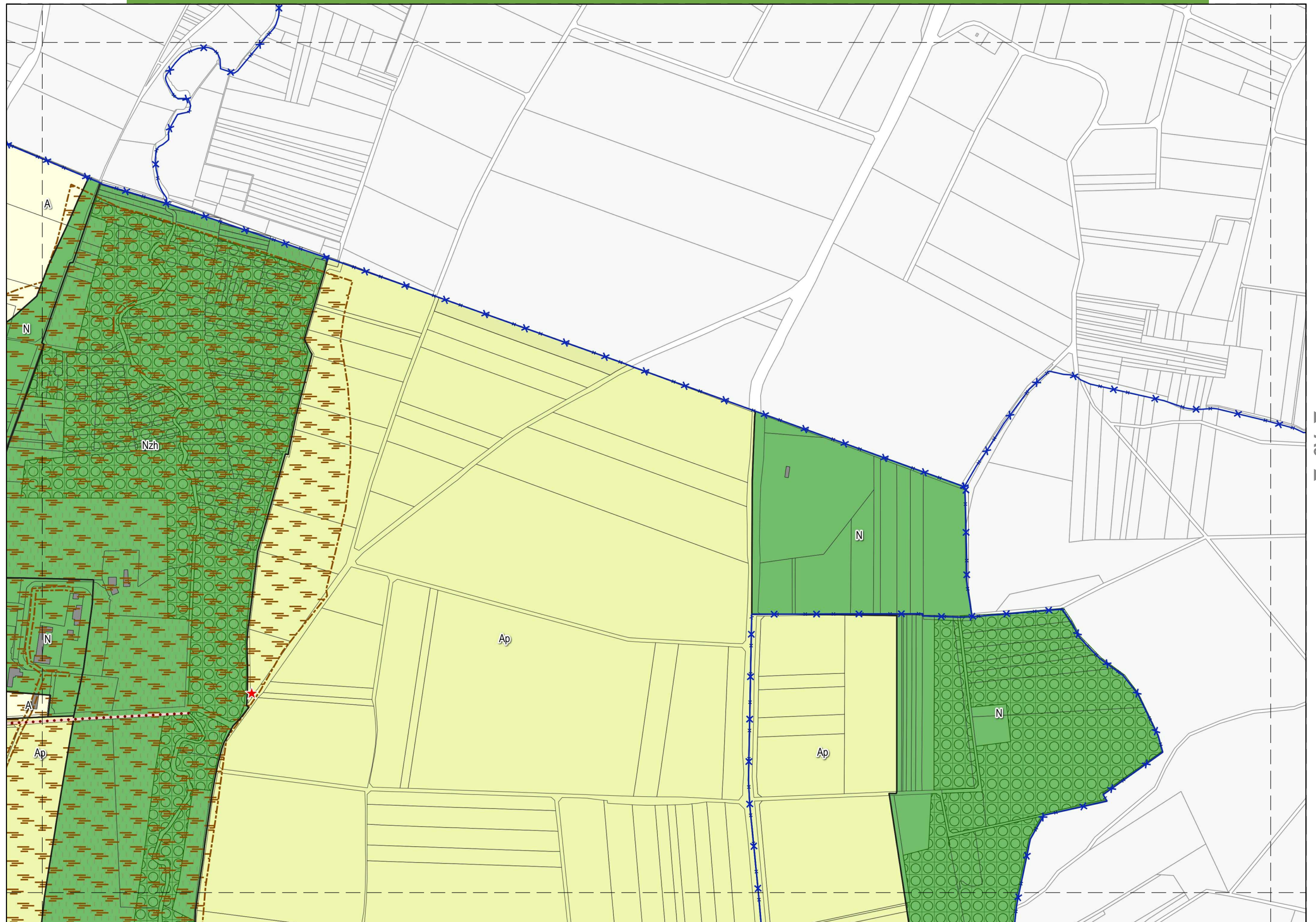


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Sources : Cadastre DGFIP, 2018



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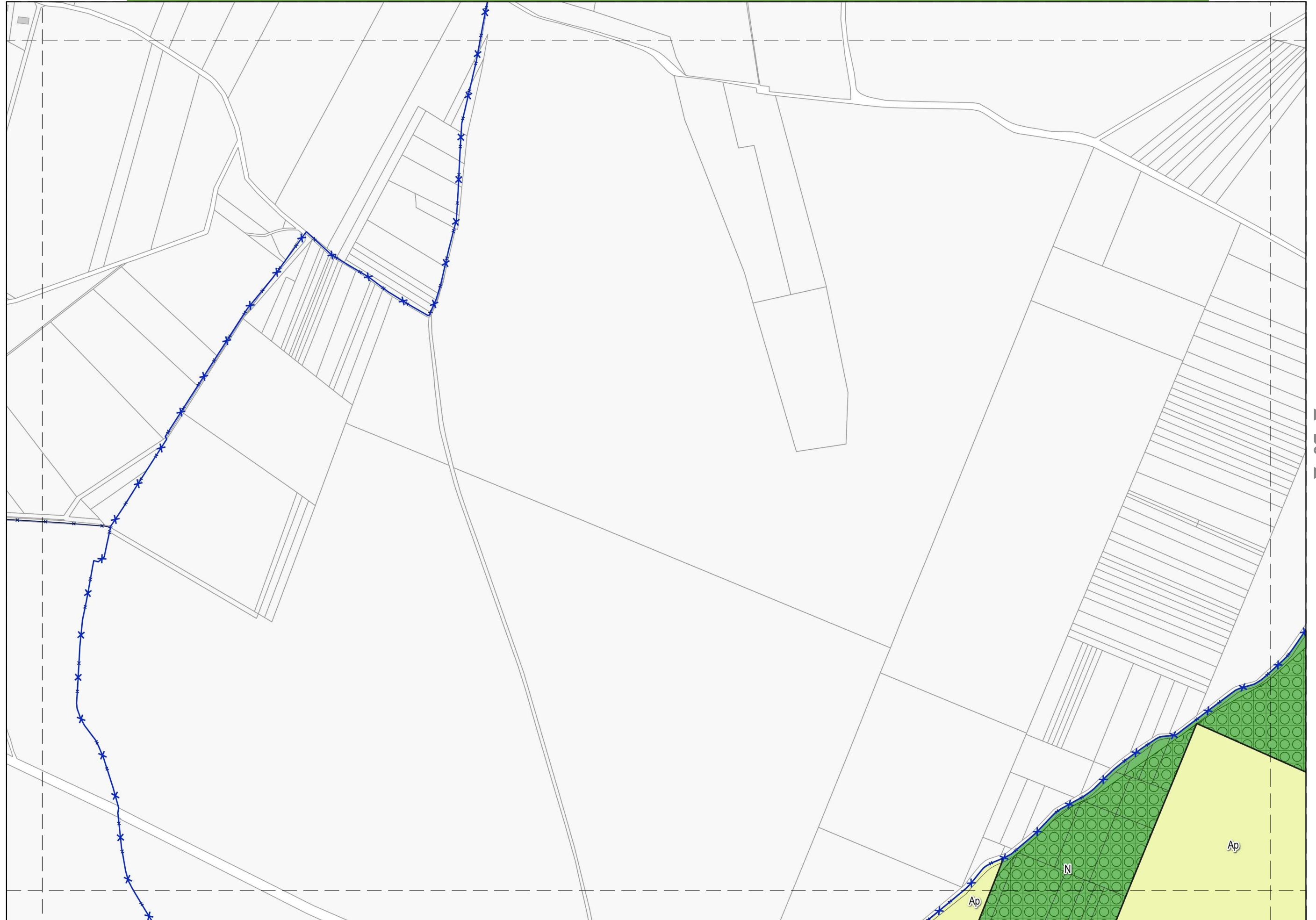
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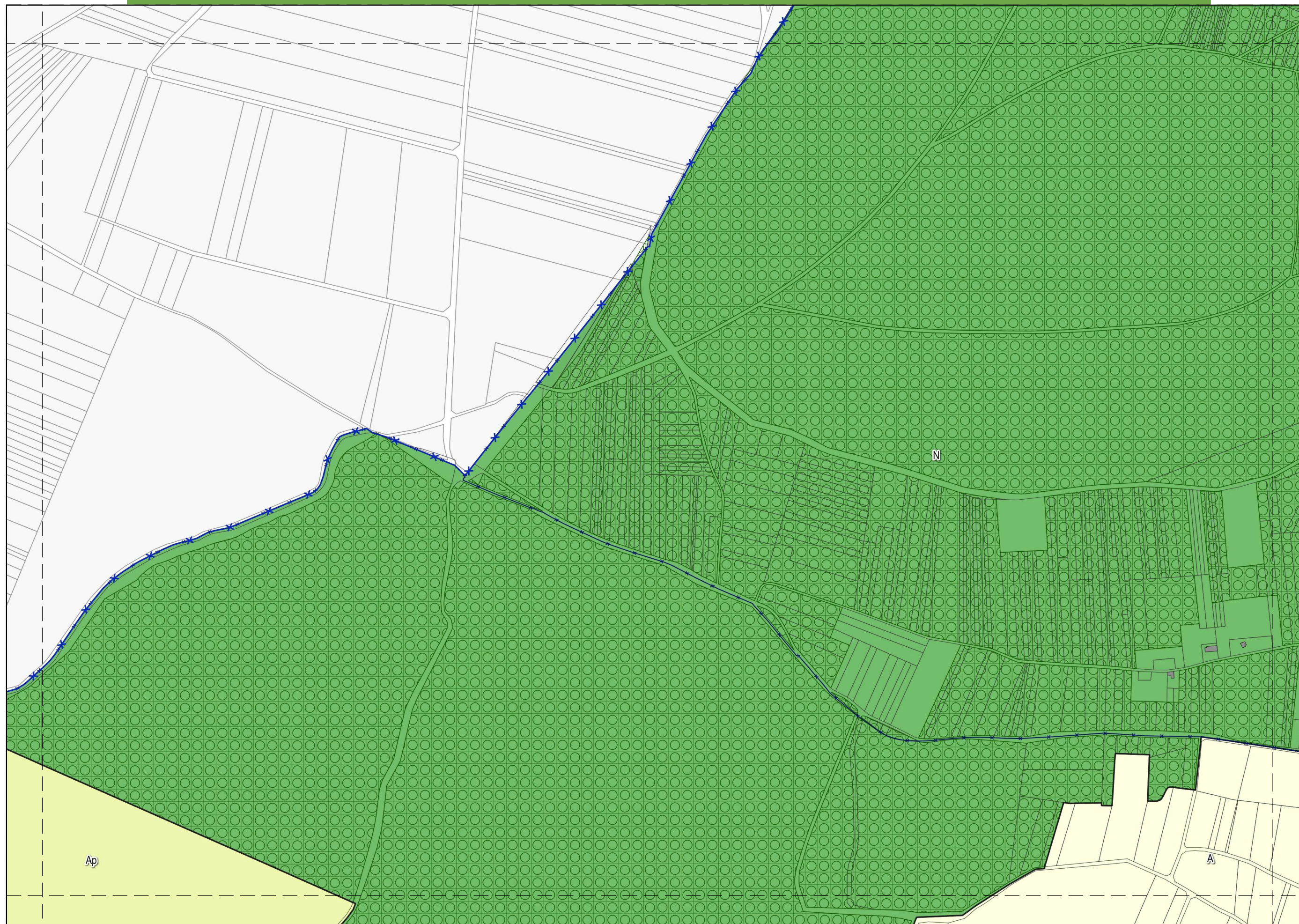


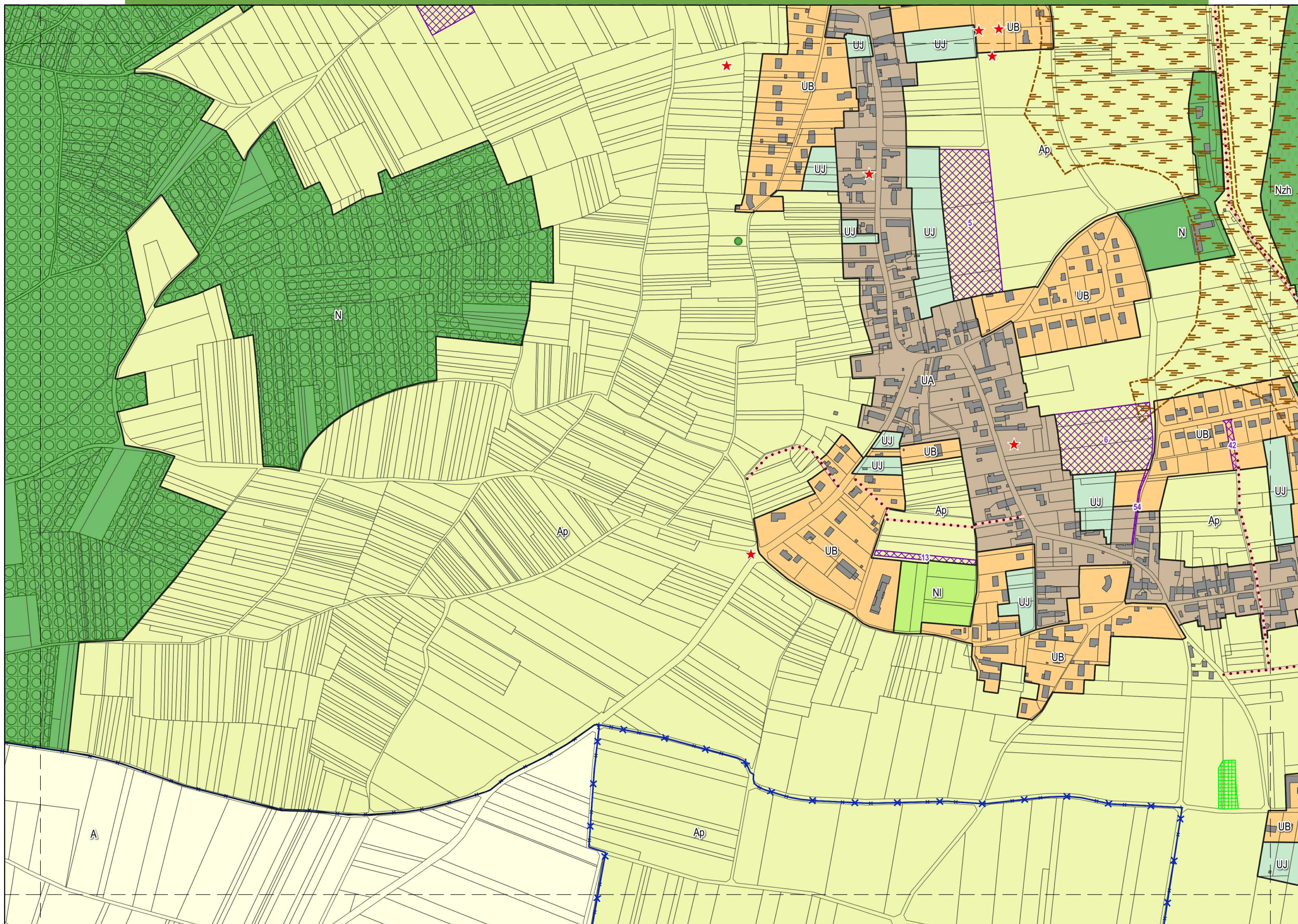
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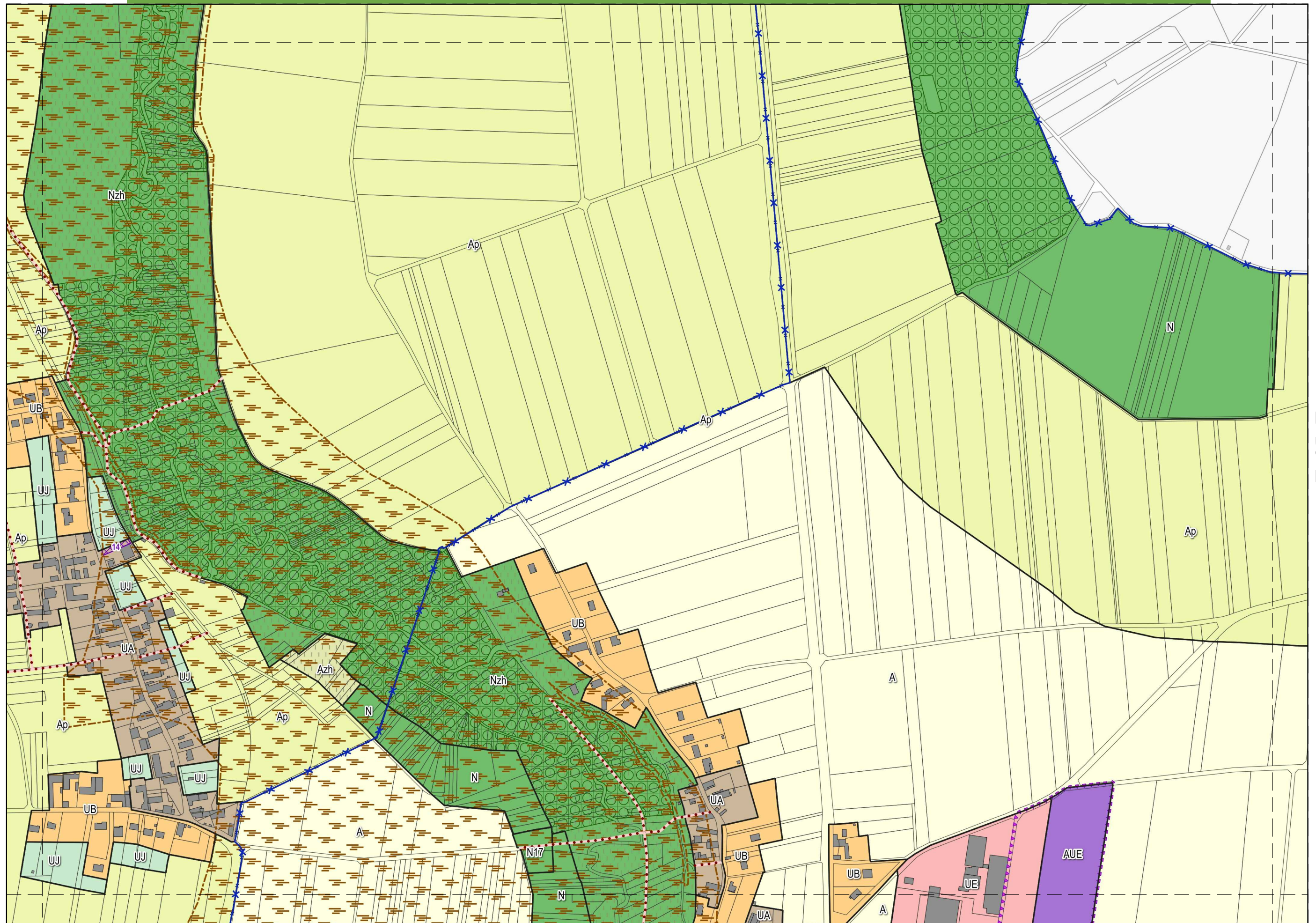
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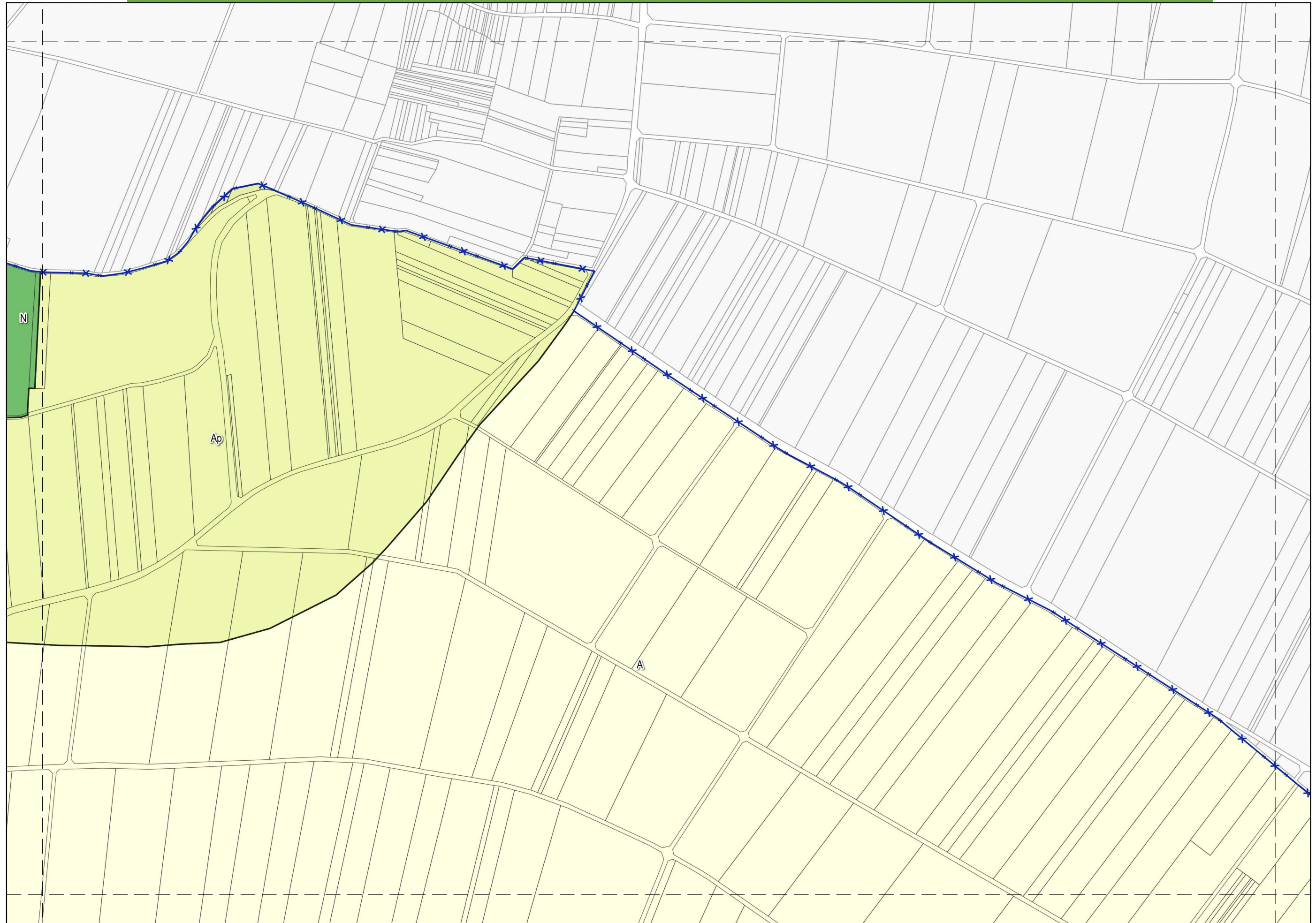
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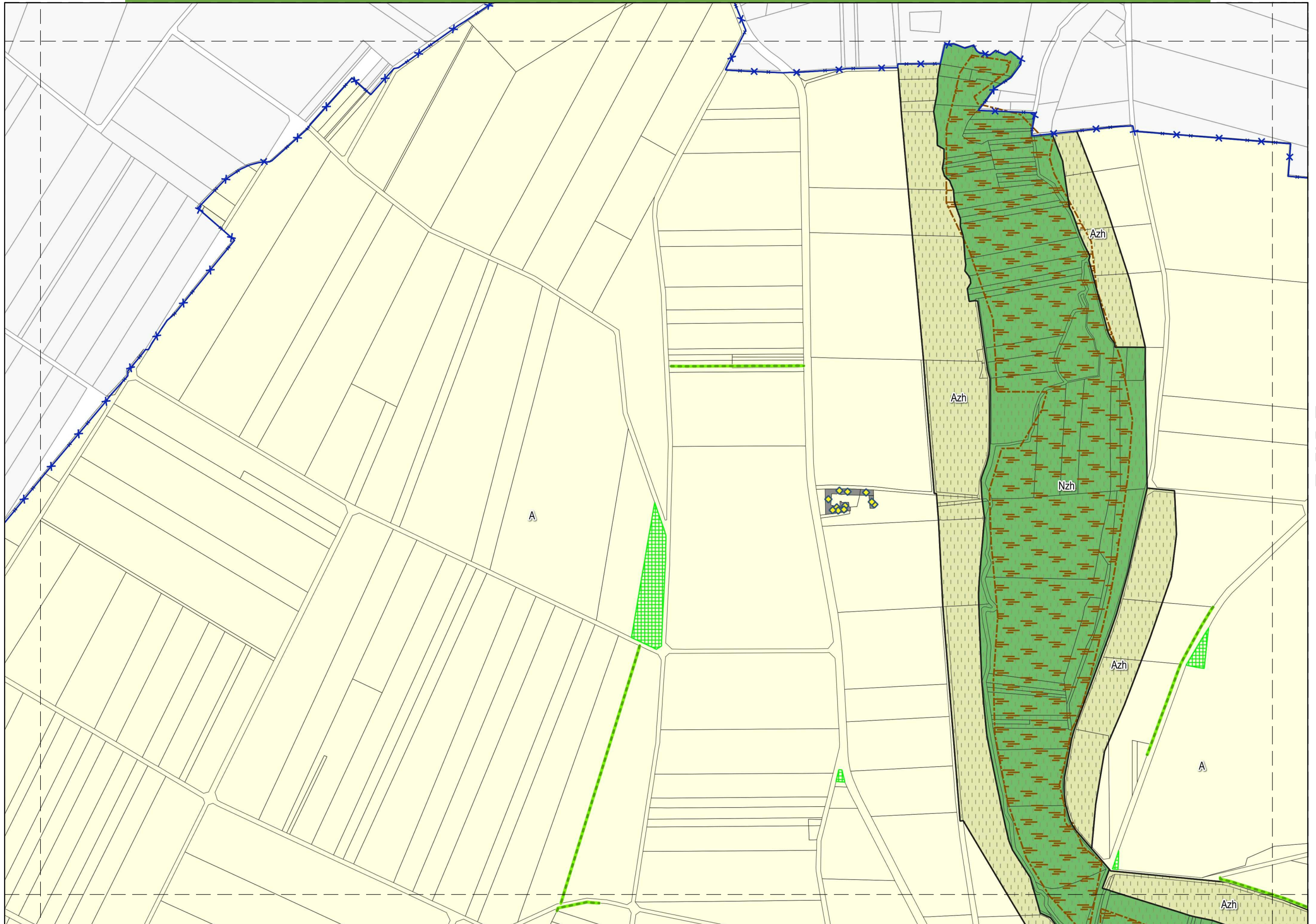
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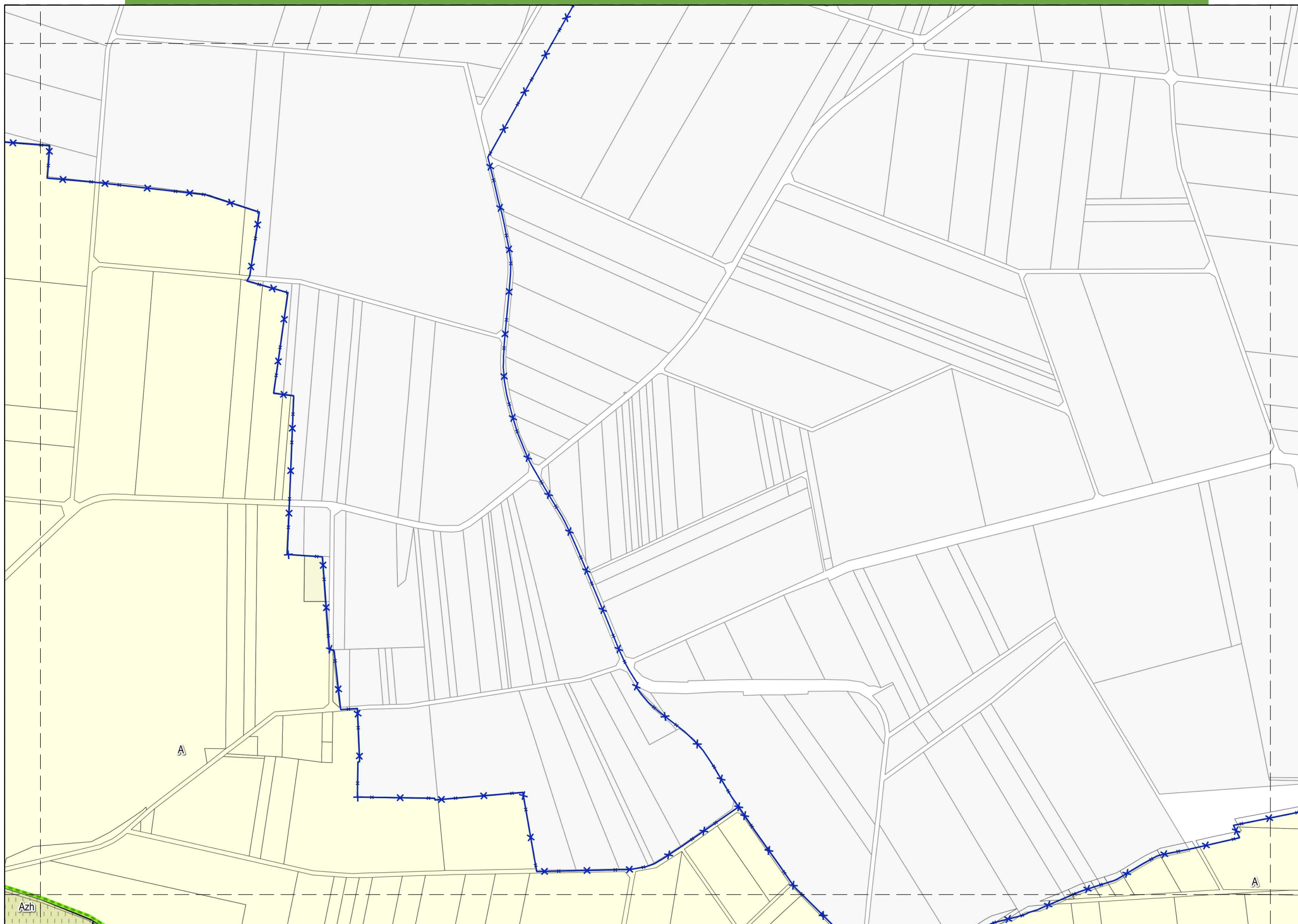
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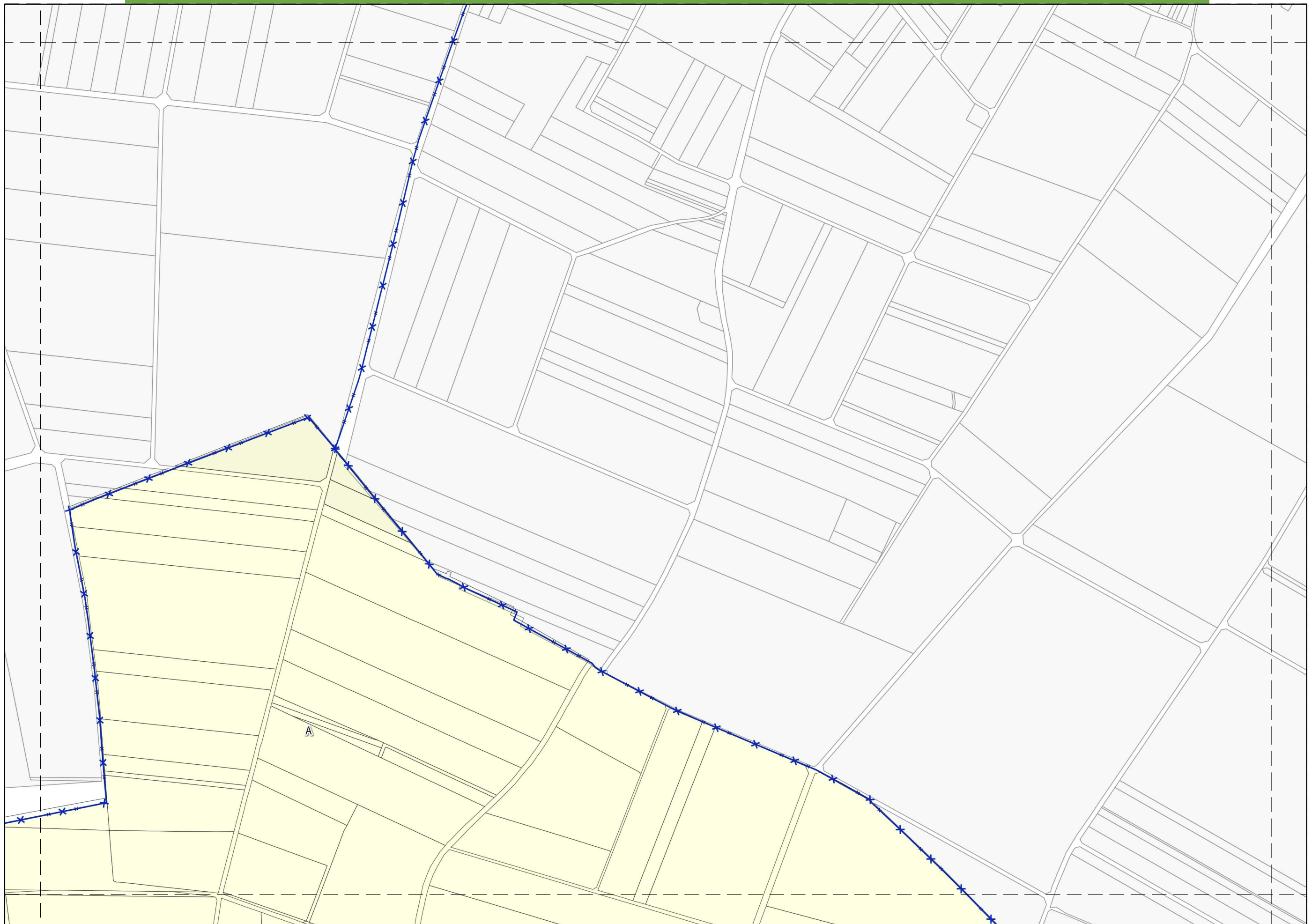


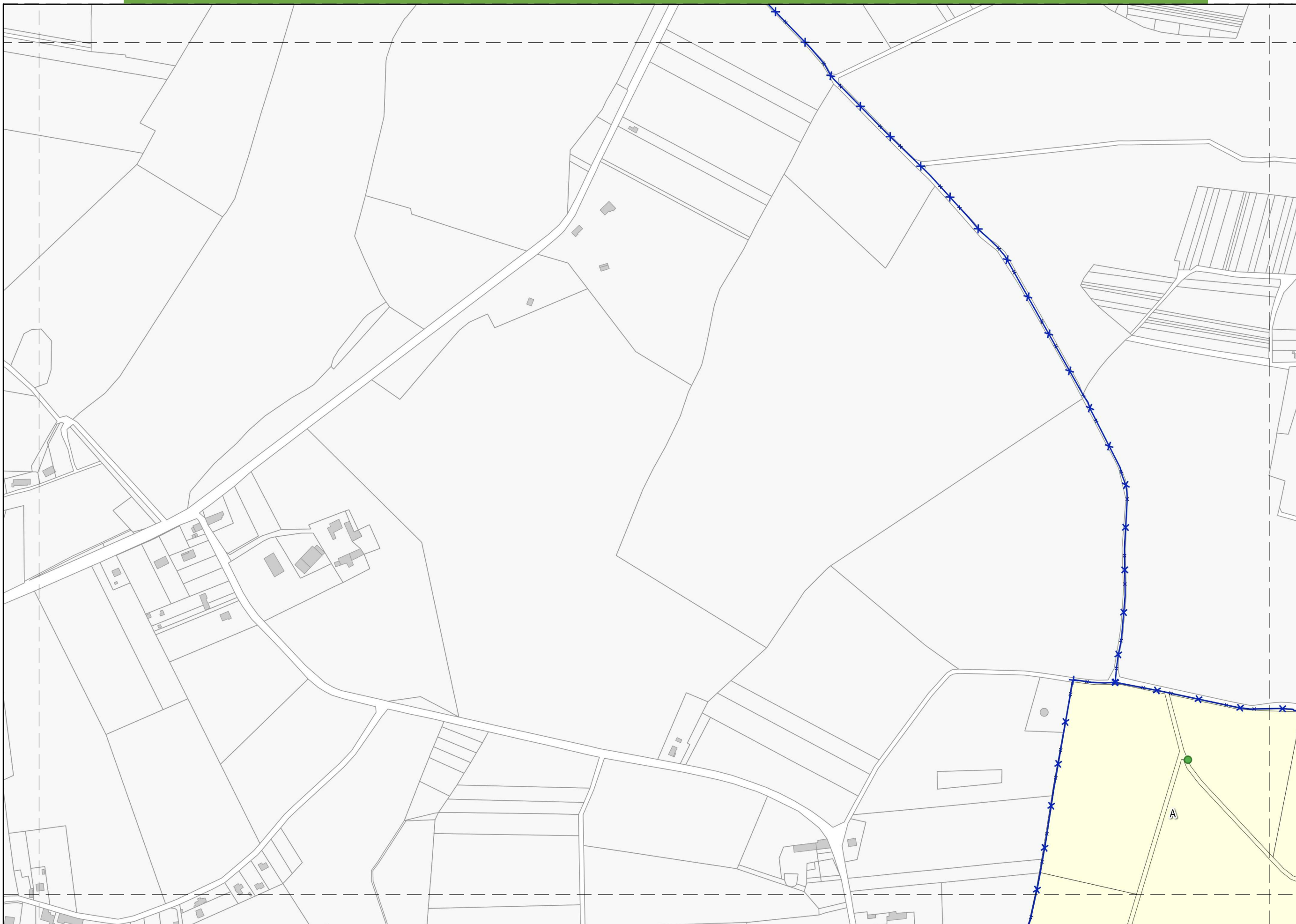
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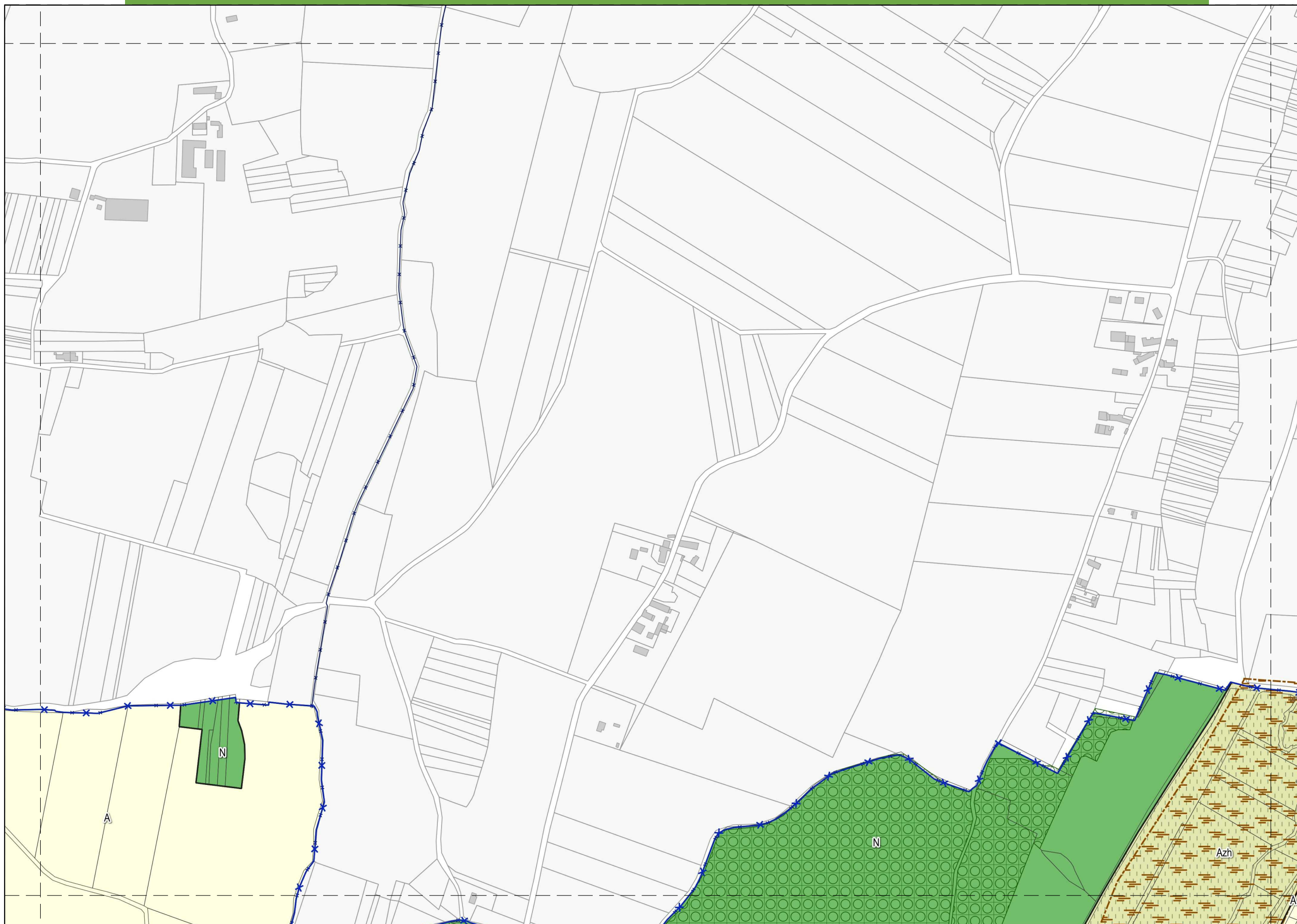
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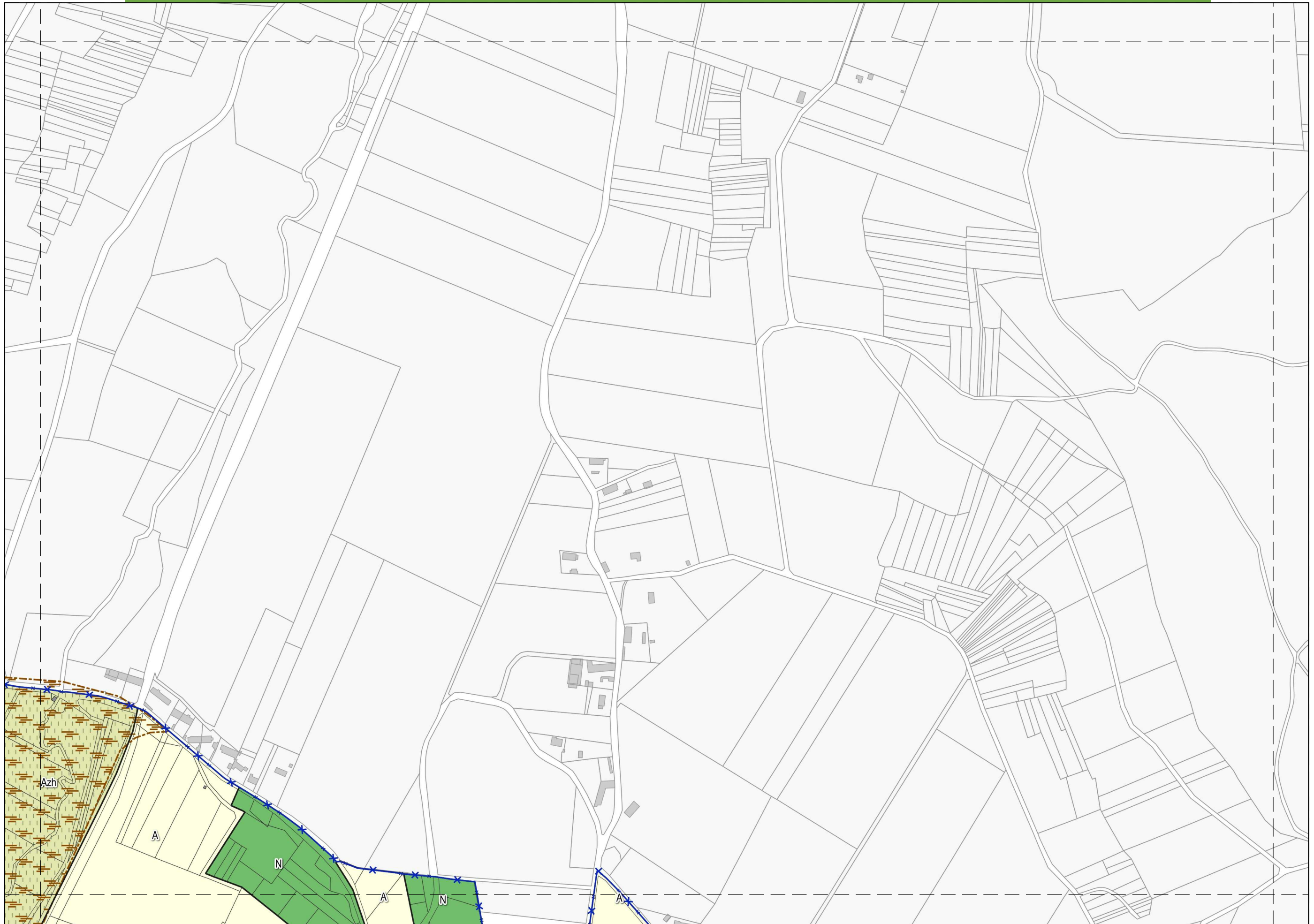
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▲ C3 ▲

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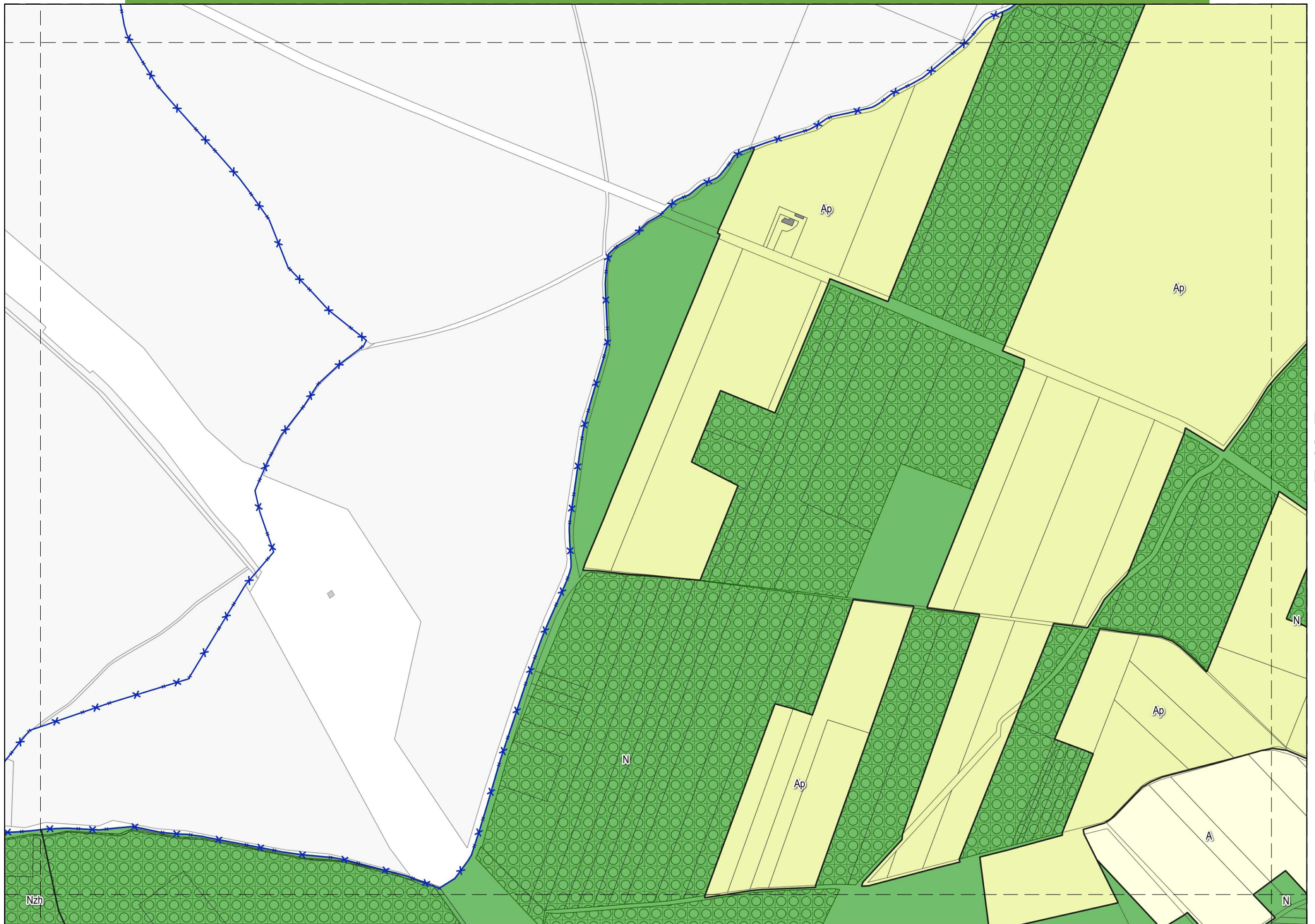


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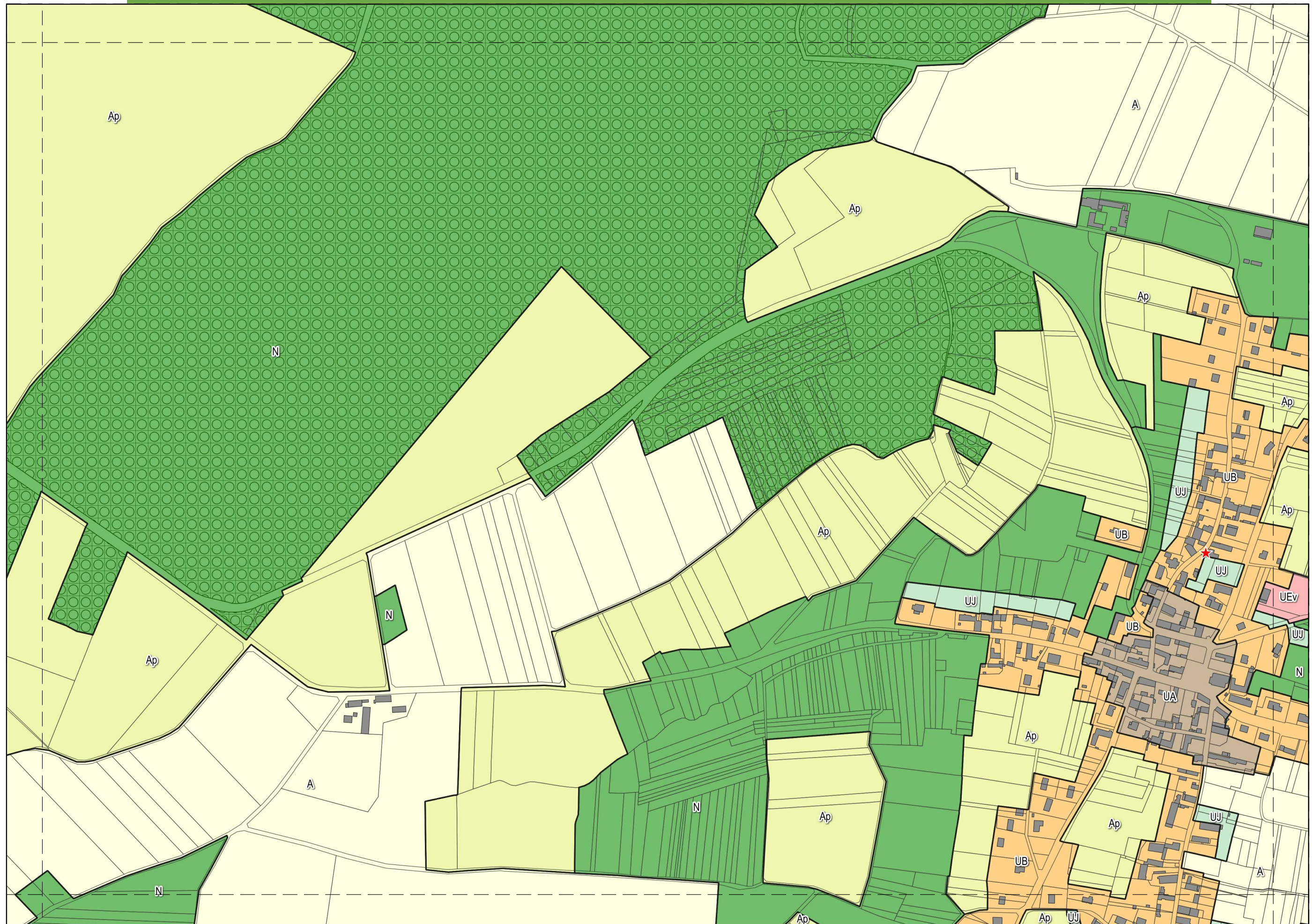
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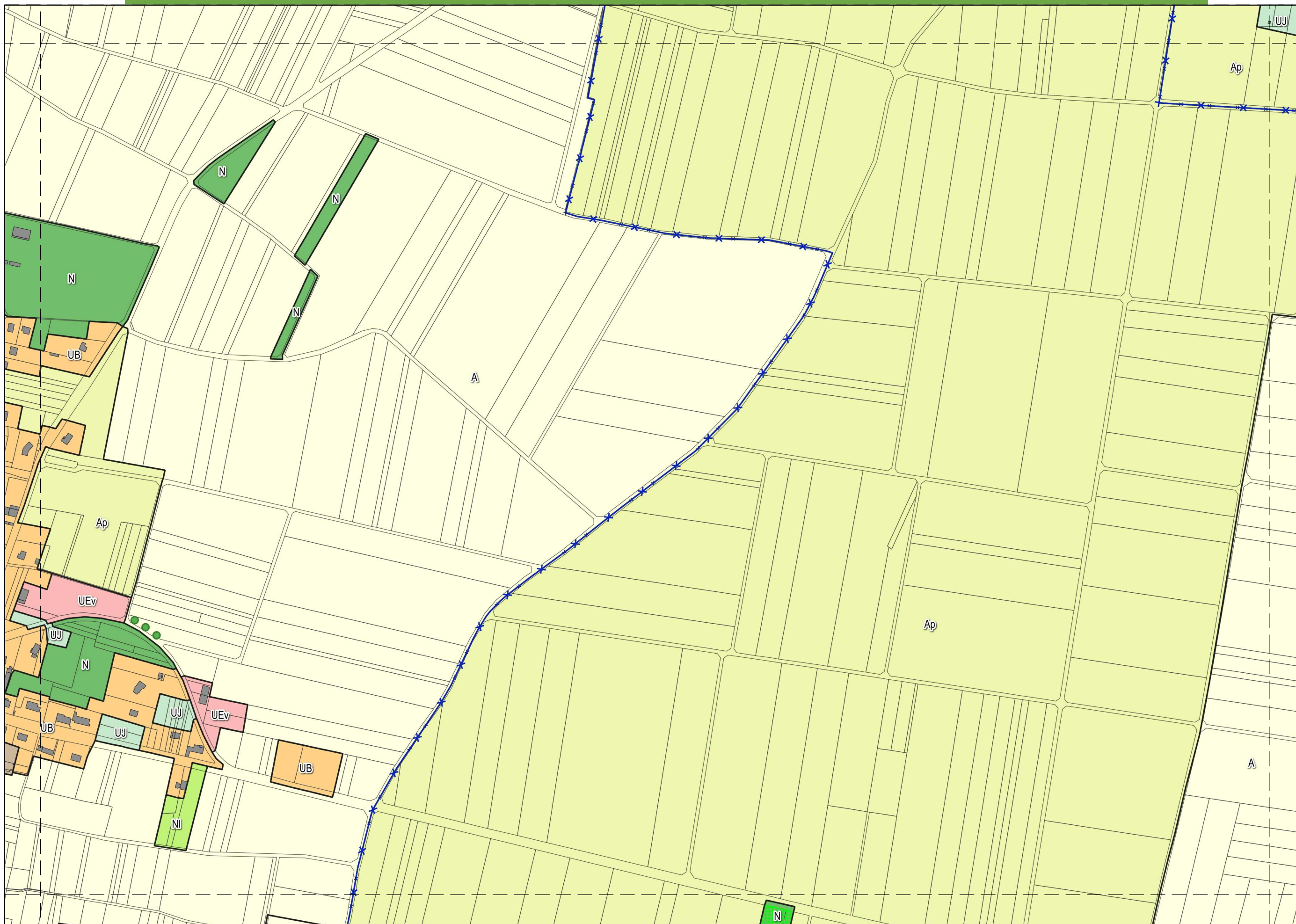


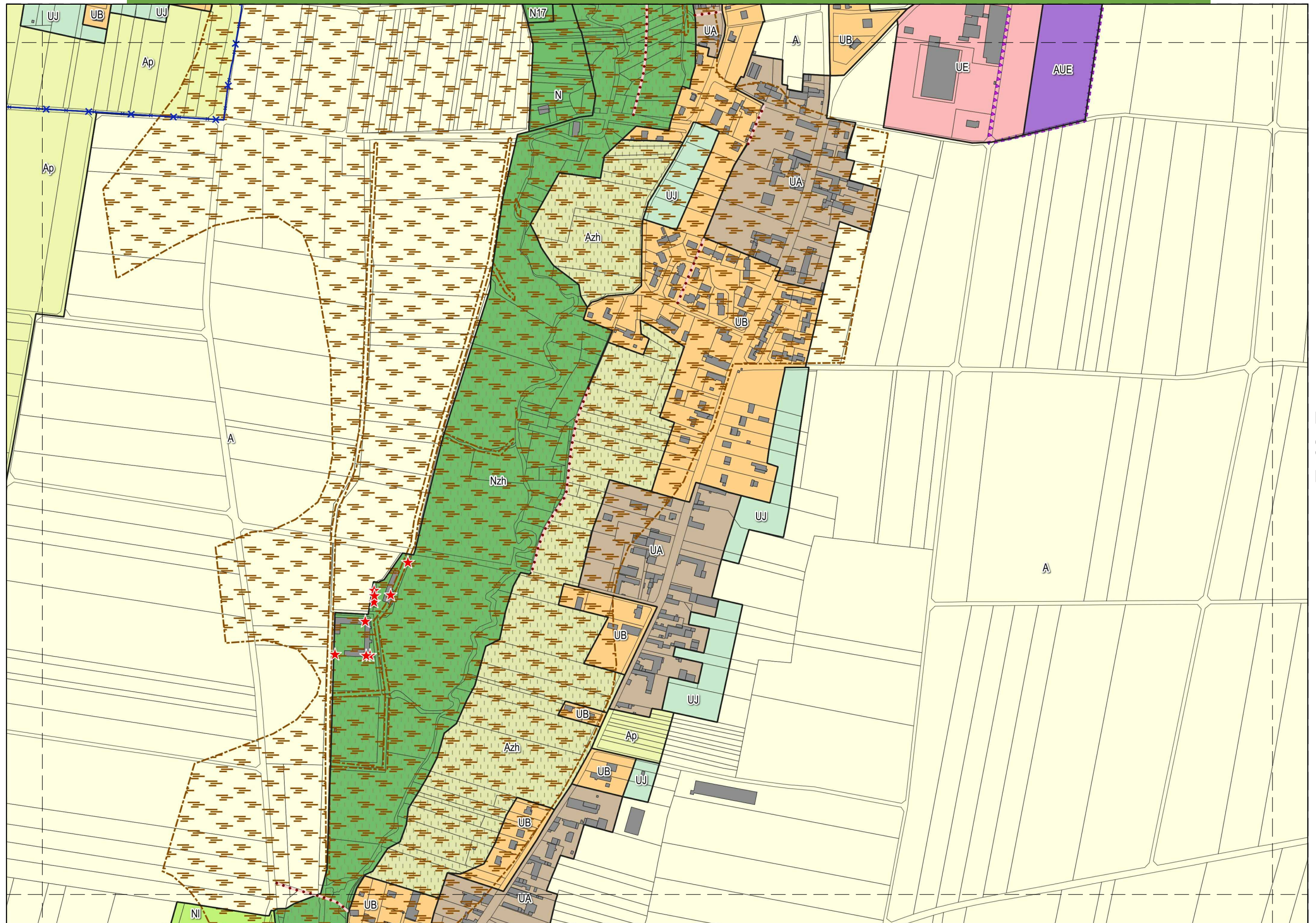
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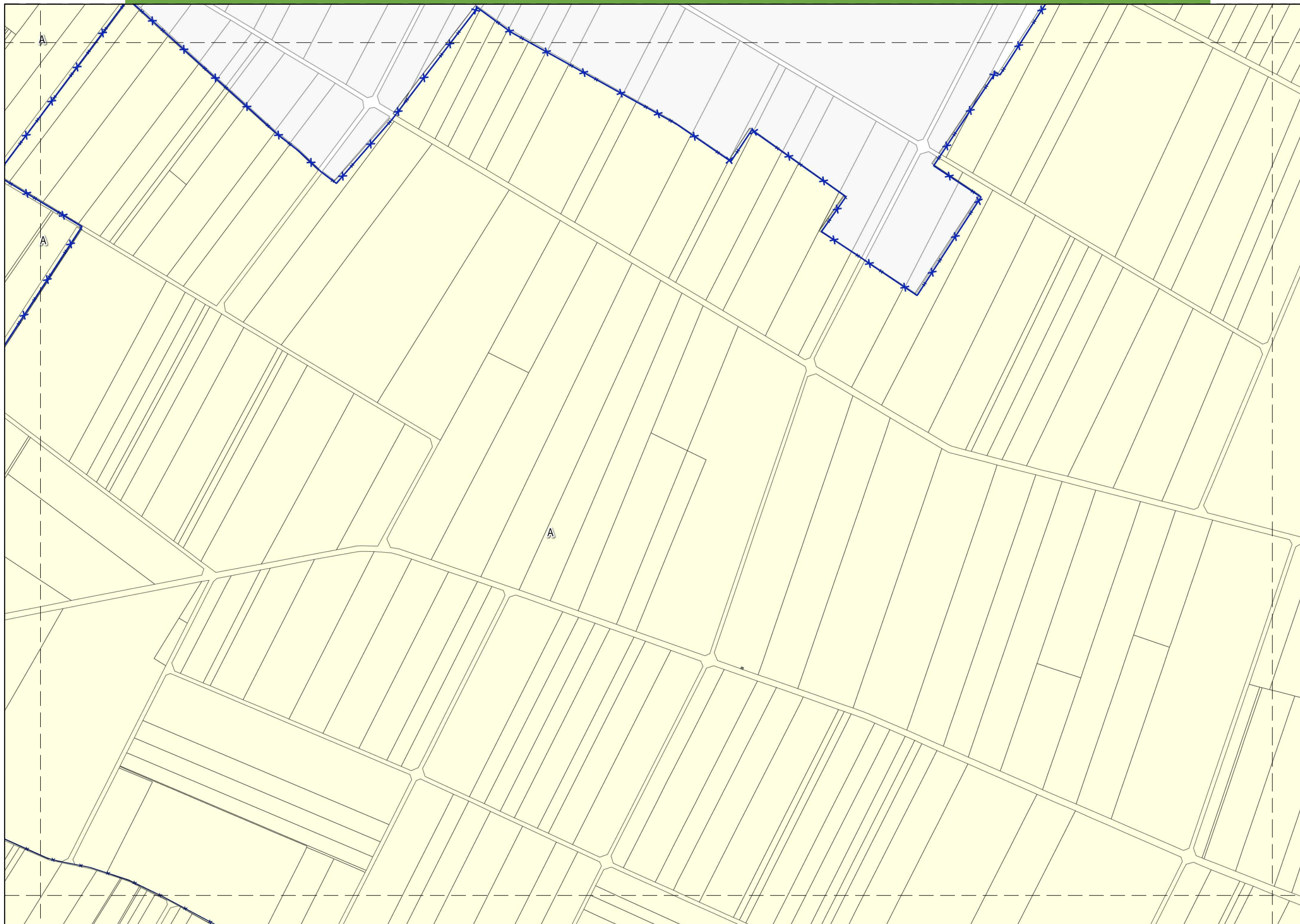
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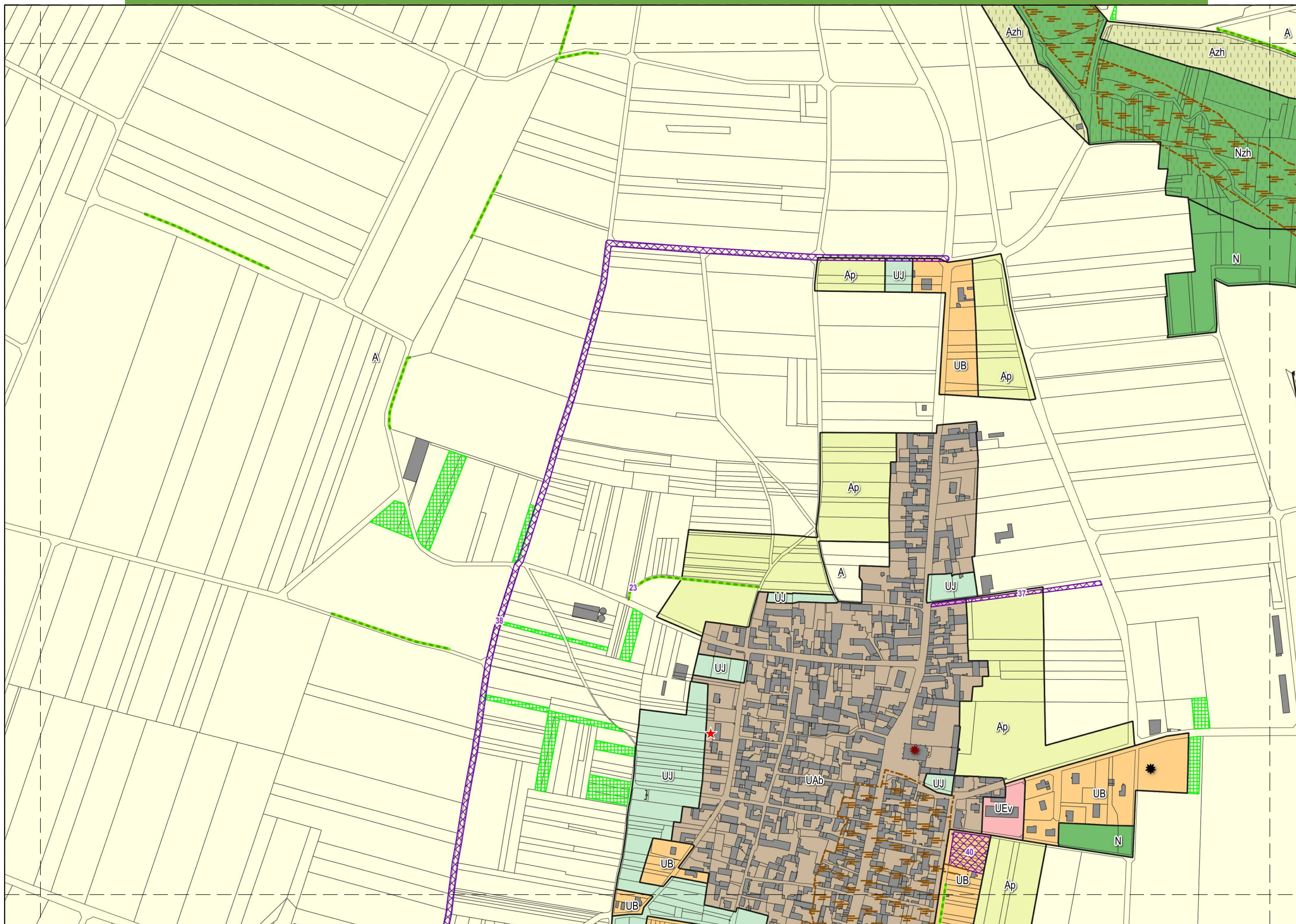
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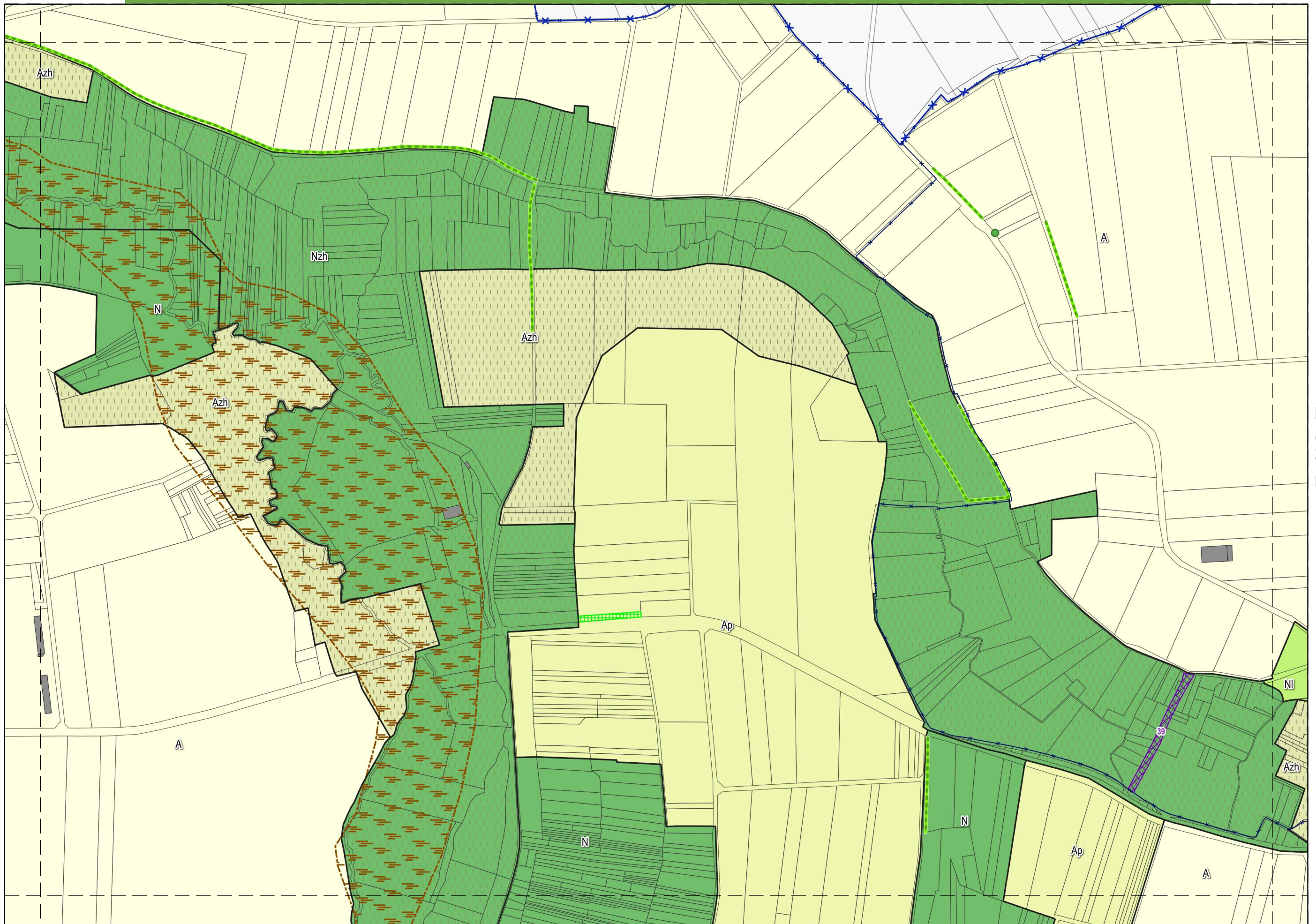
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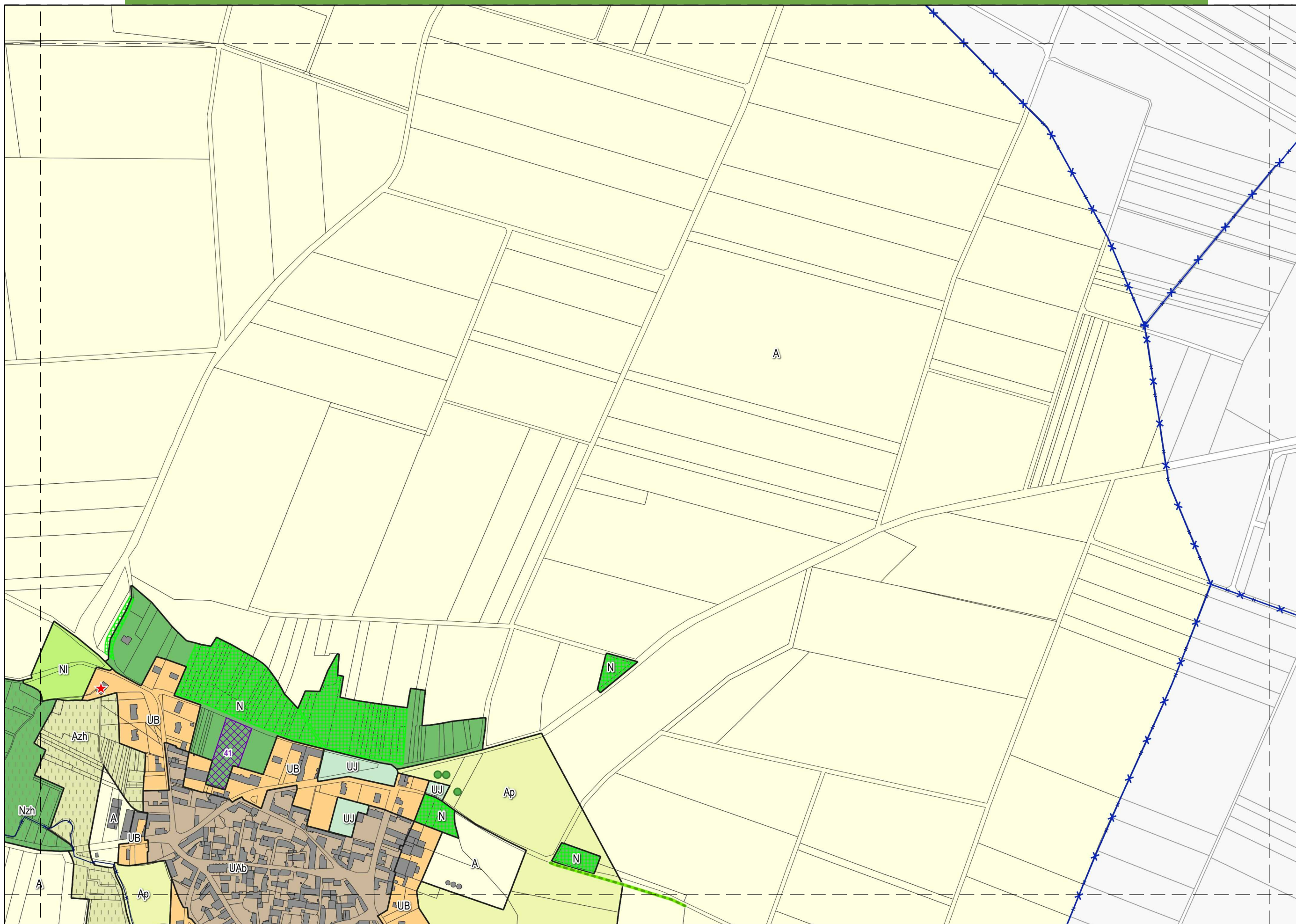


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▲ C13 ▲



▲ C12 ▲

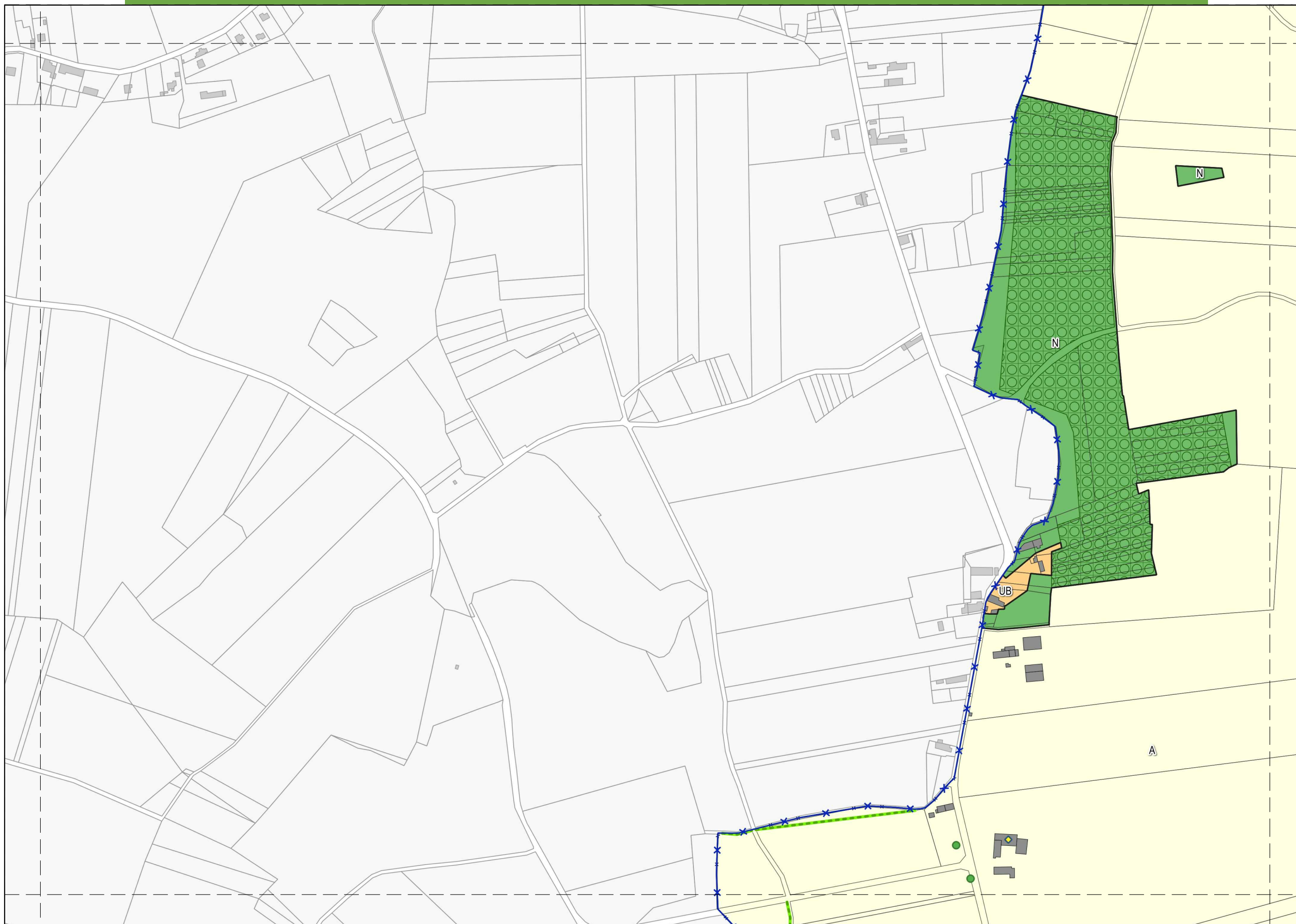


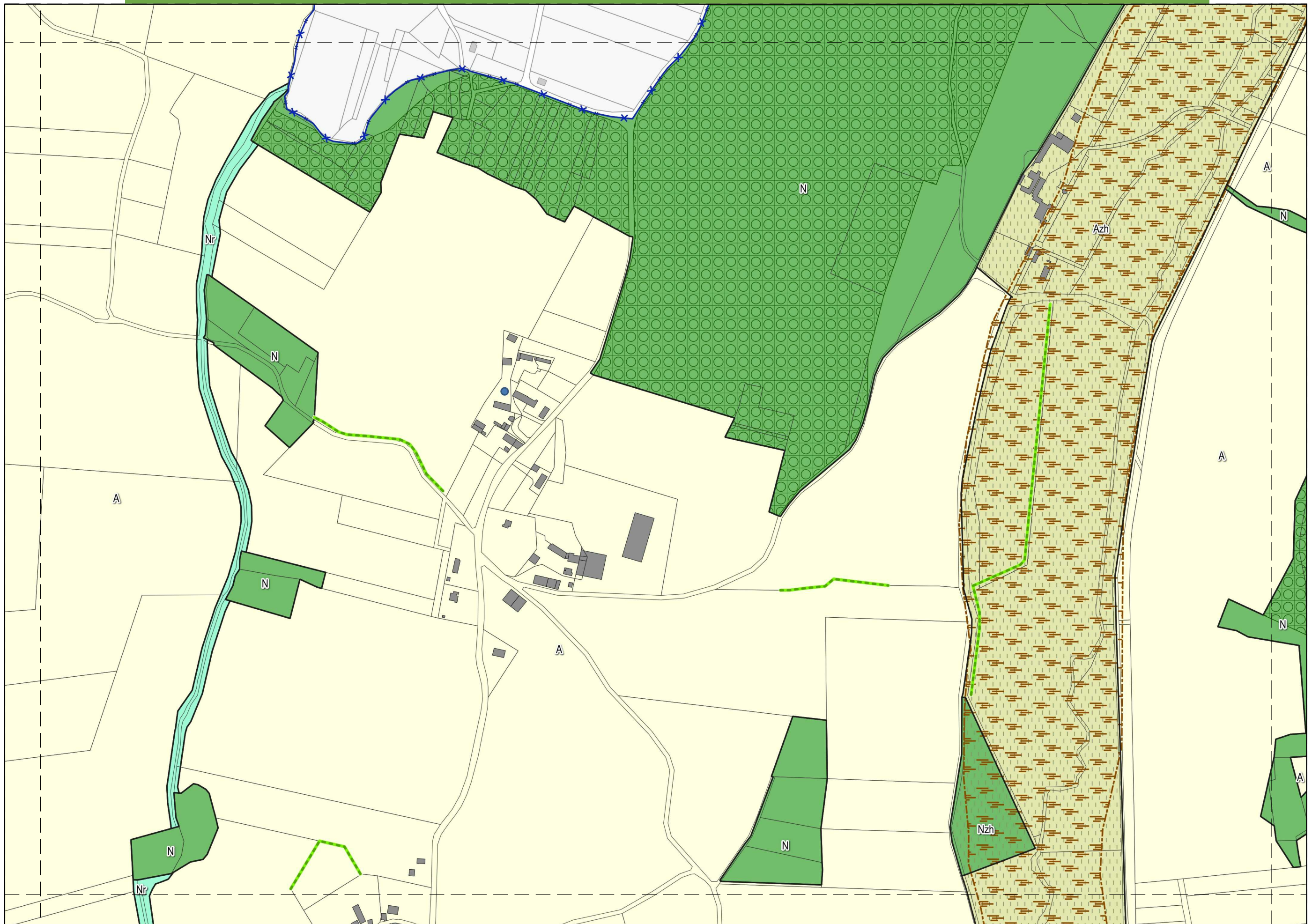
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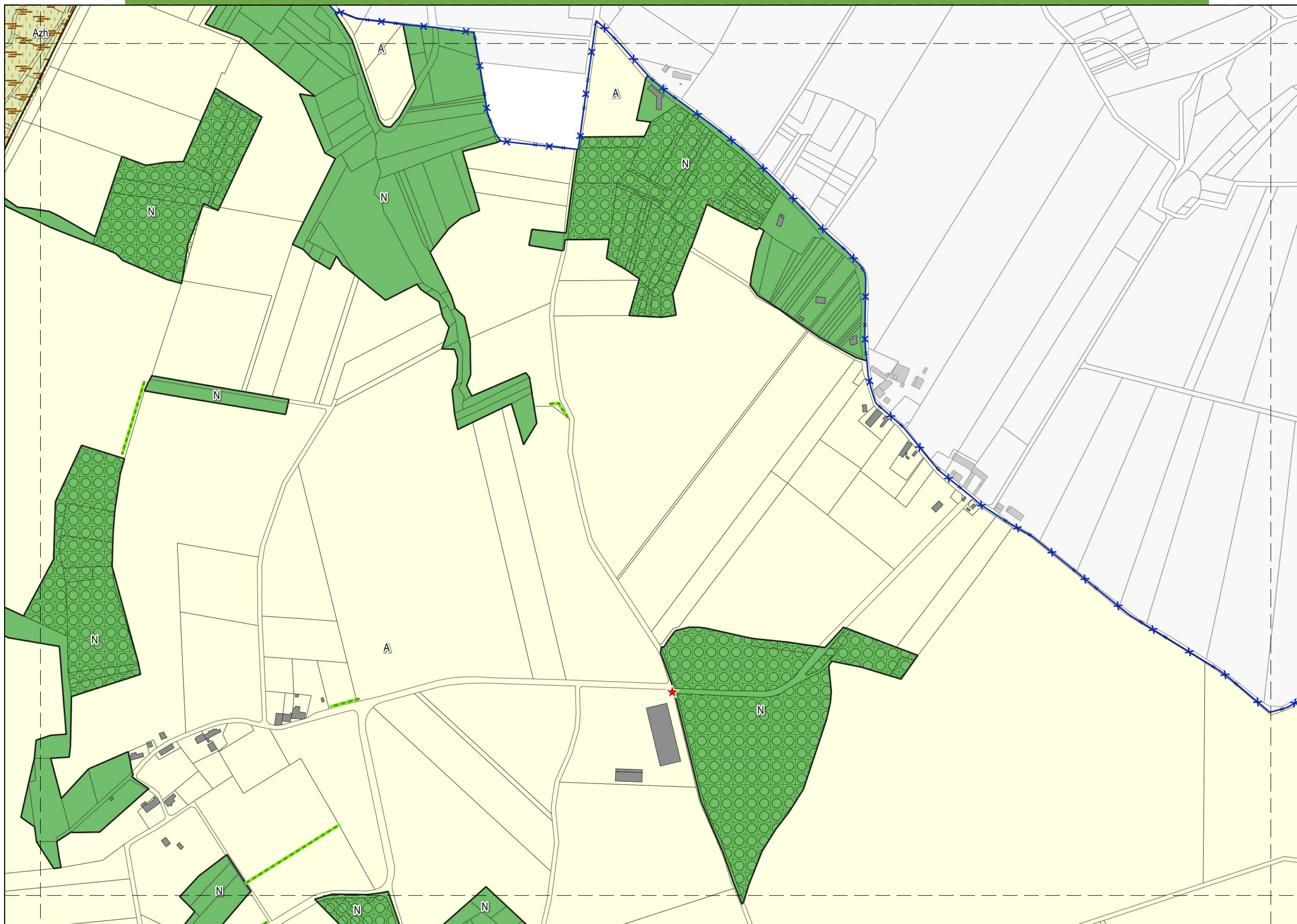
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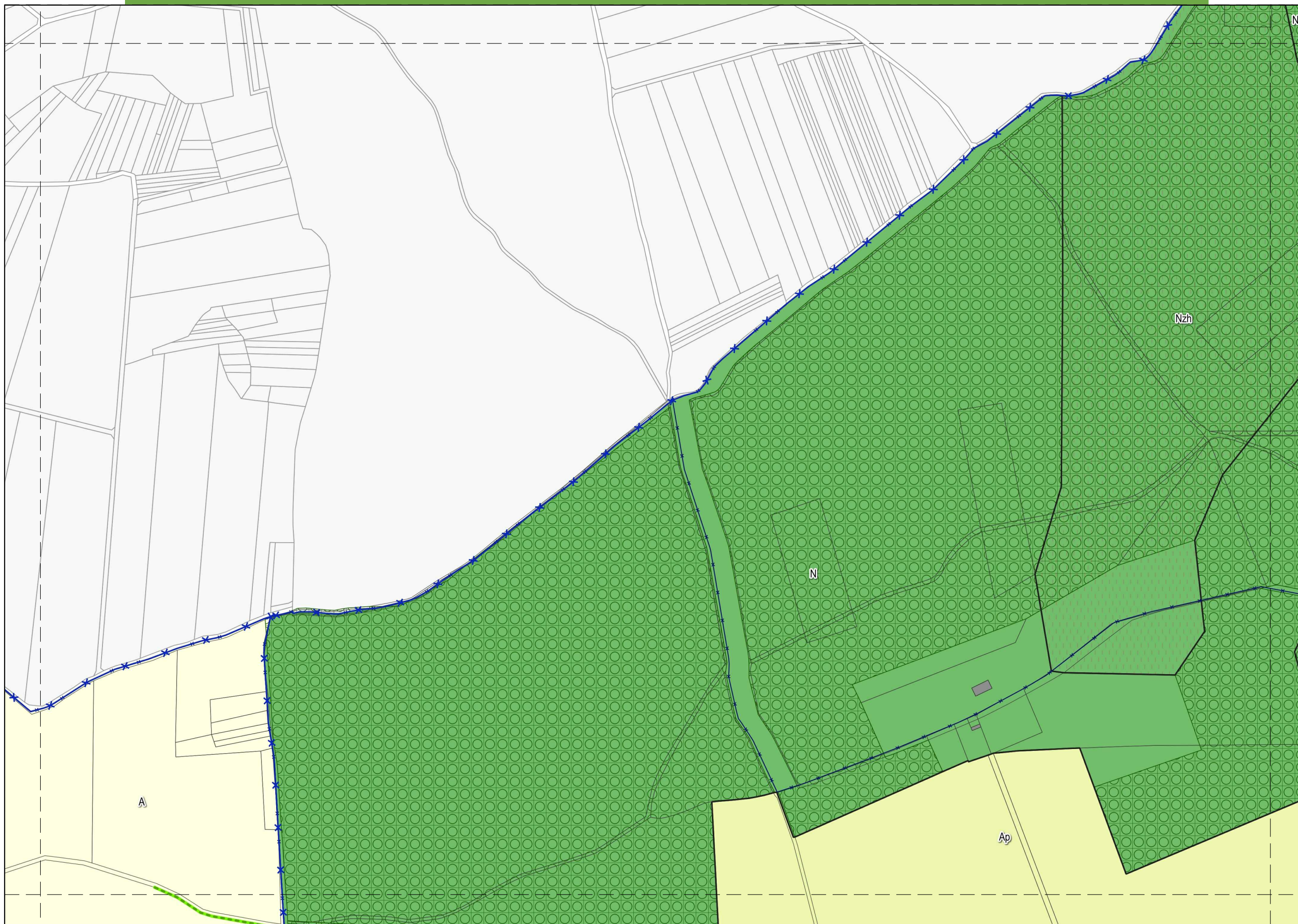
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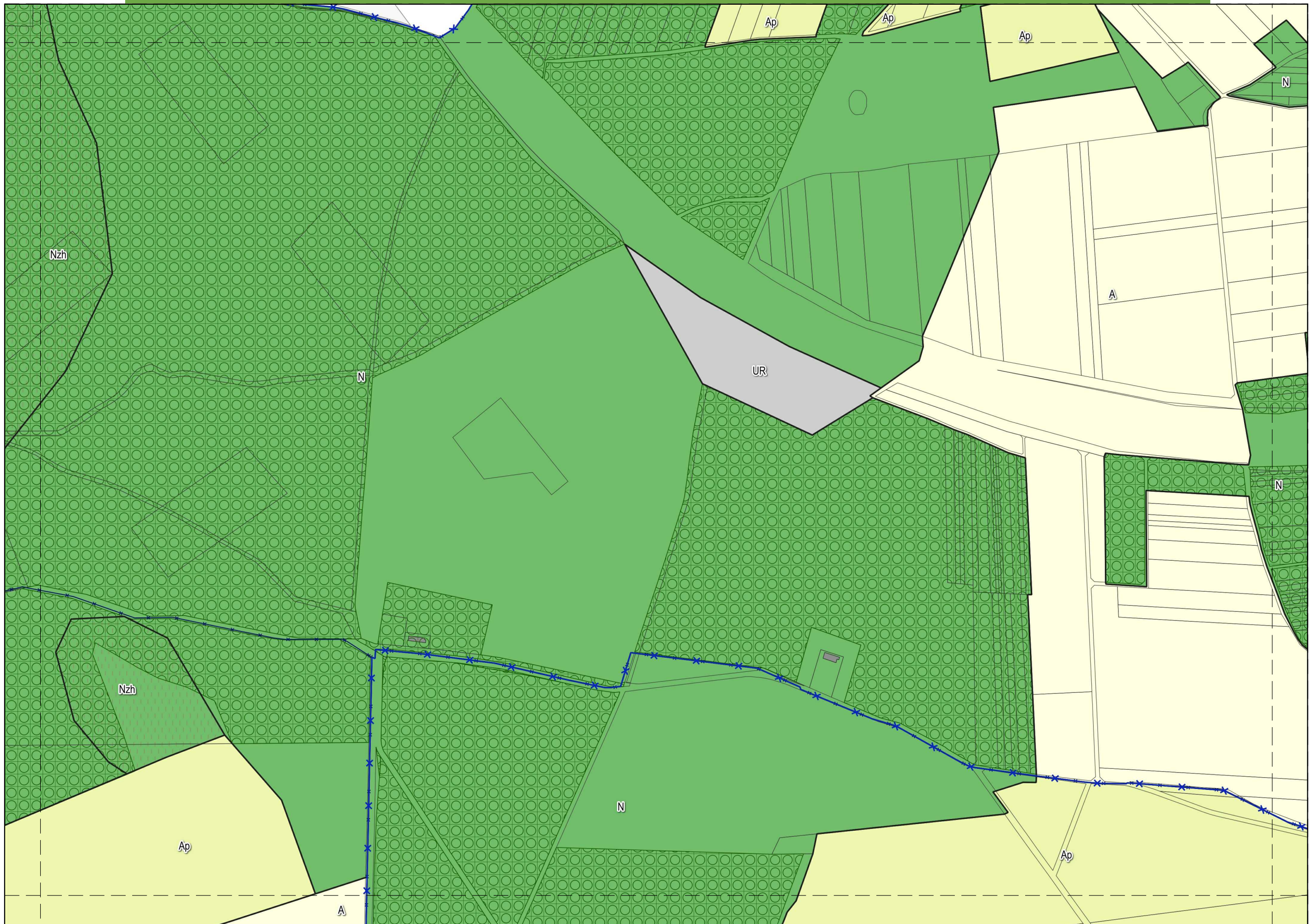
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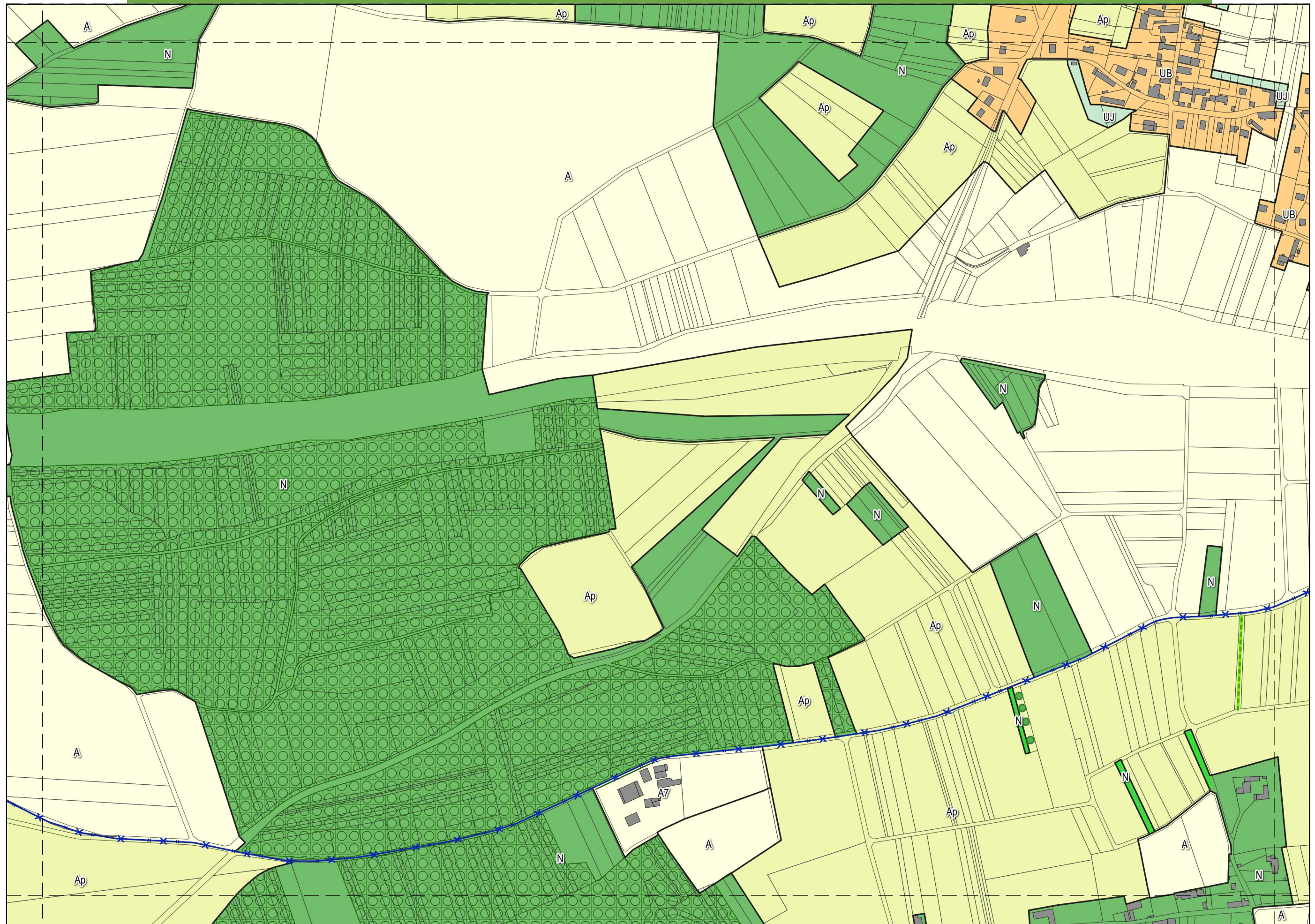


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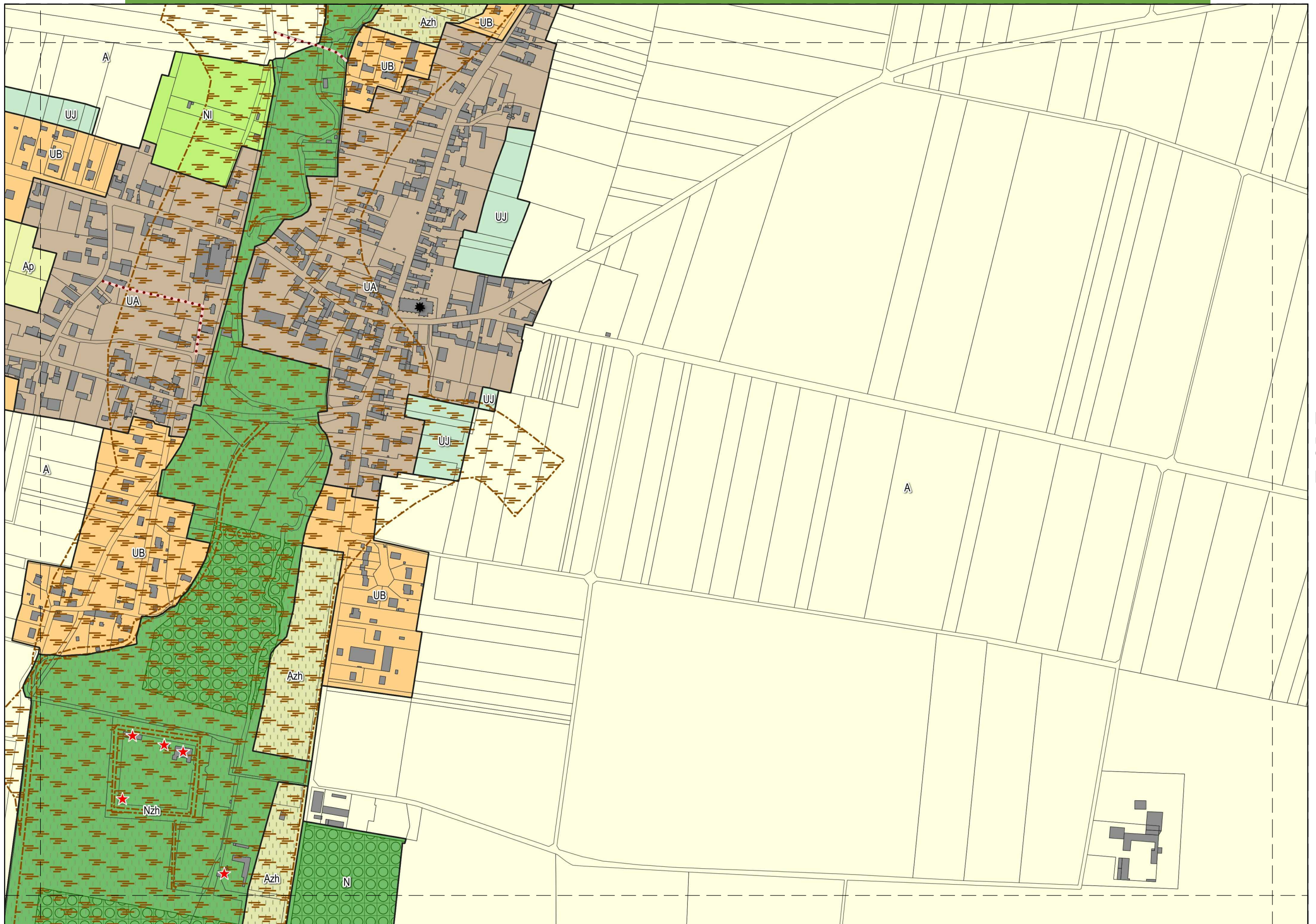
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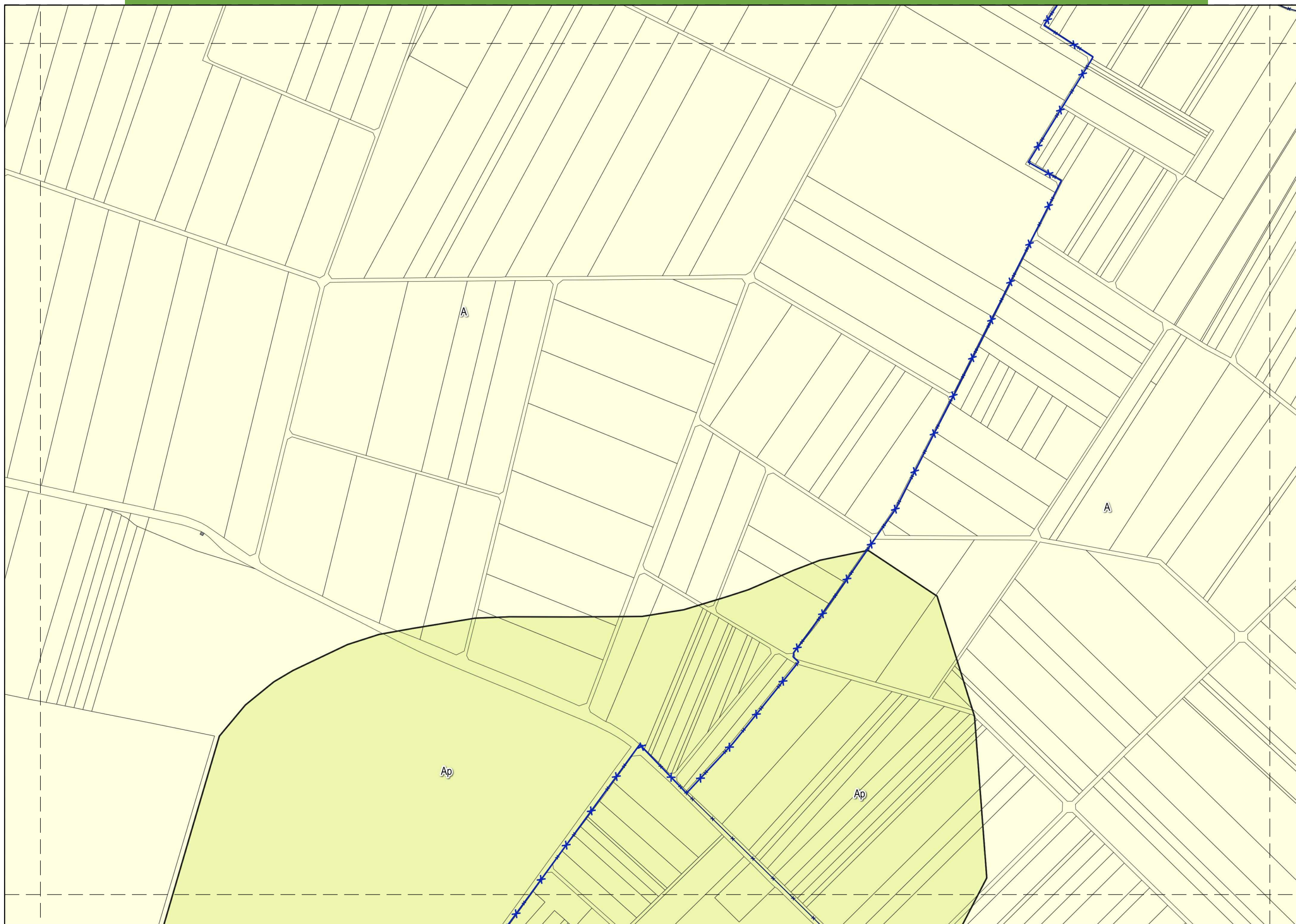






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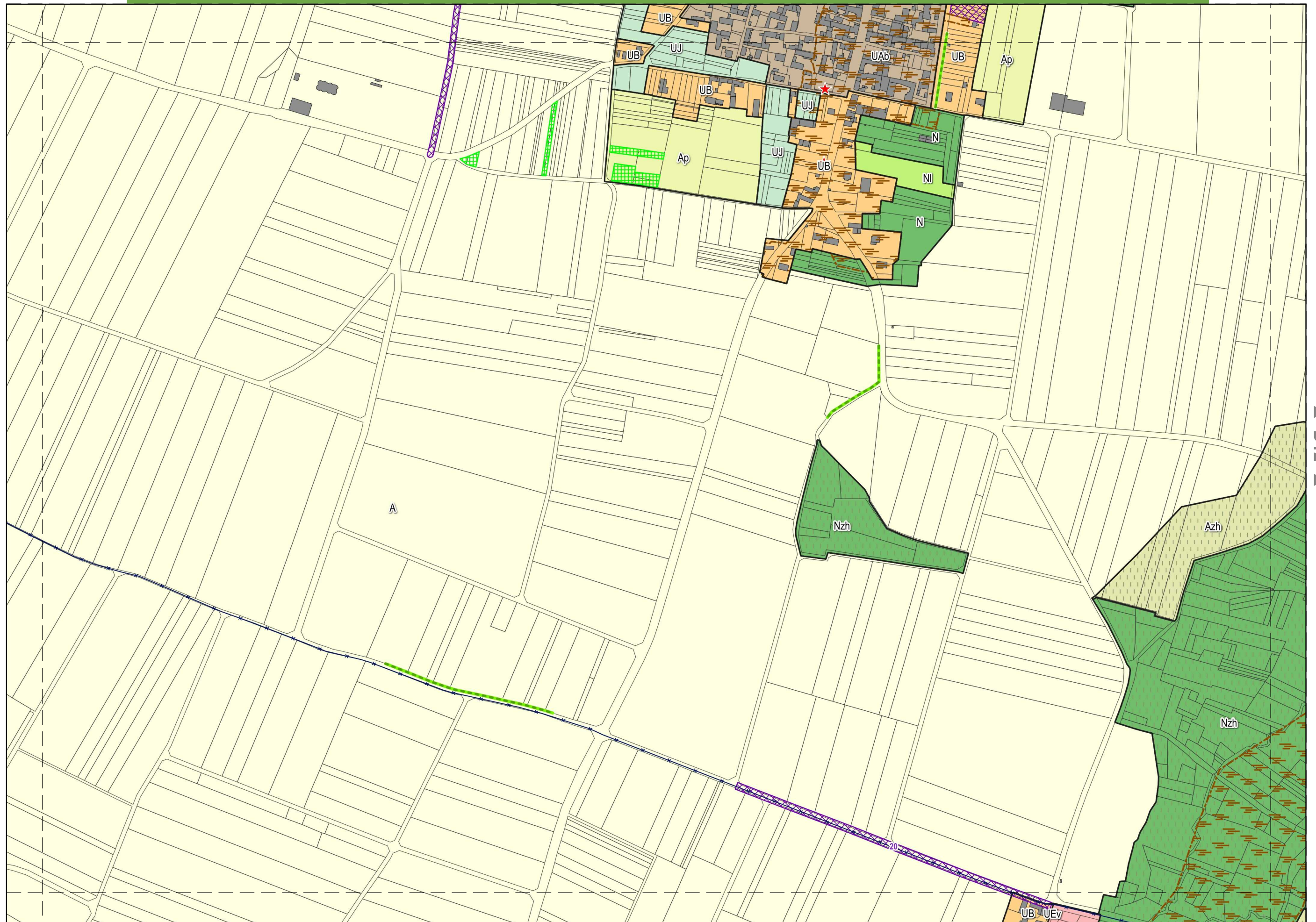
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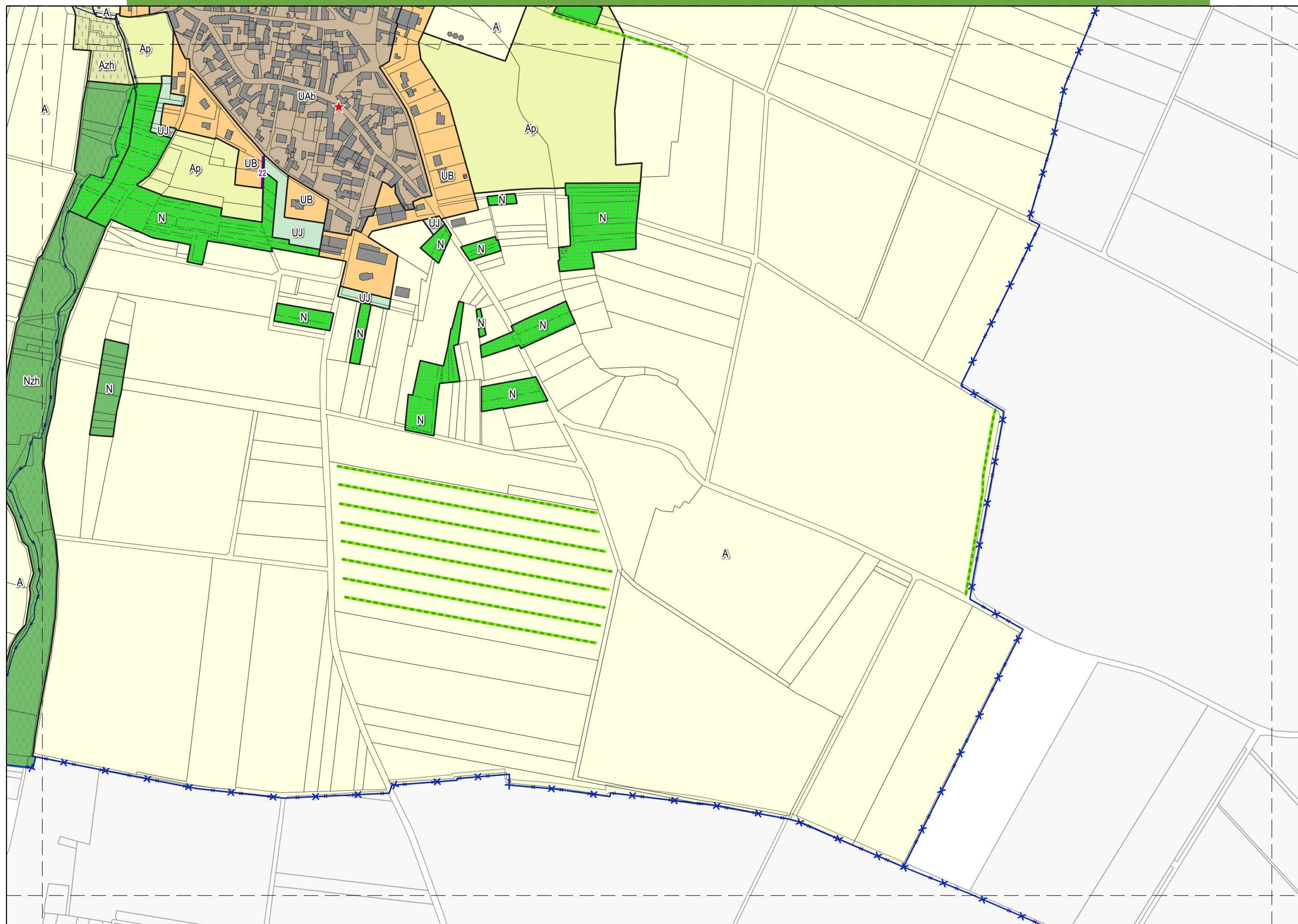
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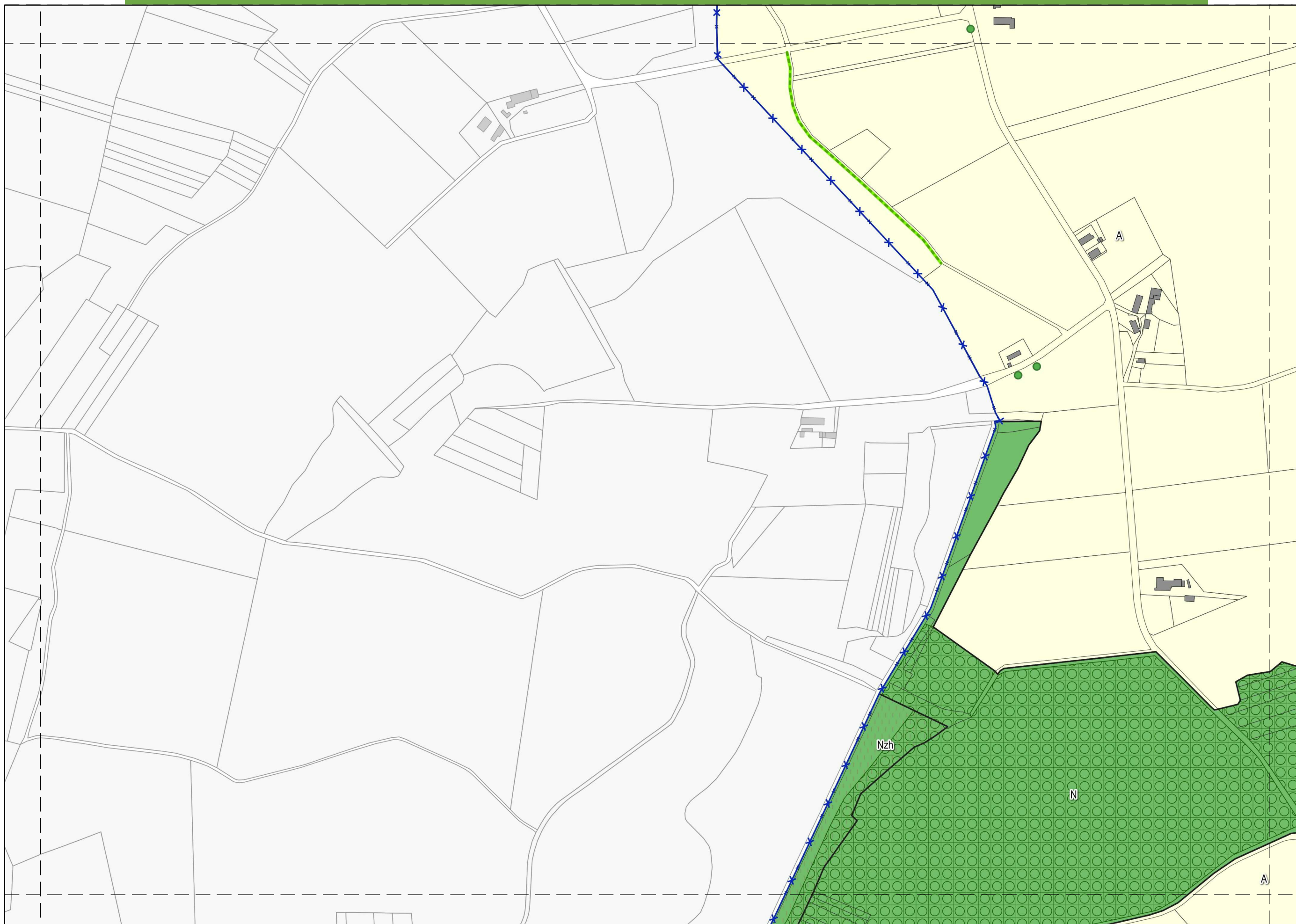
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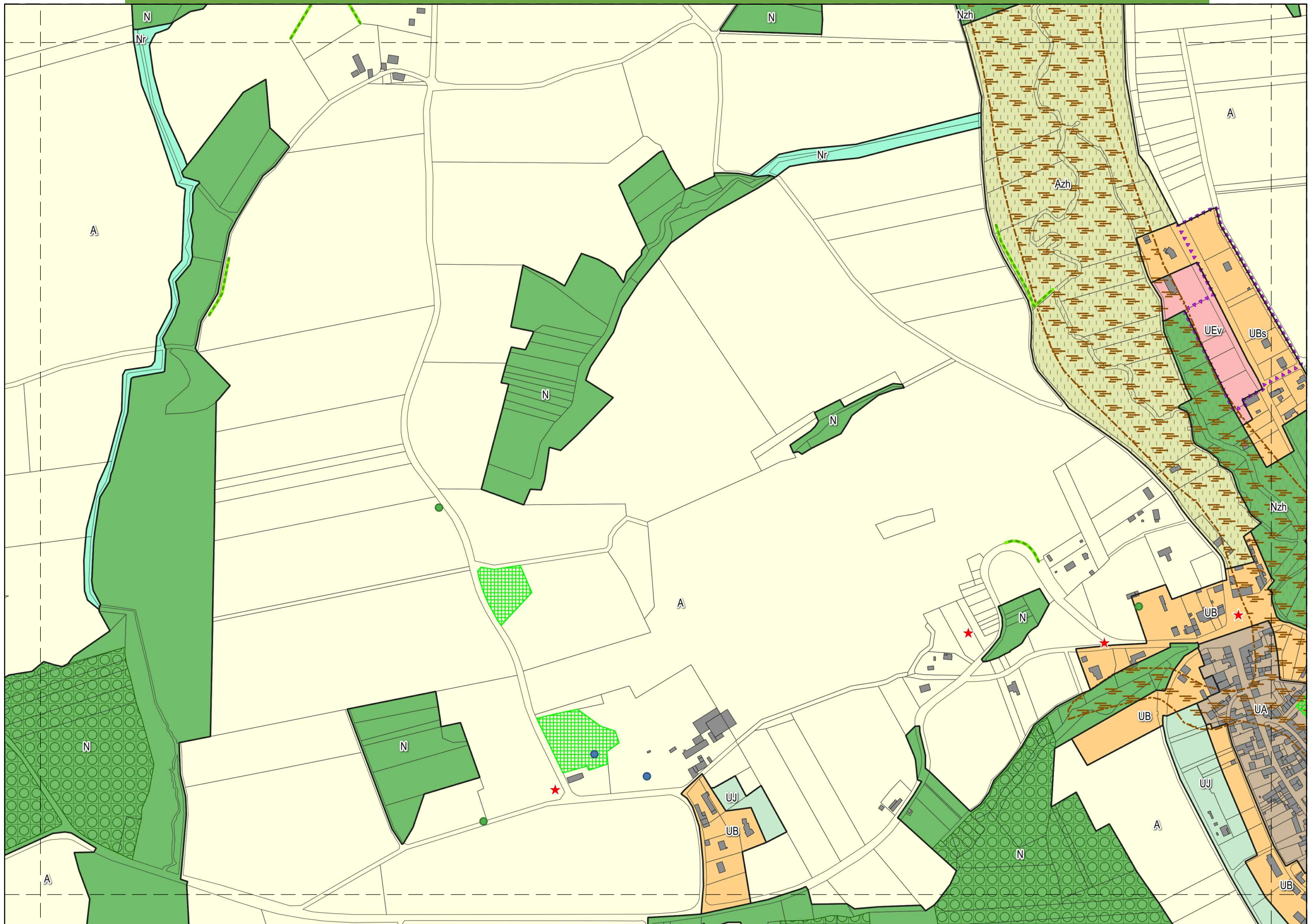
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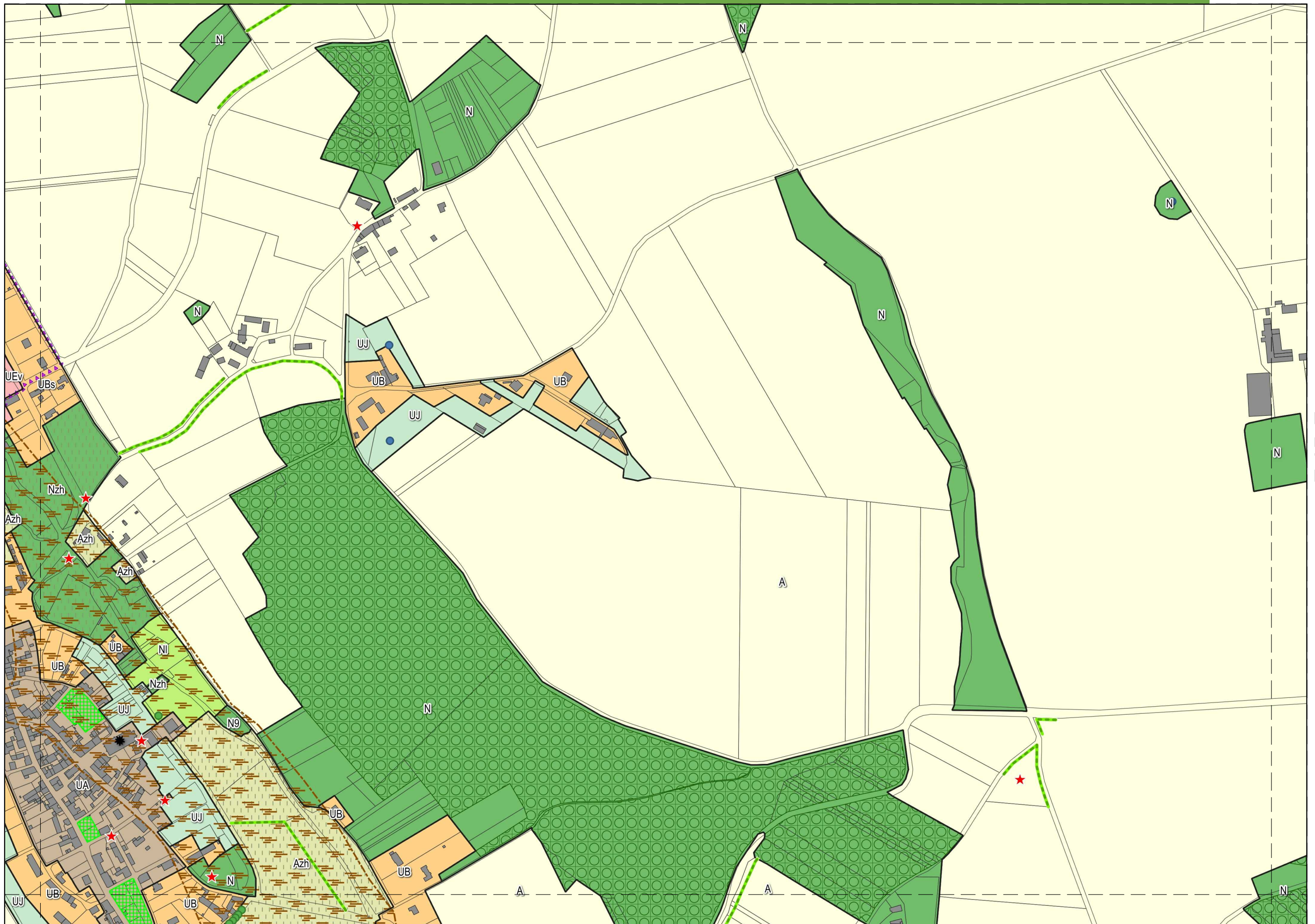


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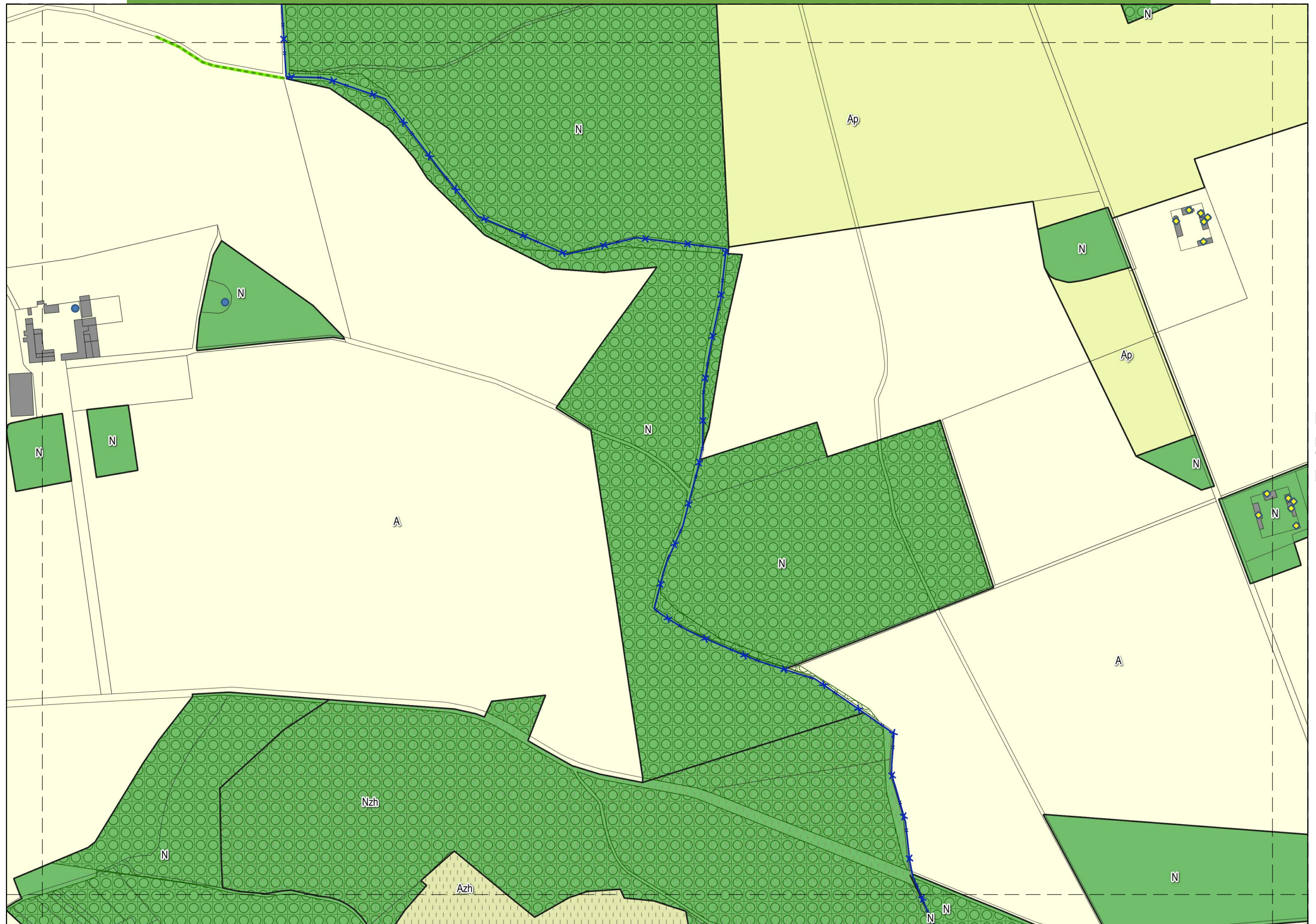






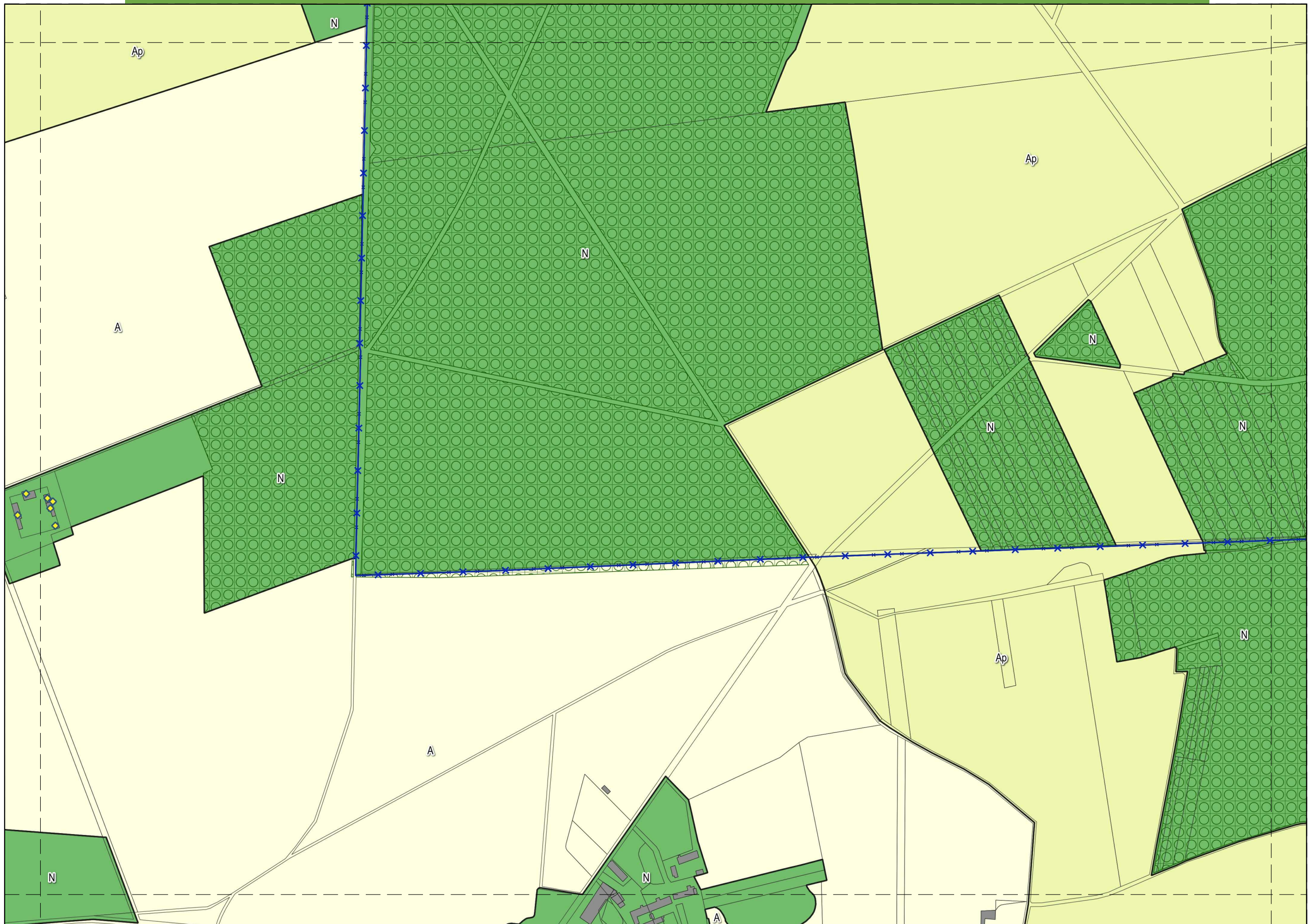
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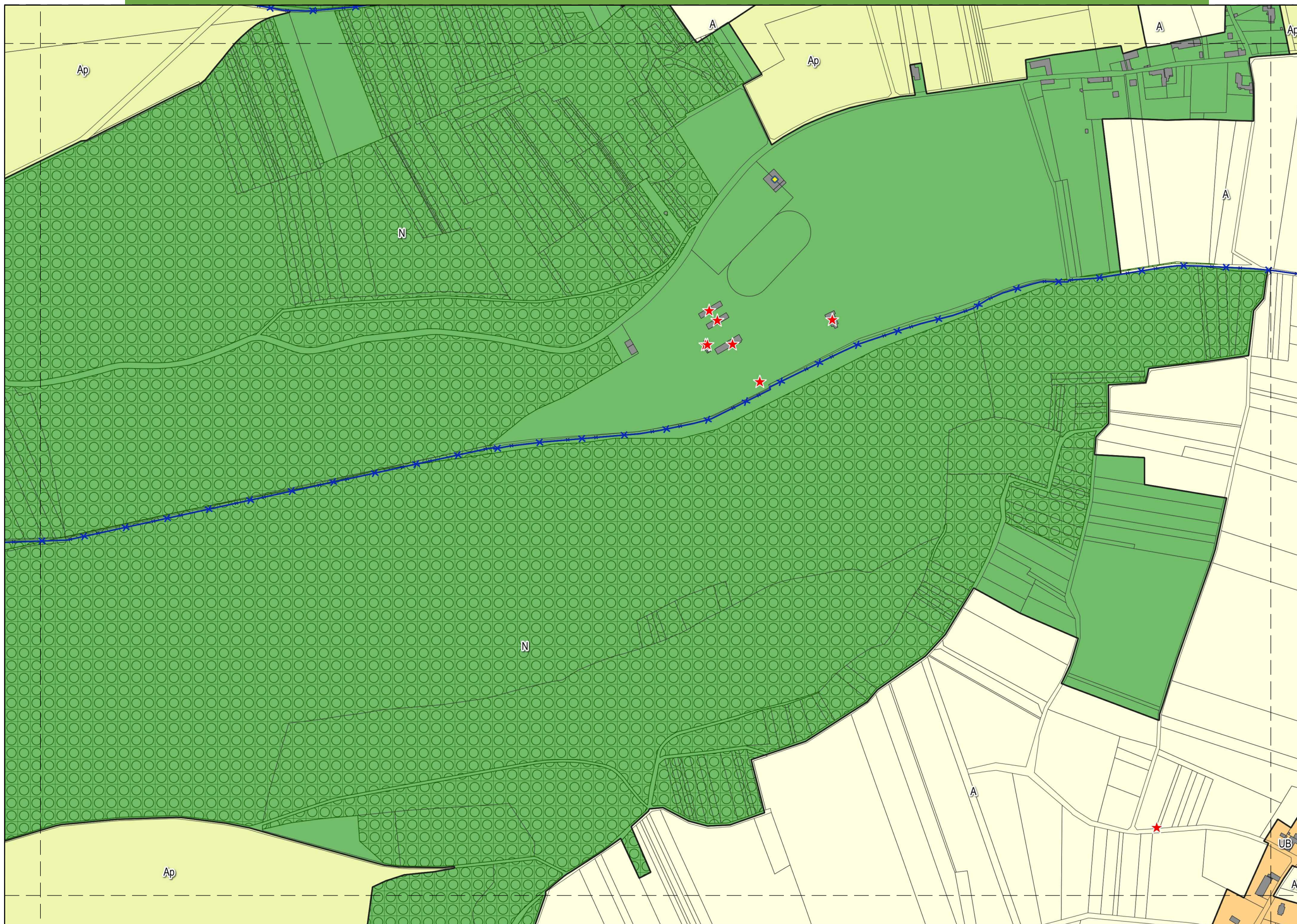
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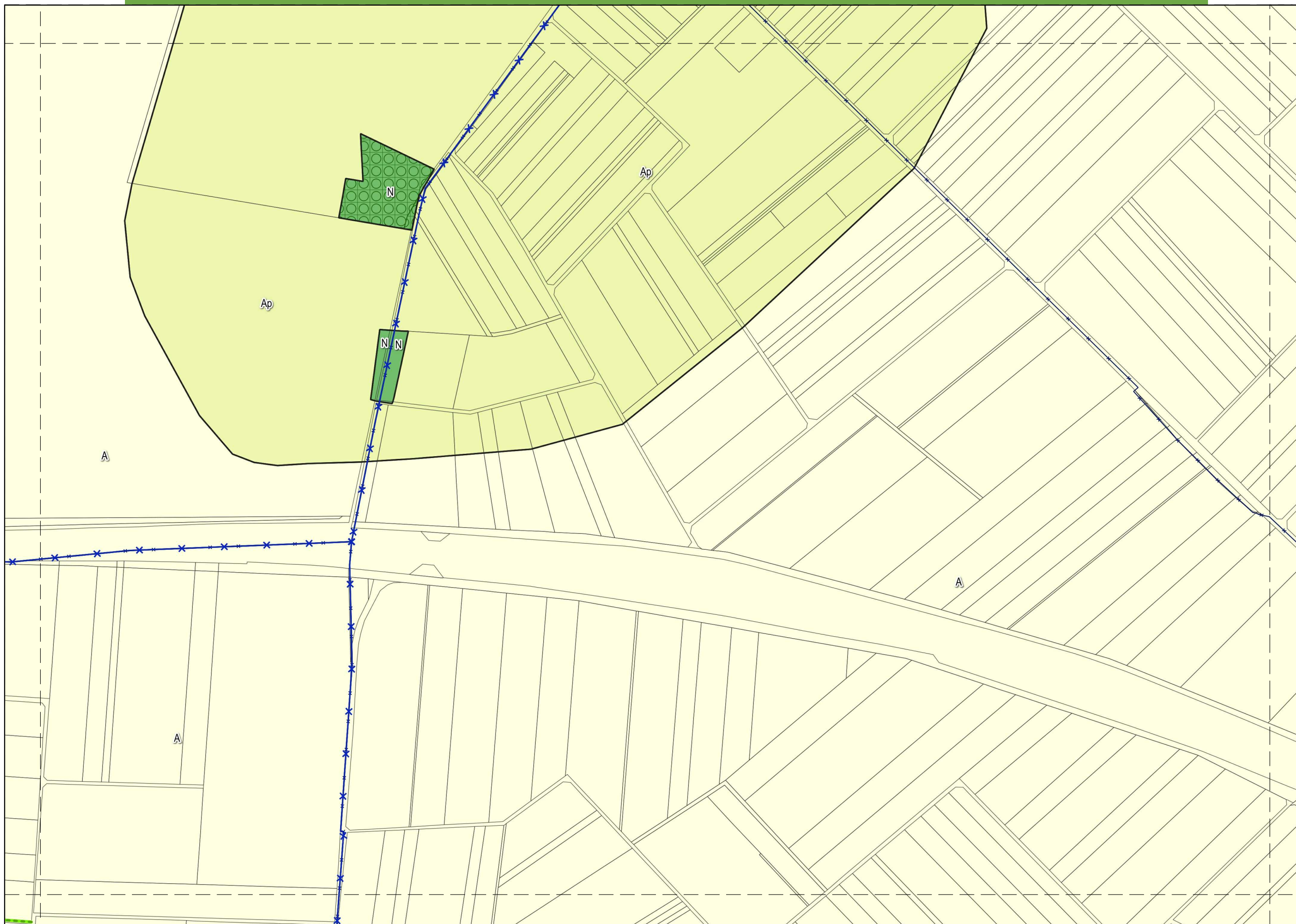






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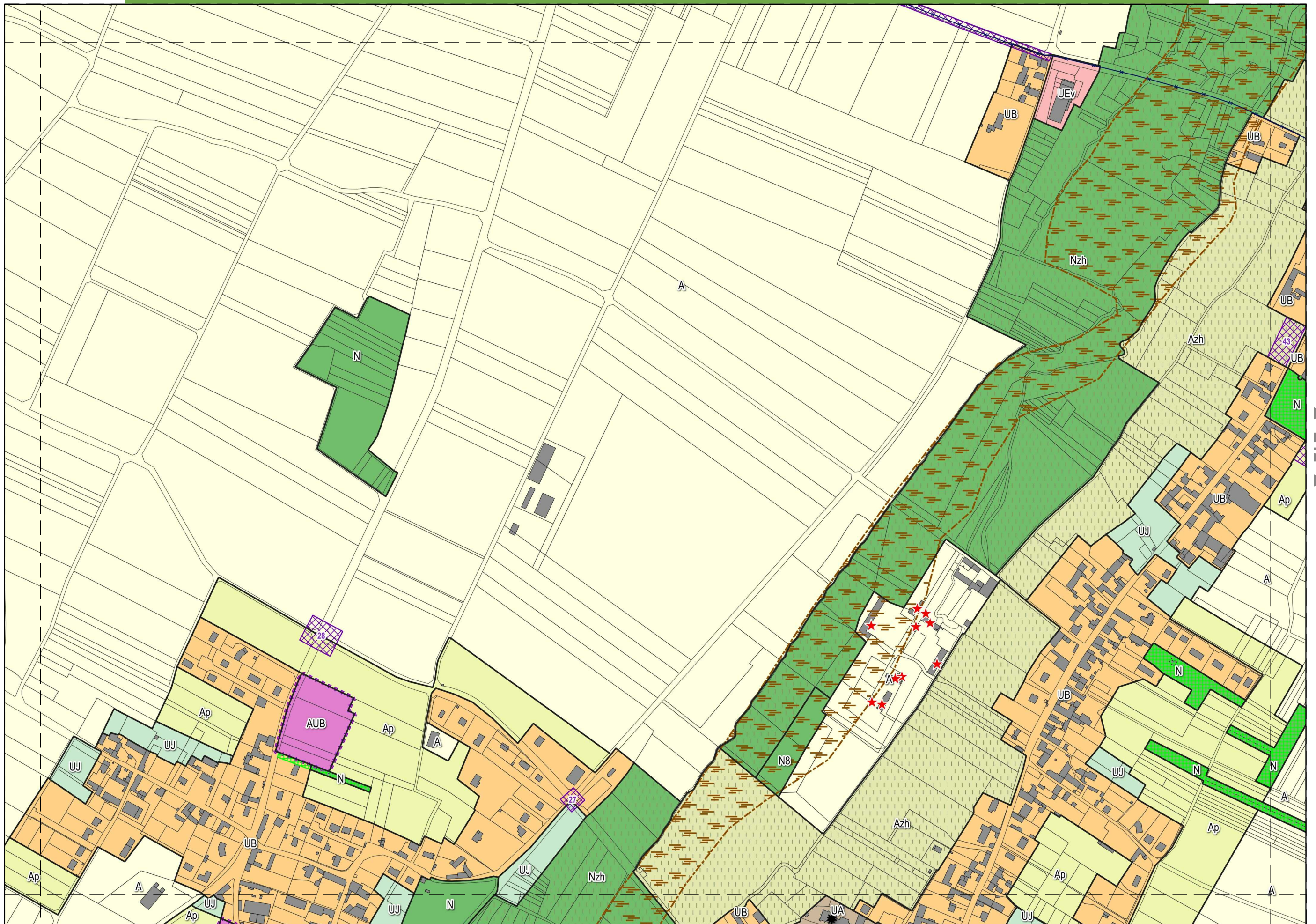
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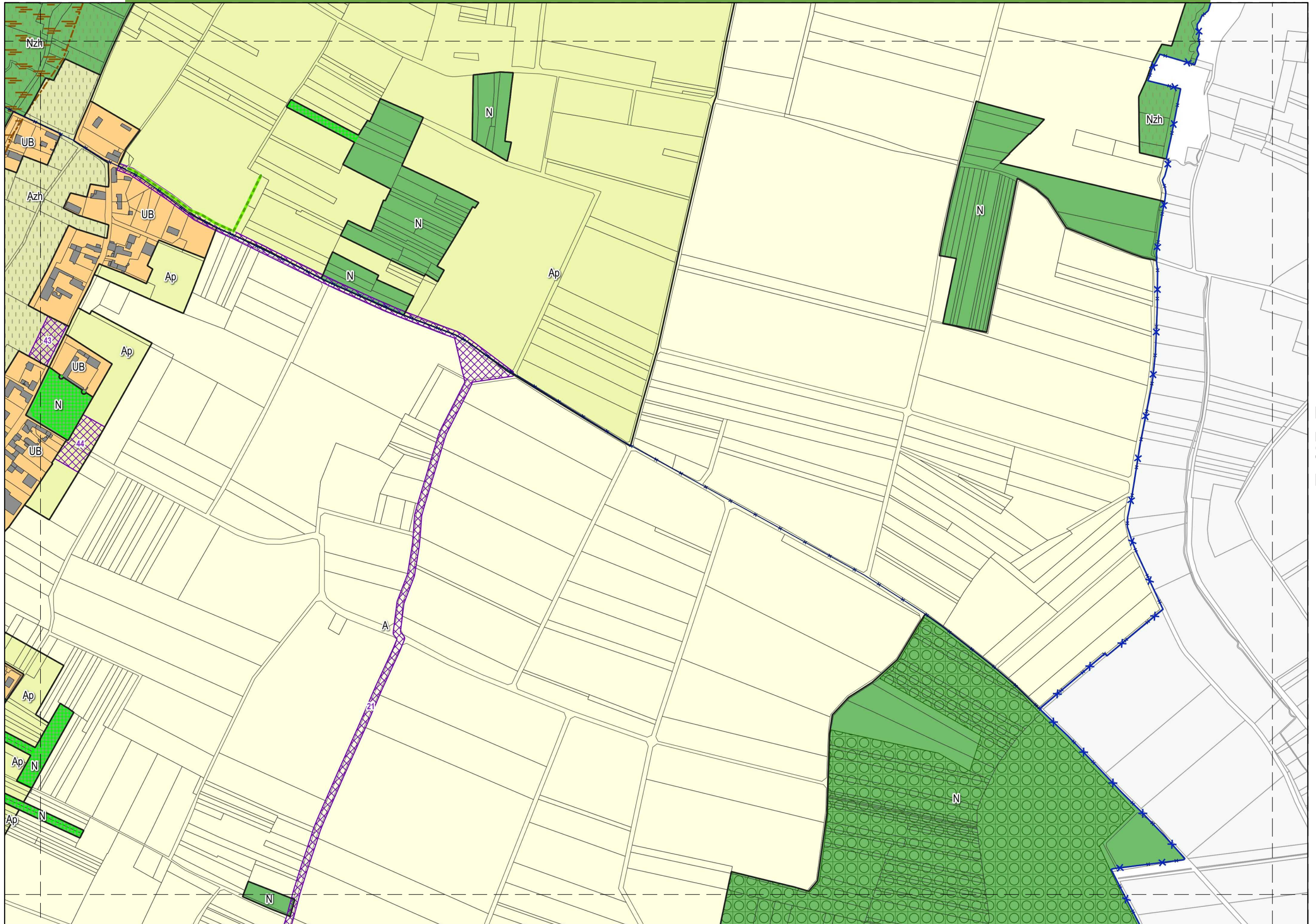
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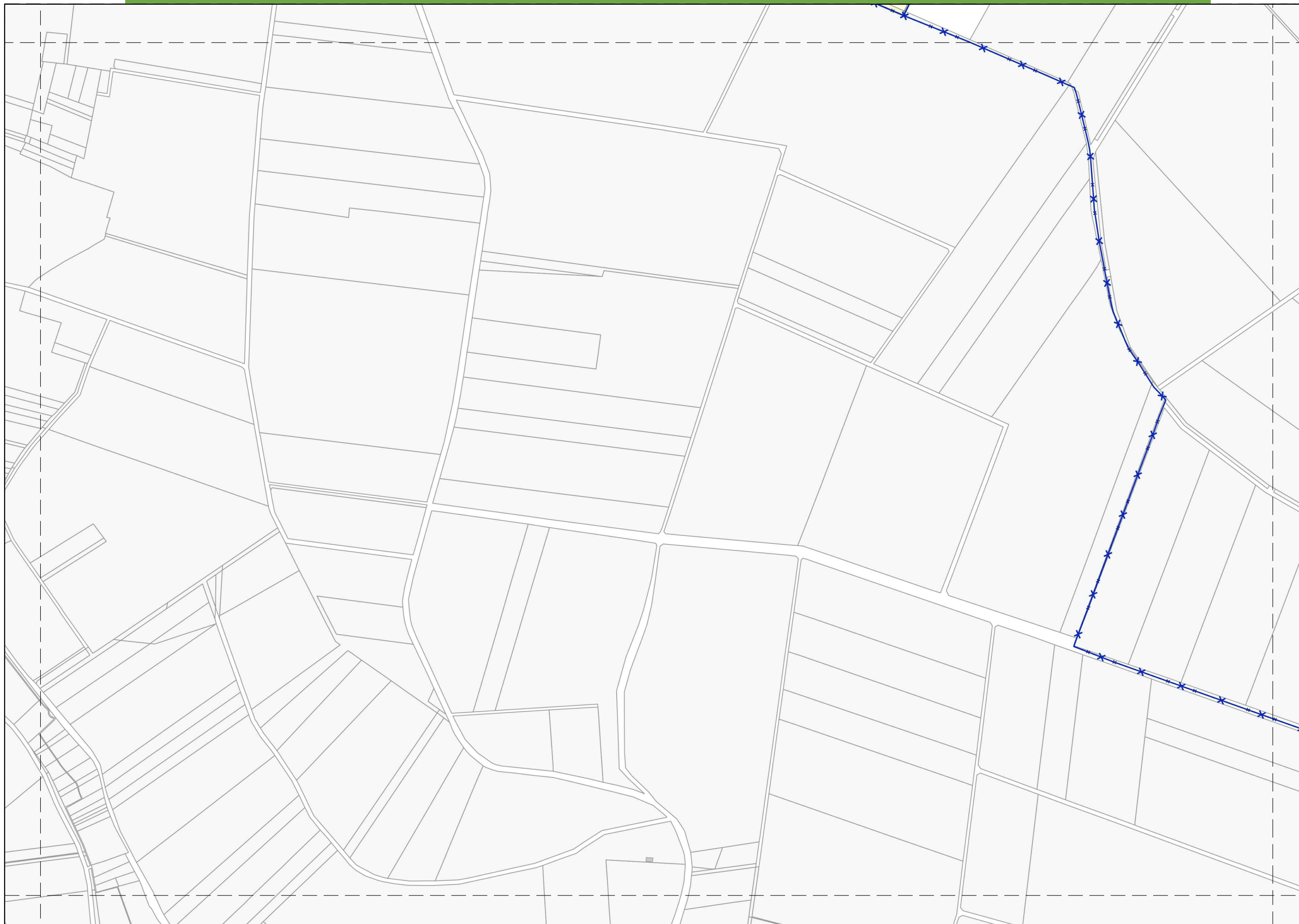


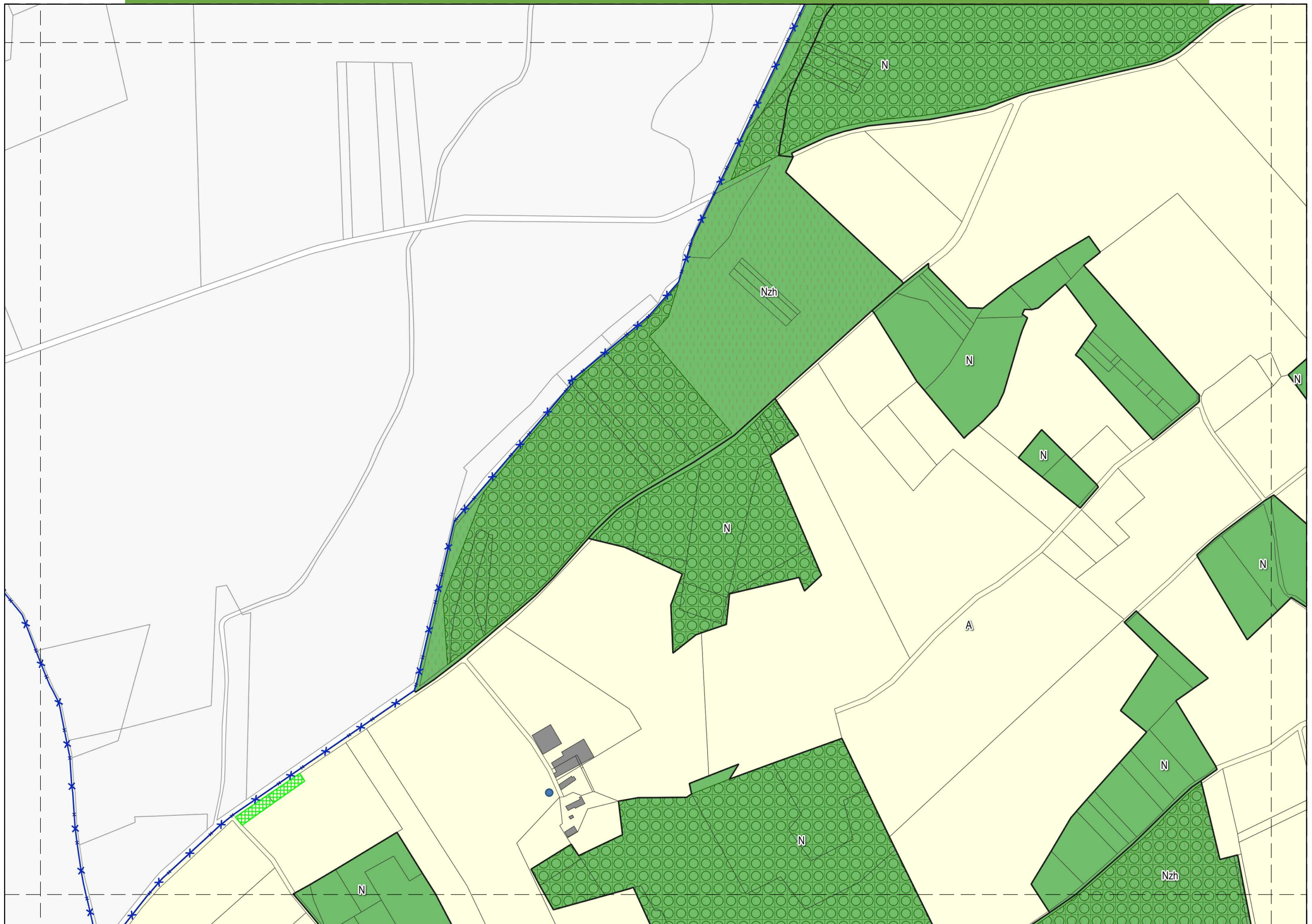
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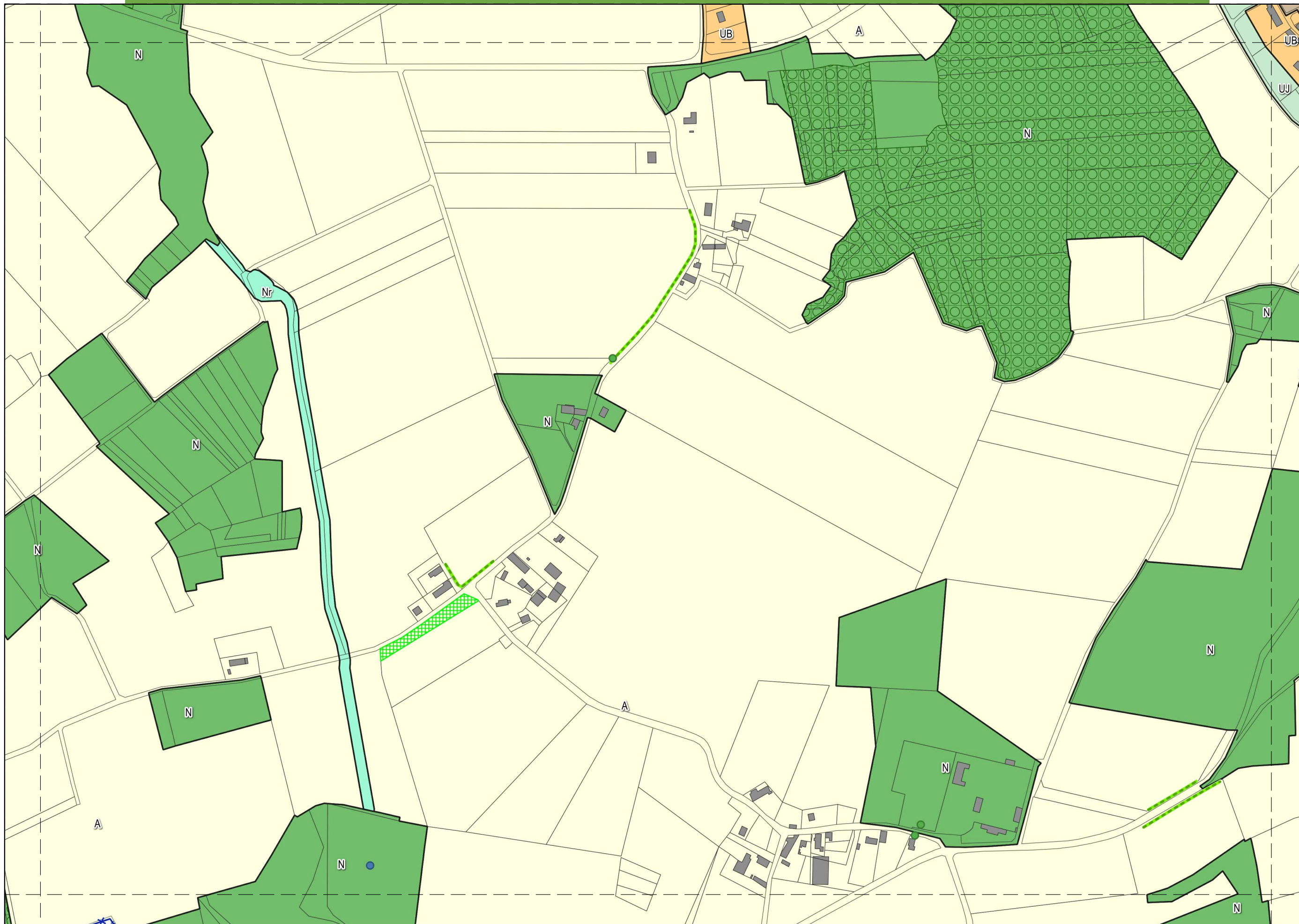
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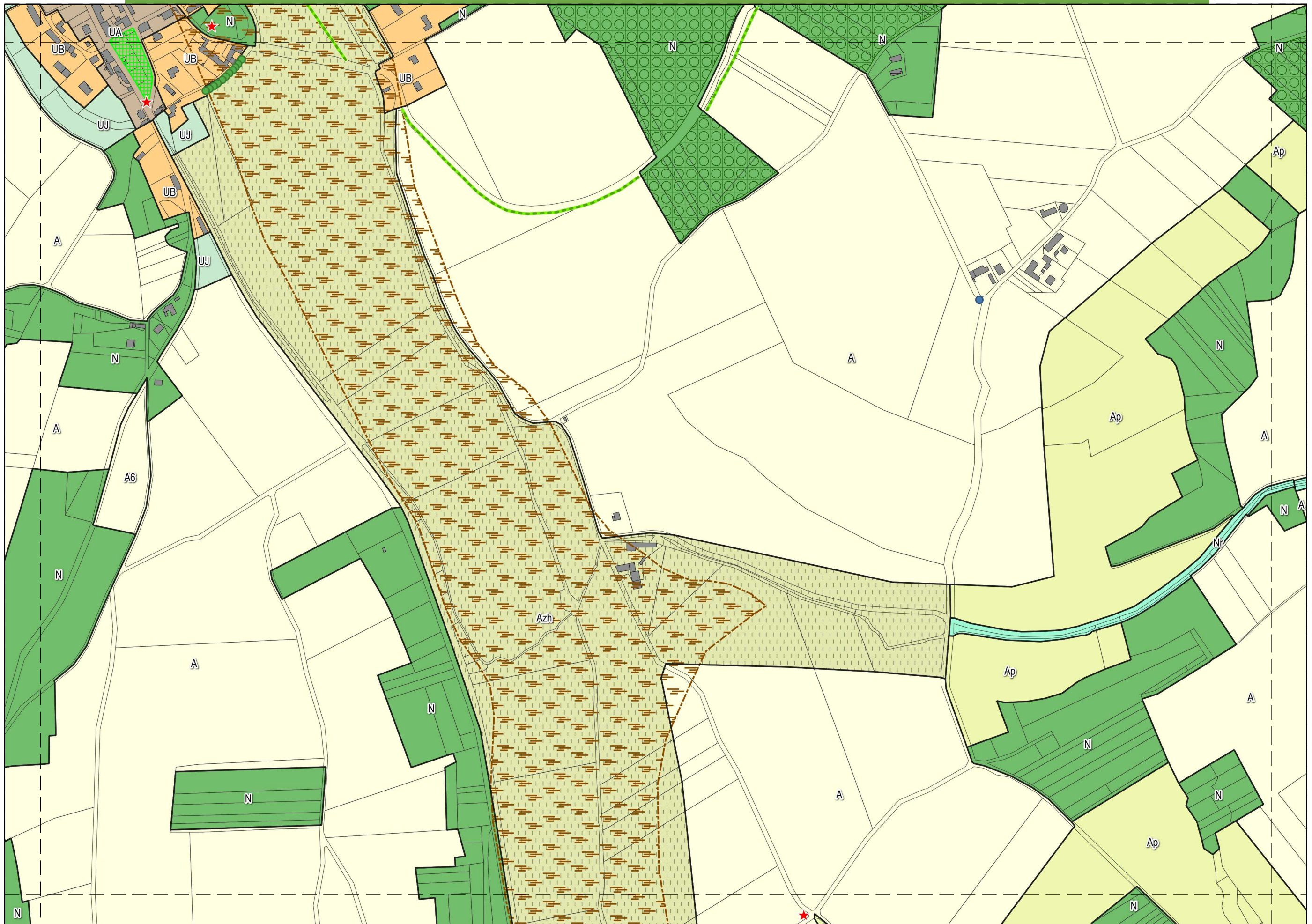


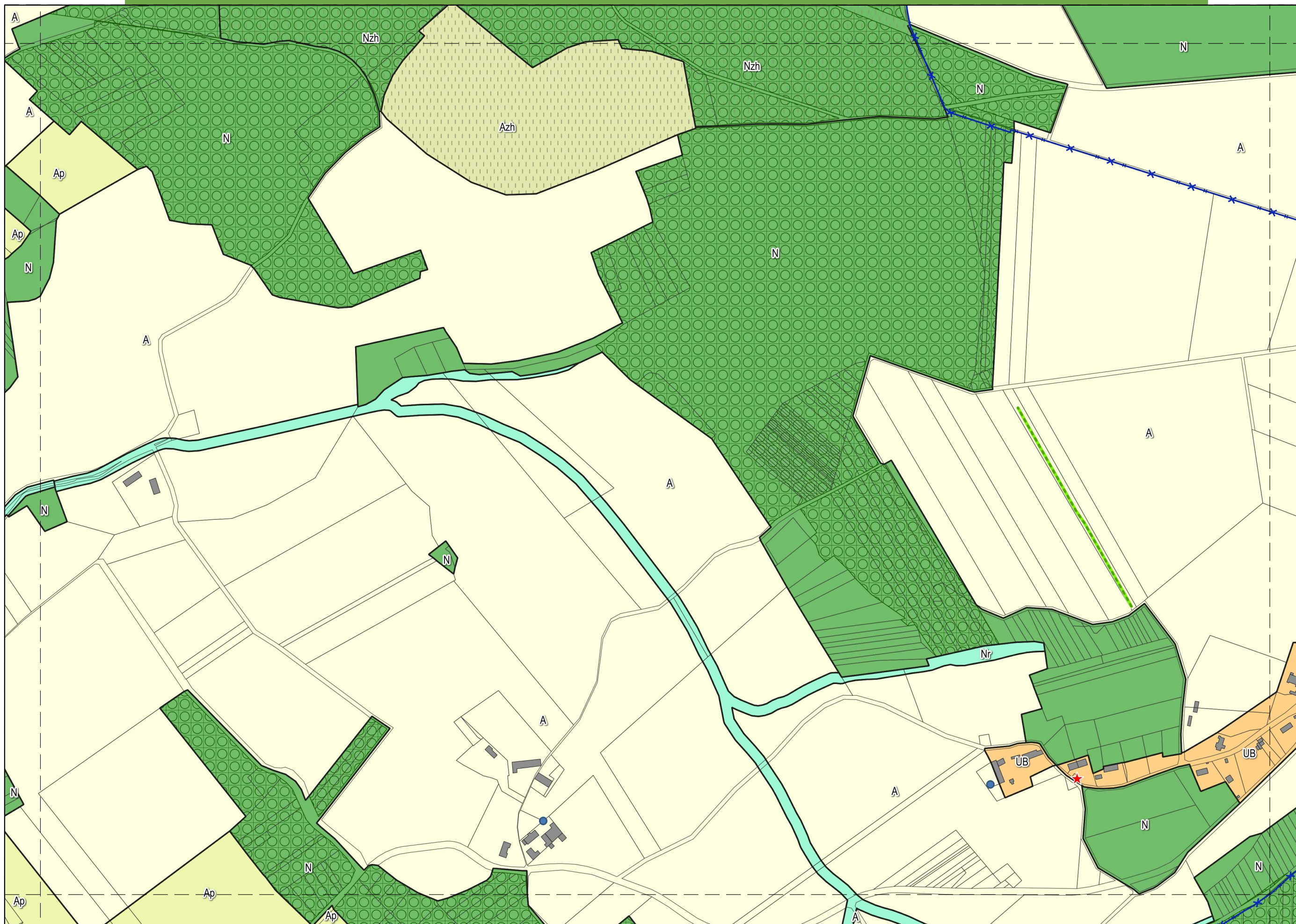


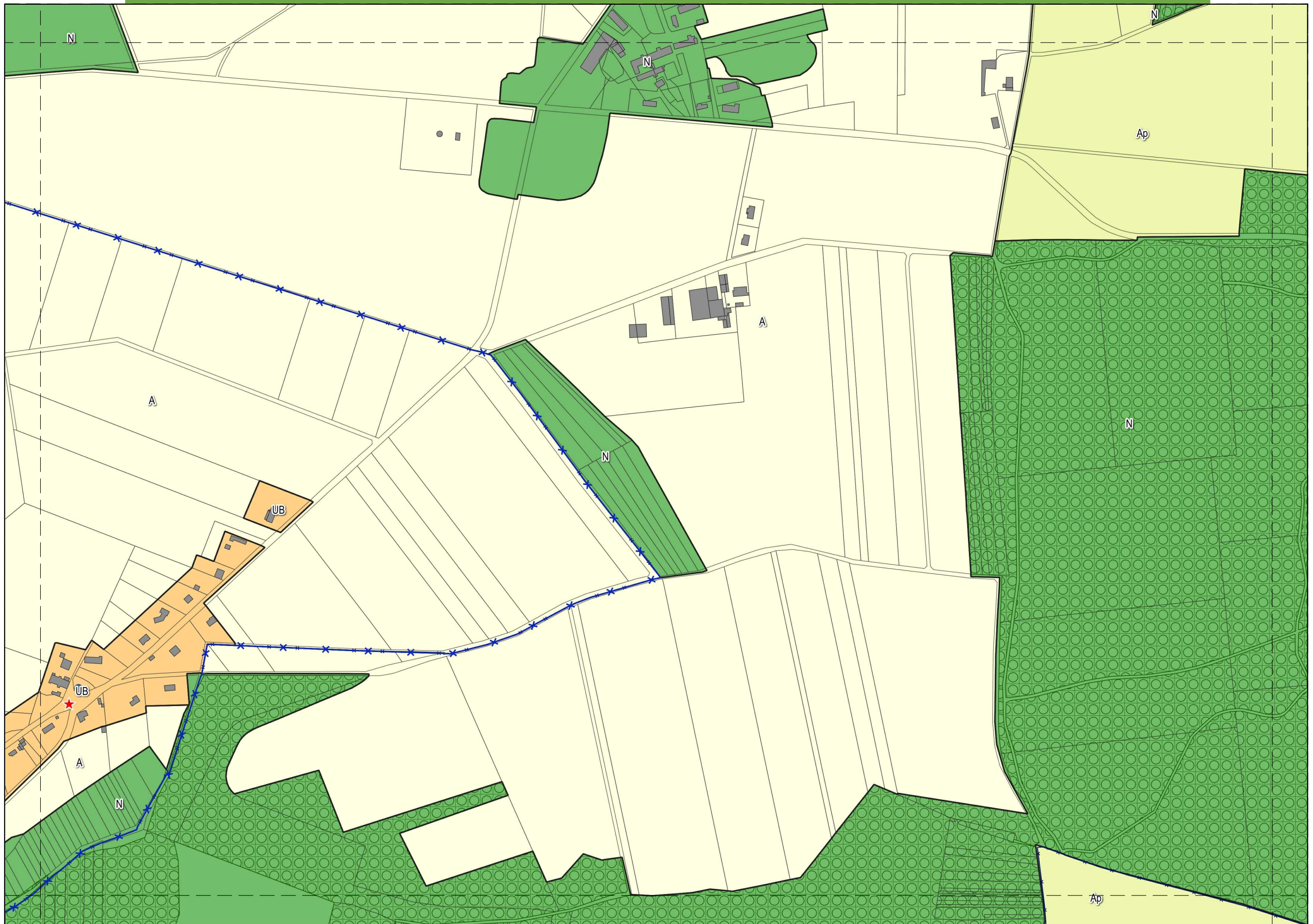




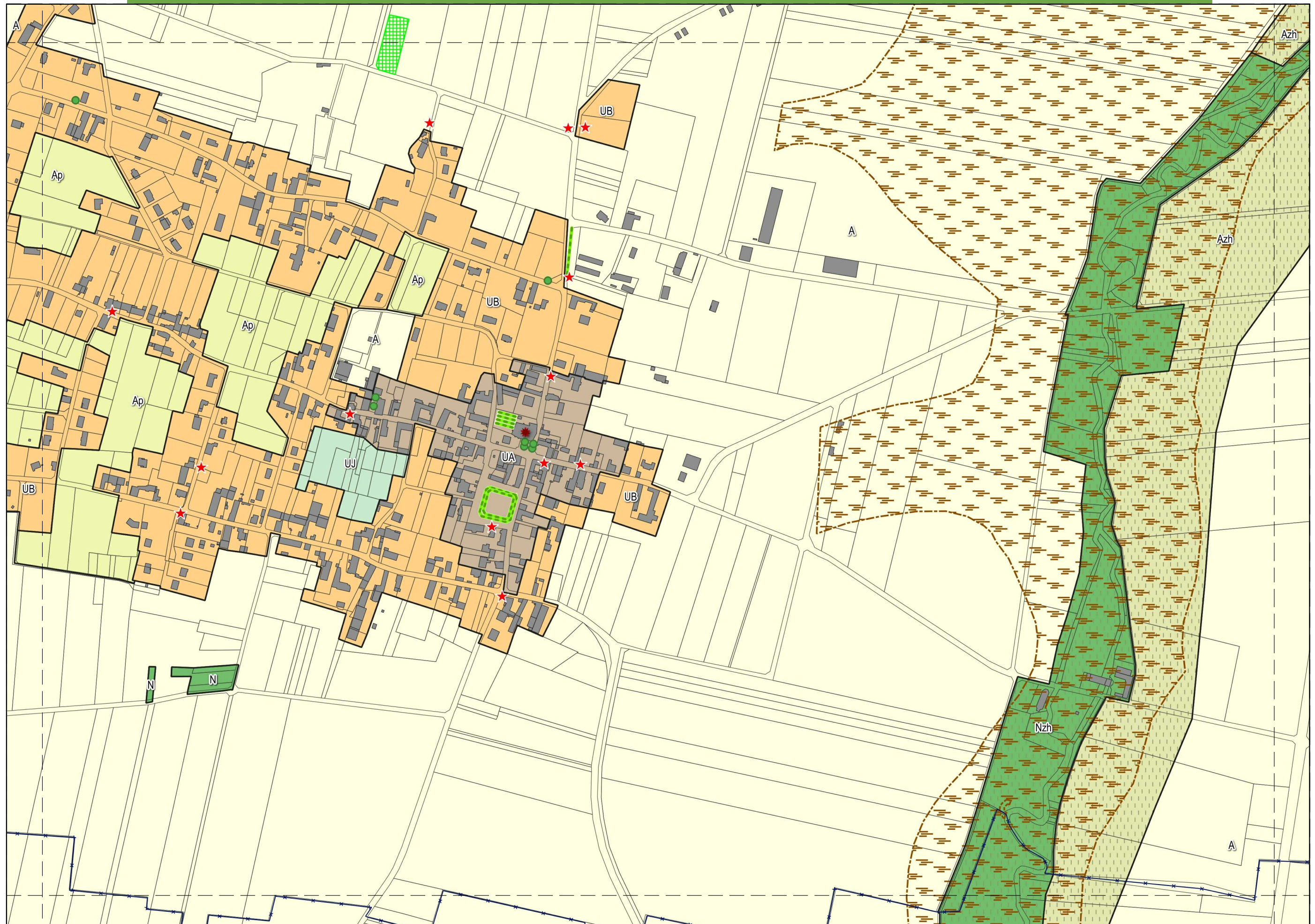








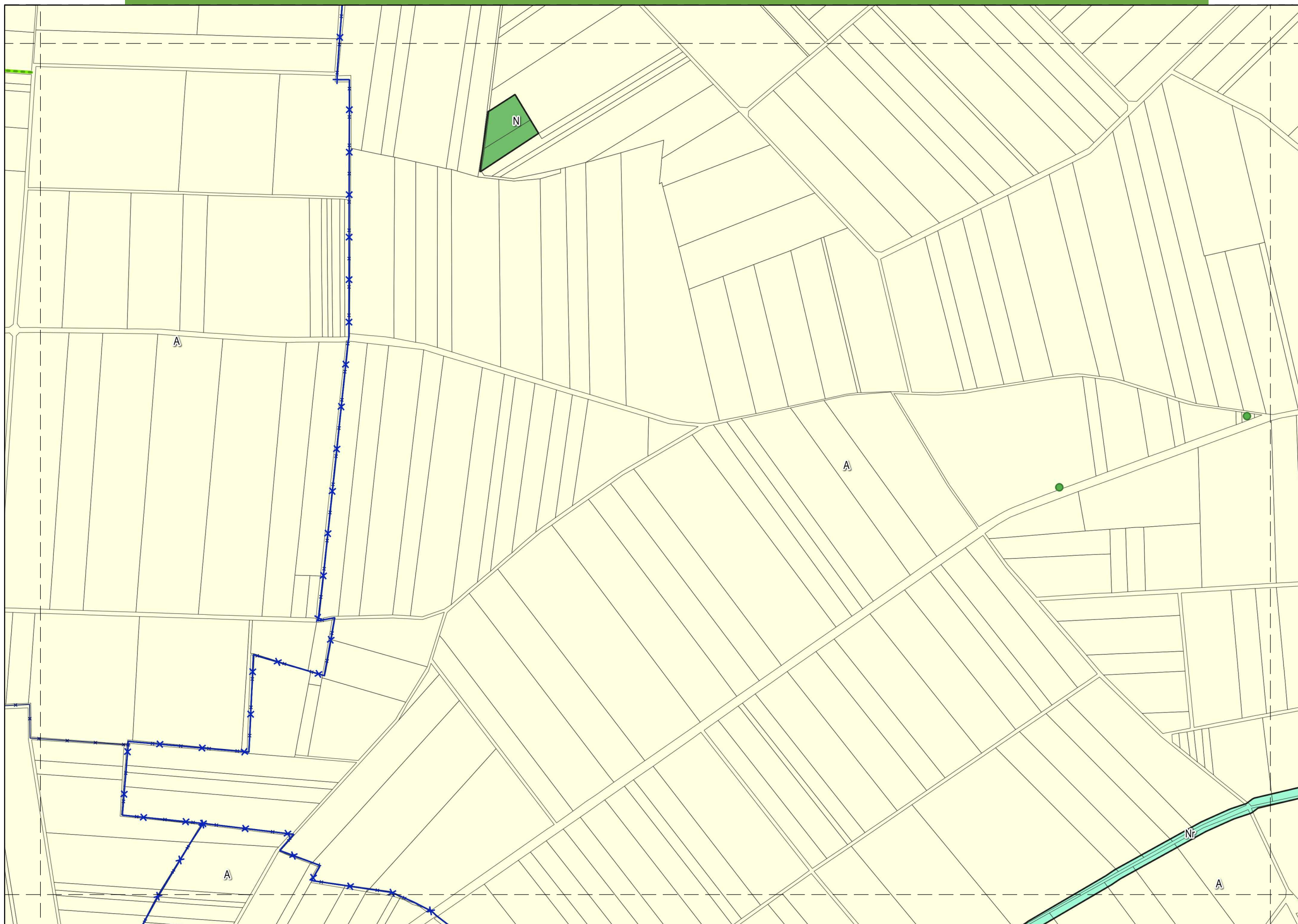


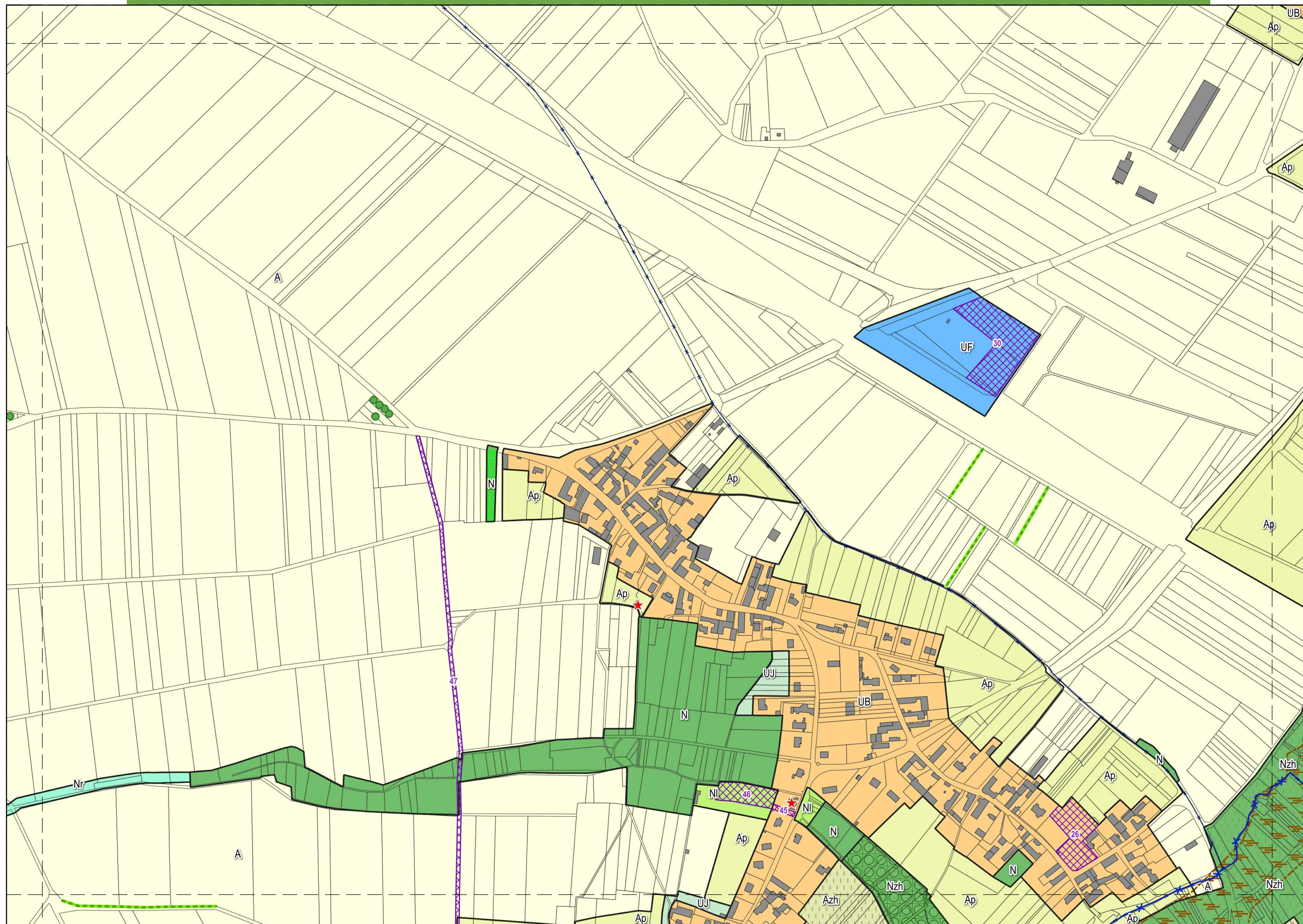


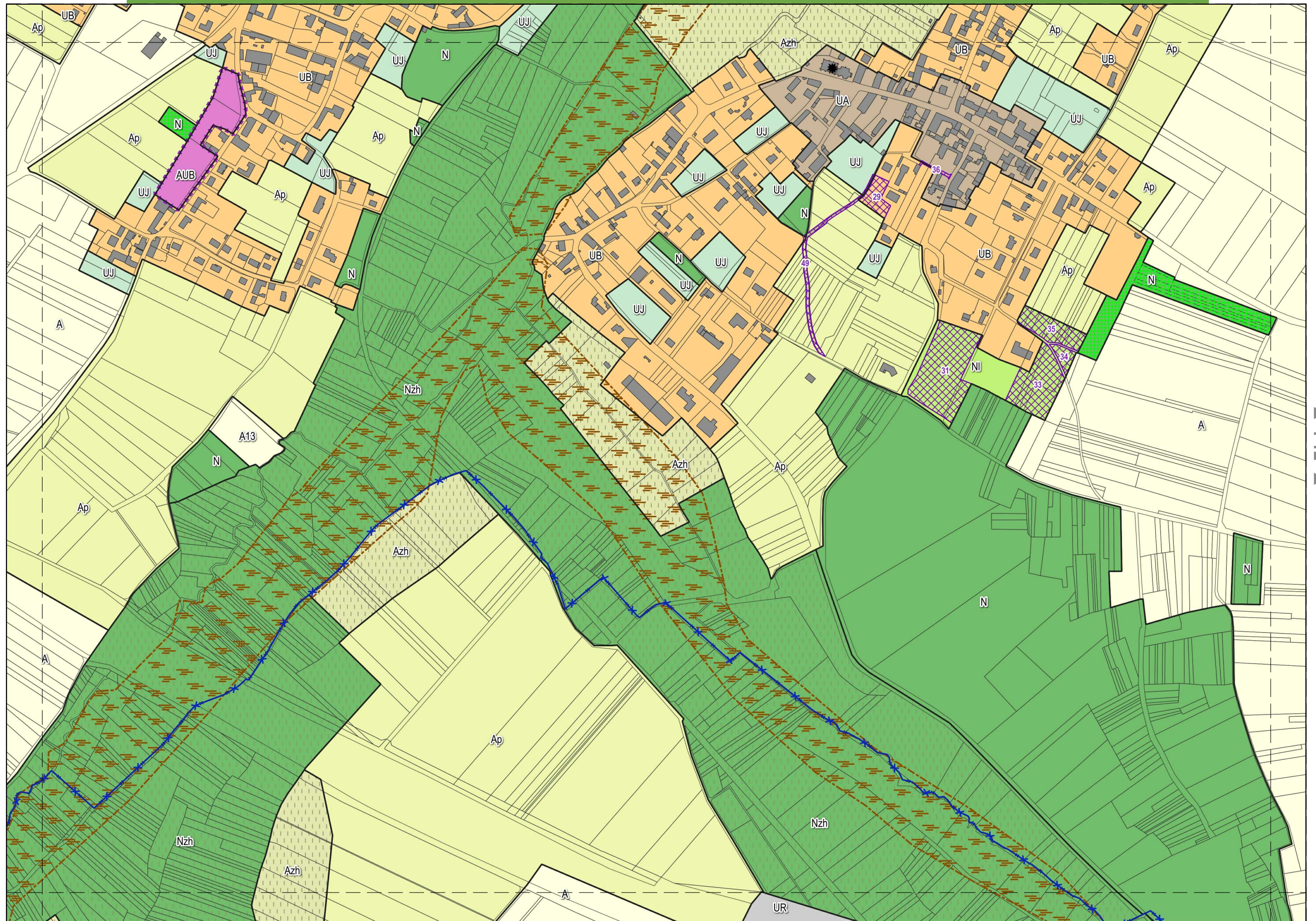


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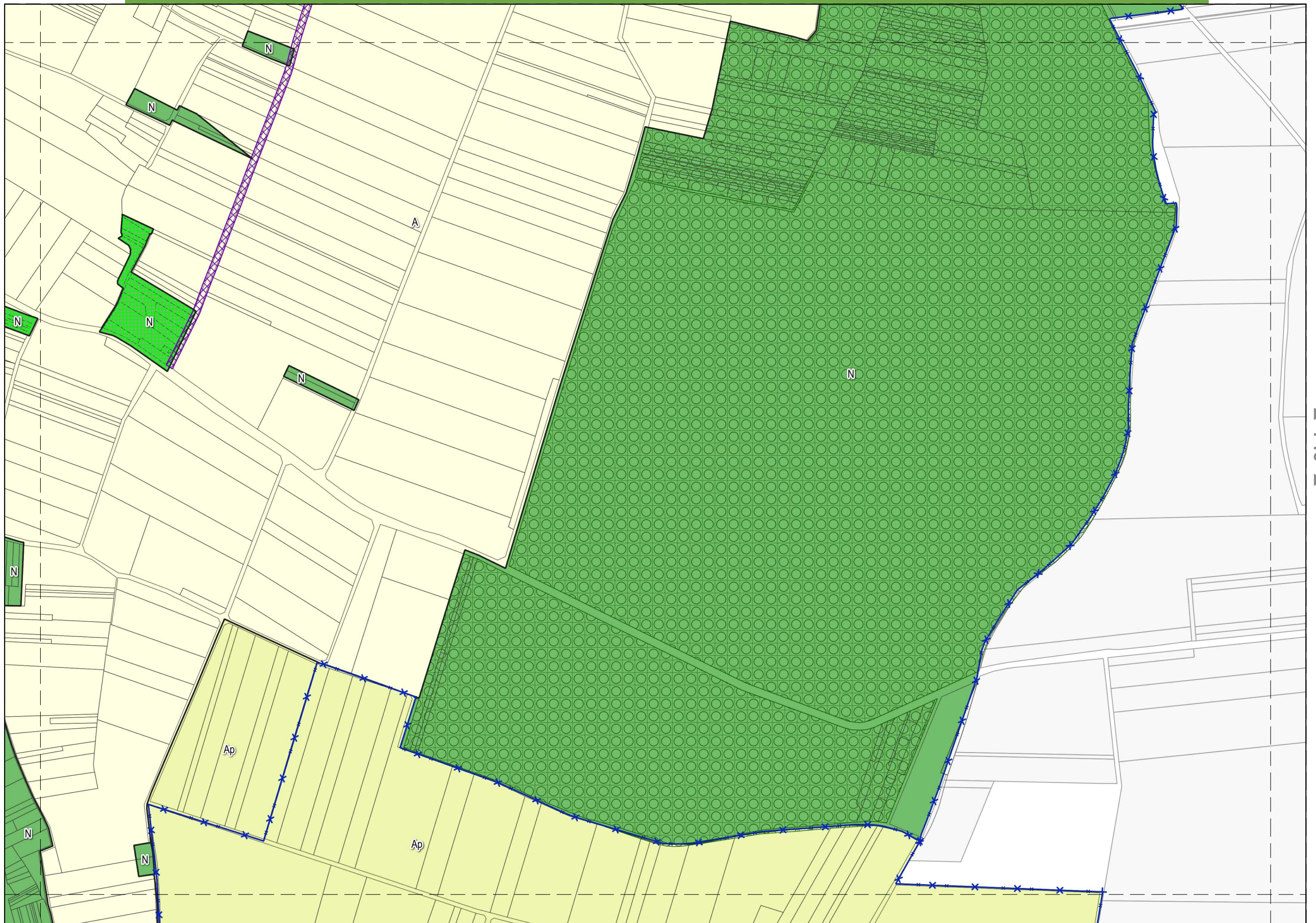


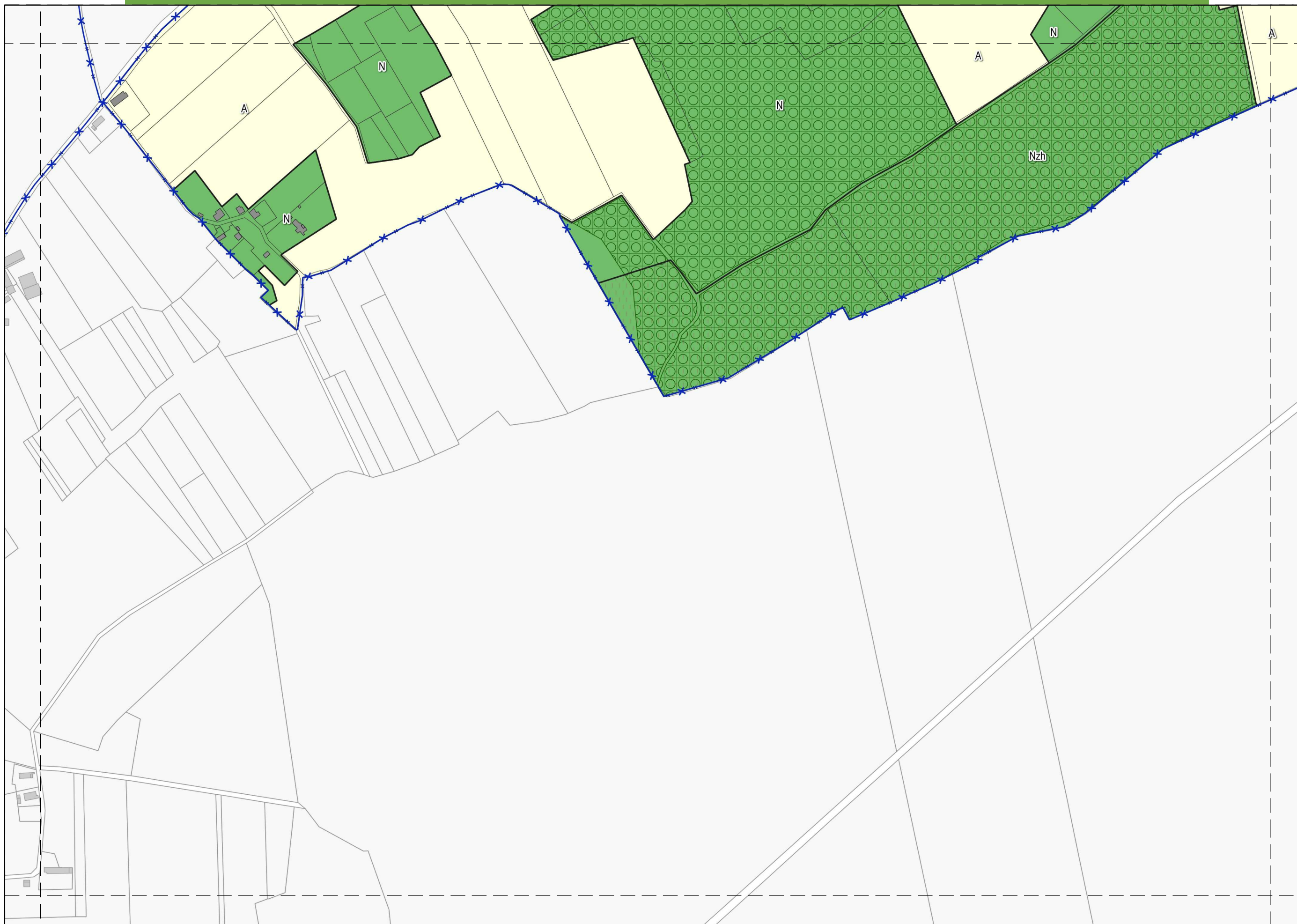




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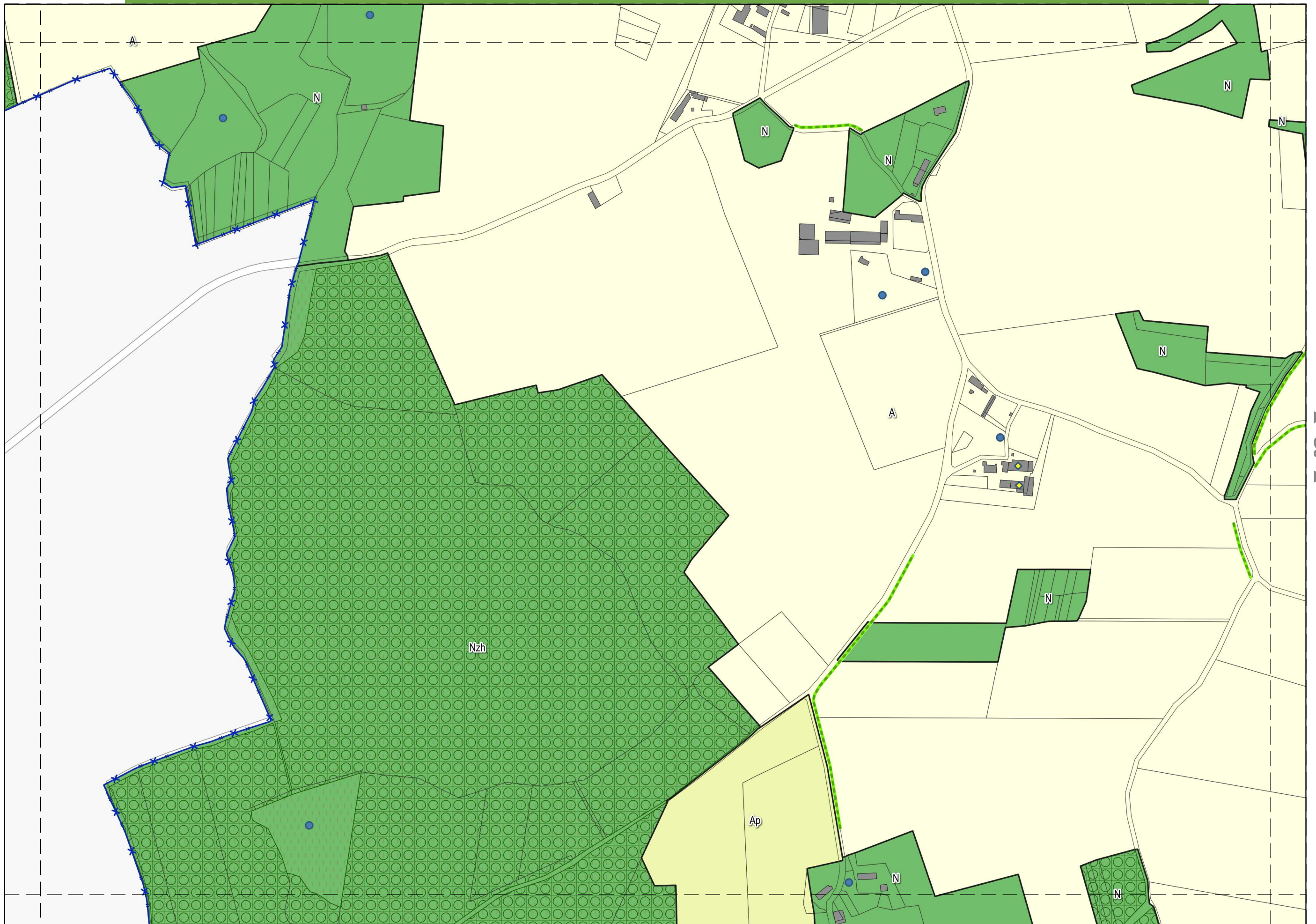
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▲ G1 ▲

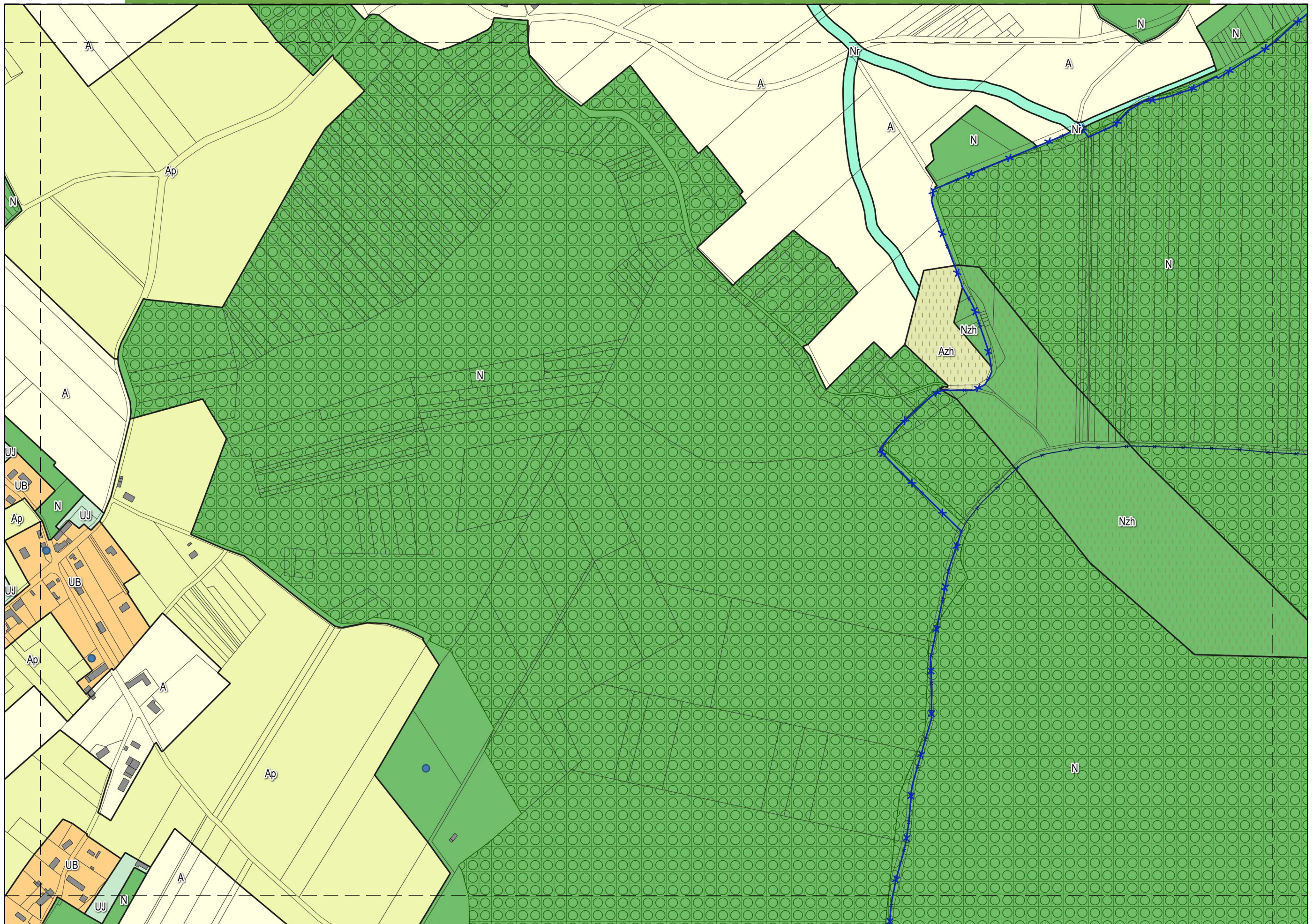
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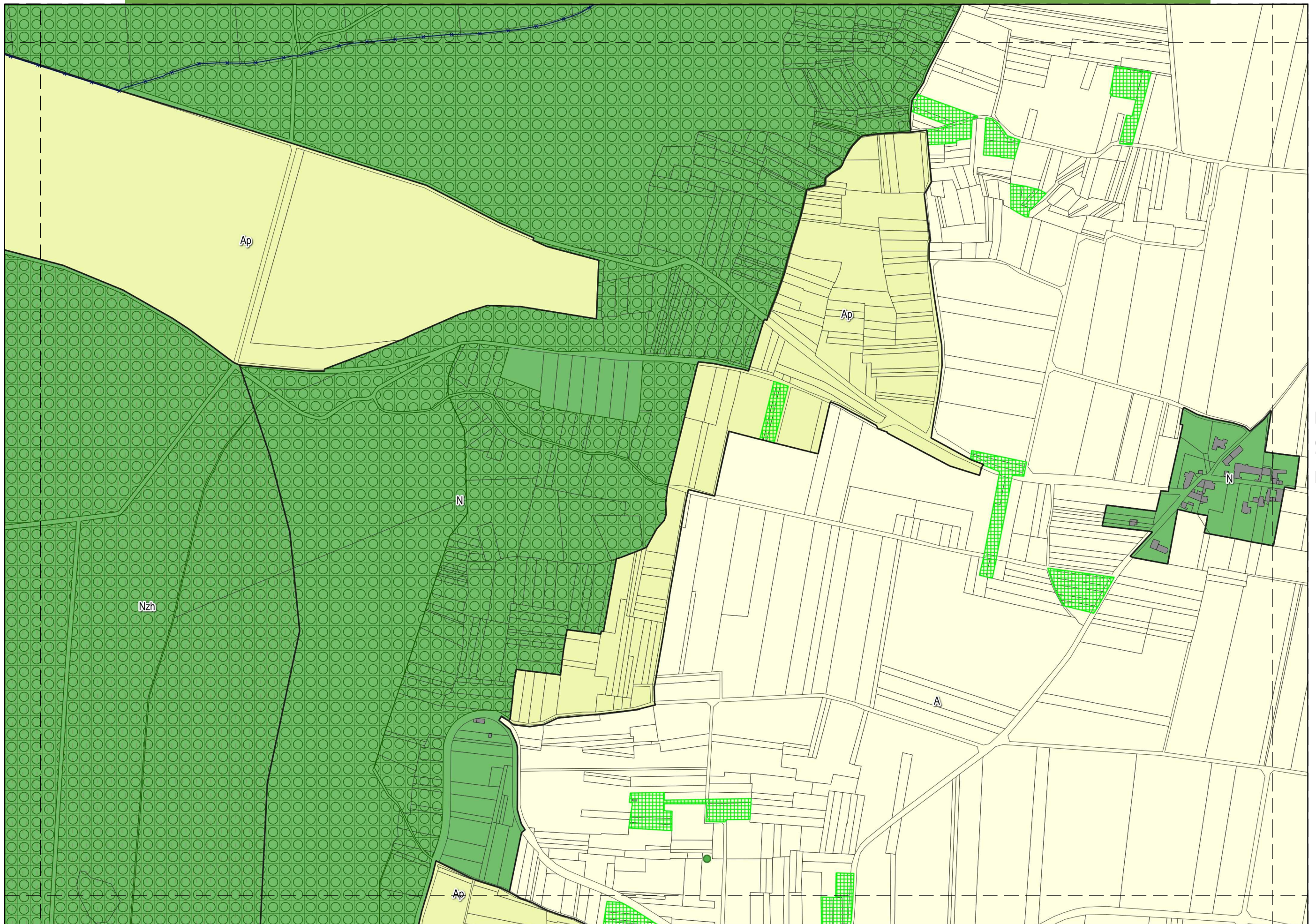
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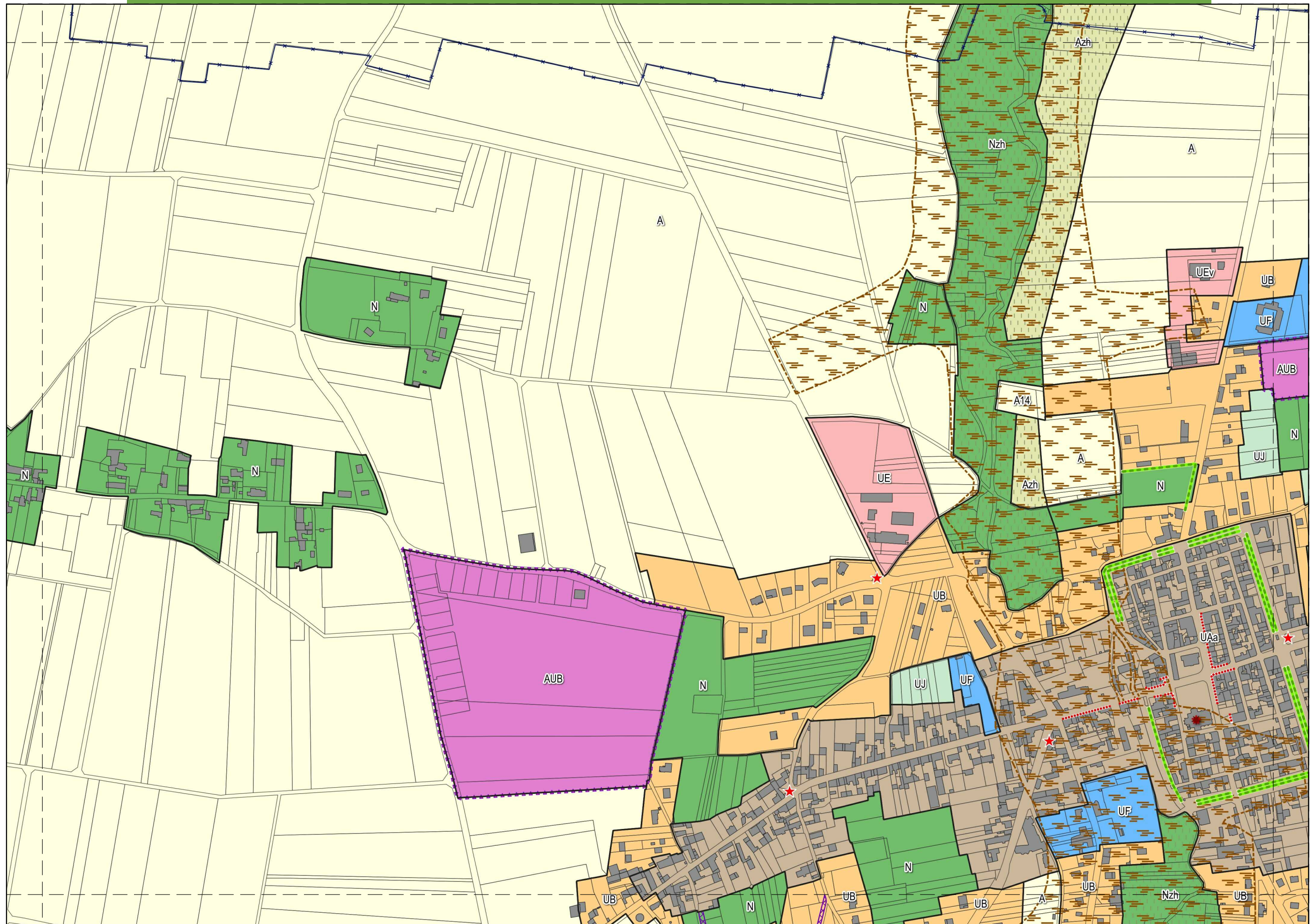
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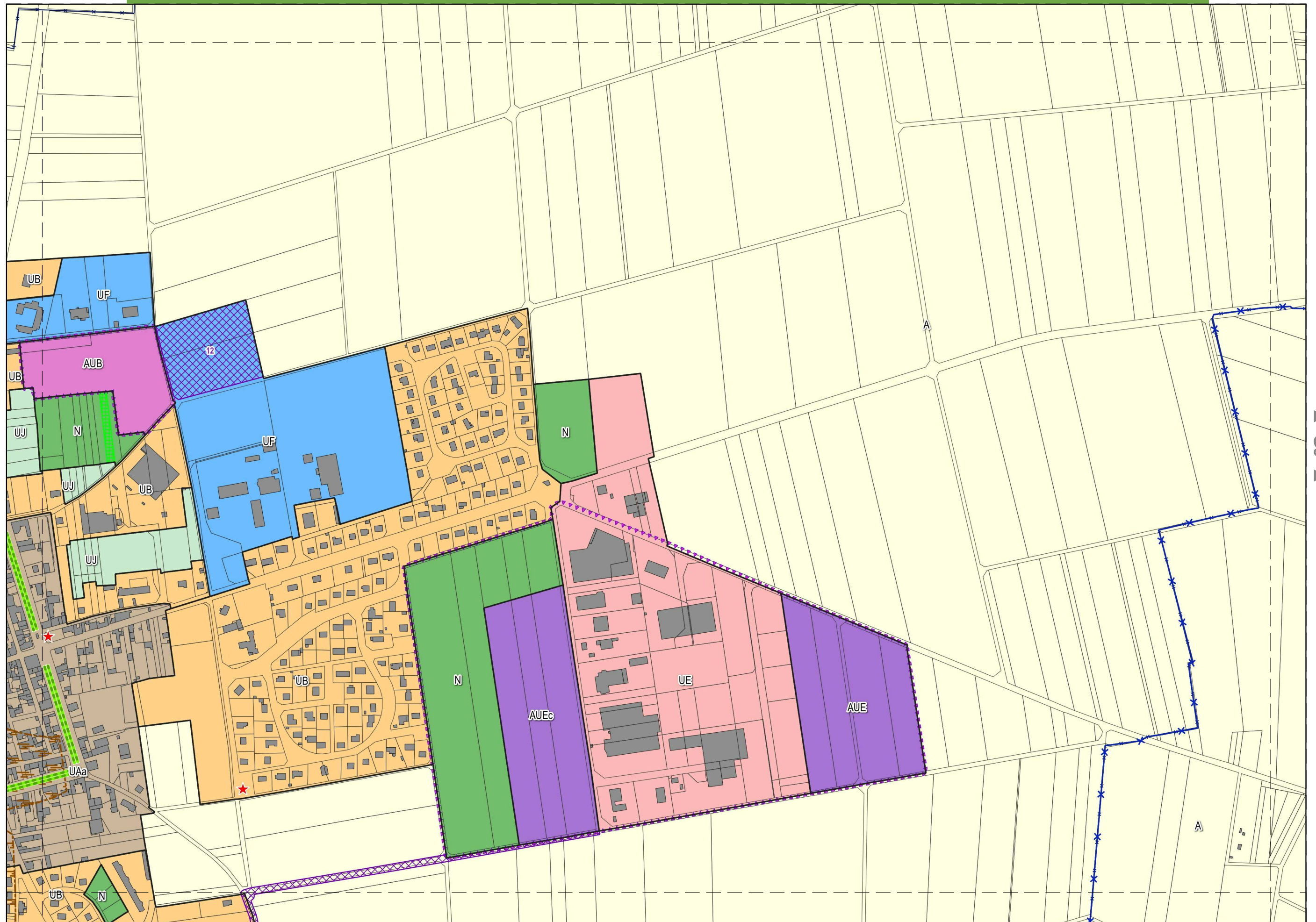
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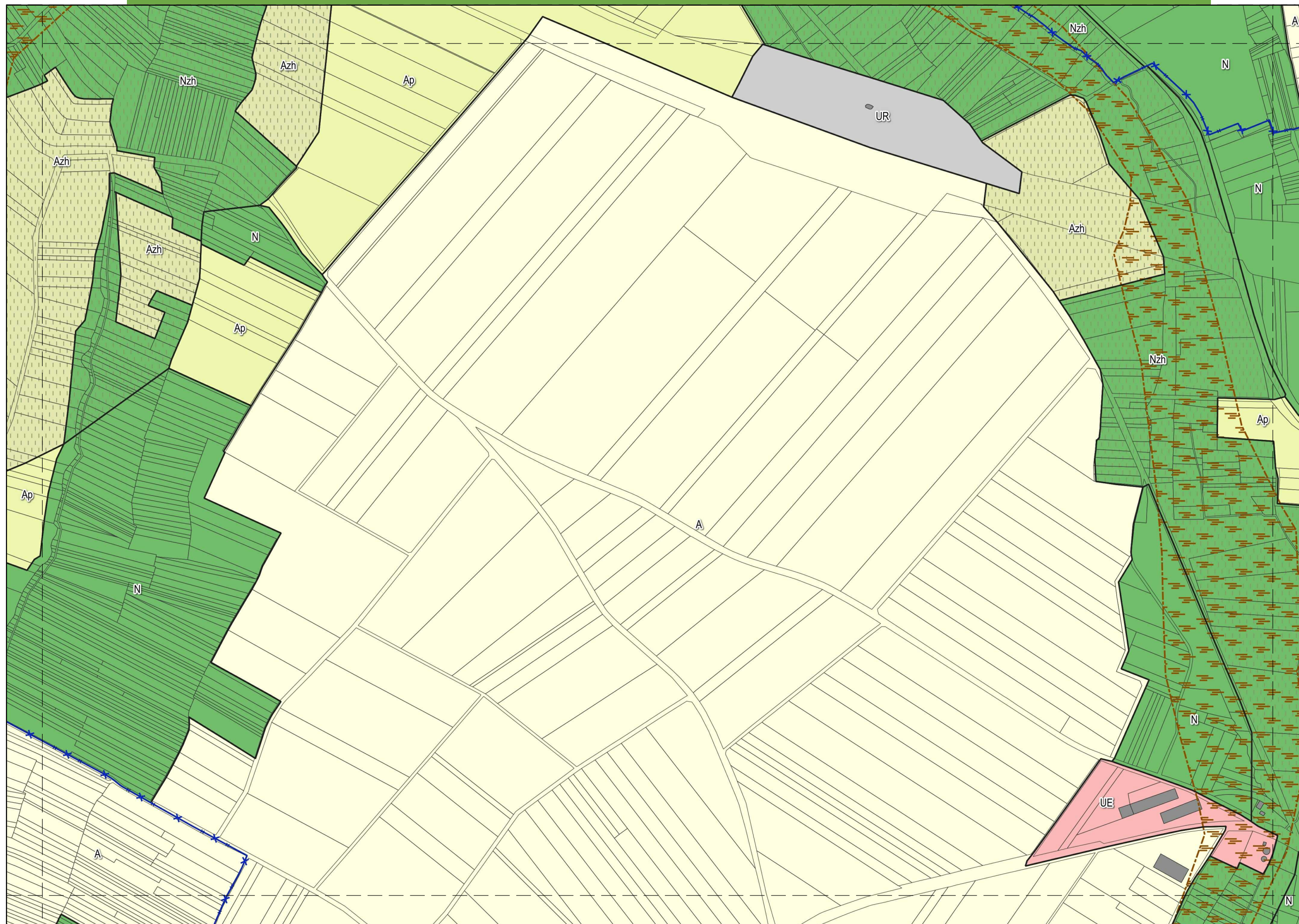






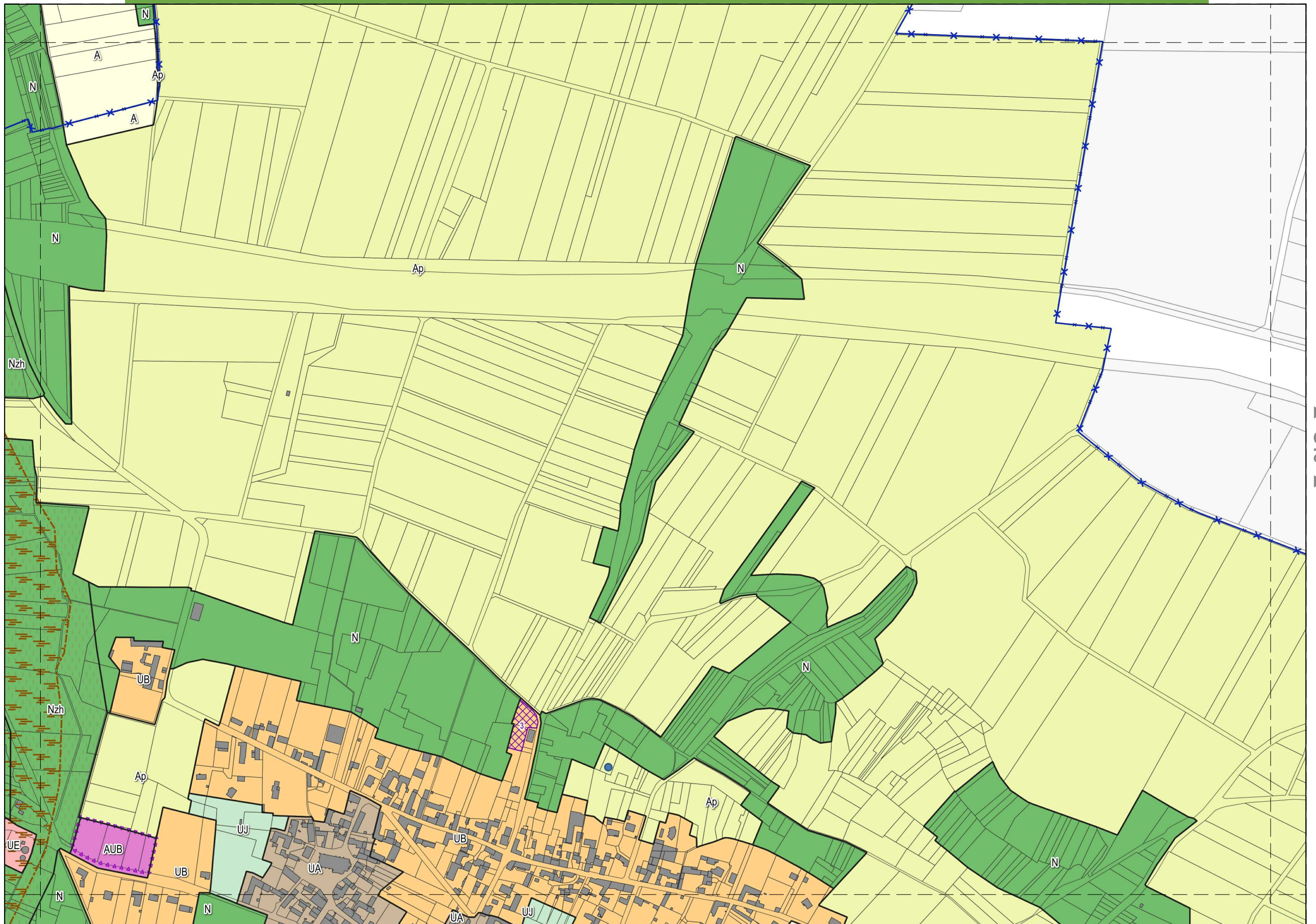
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▲ G12 ▲

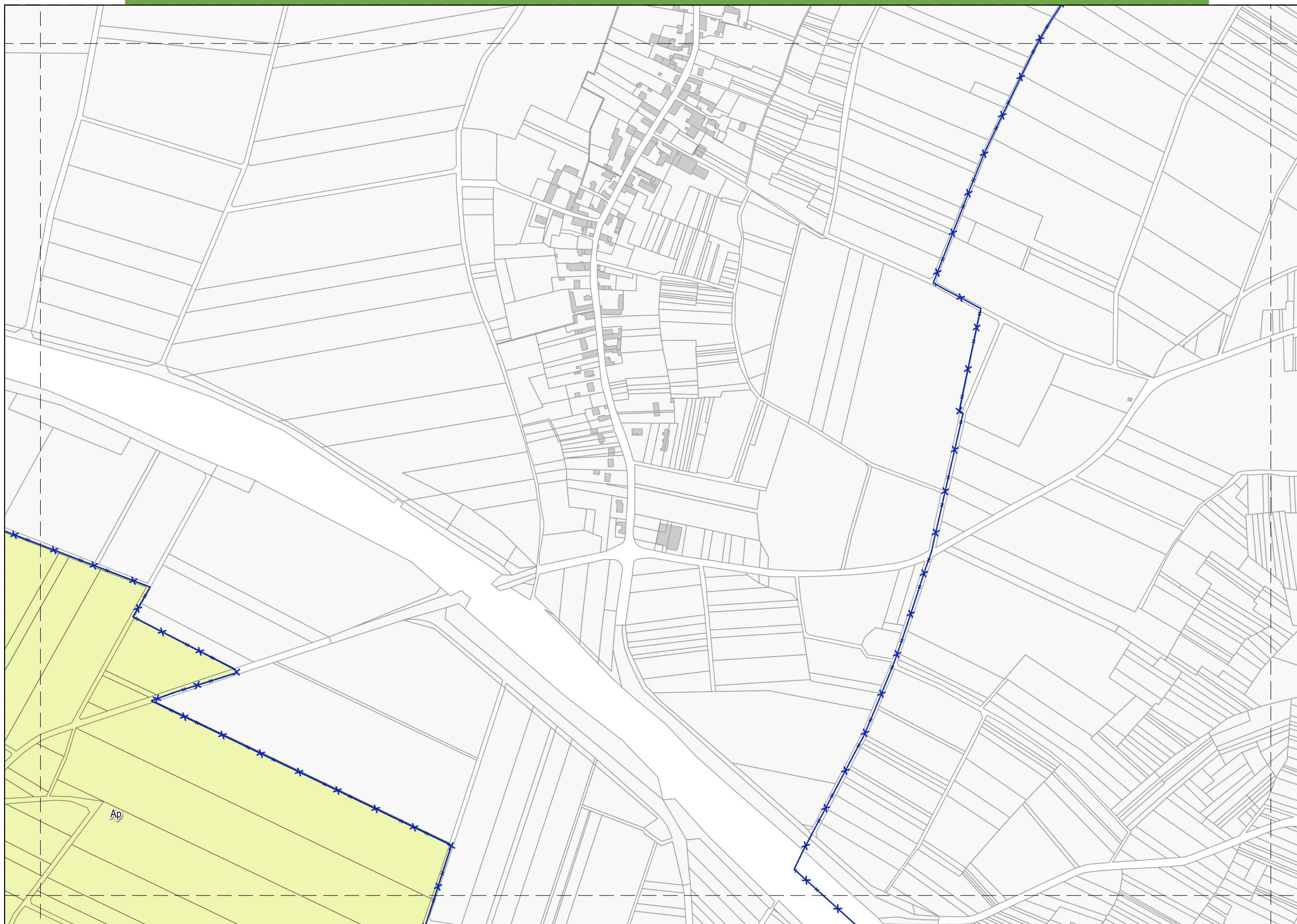


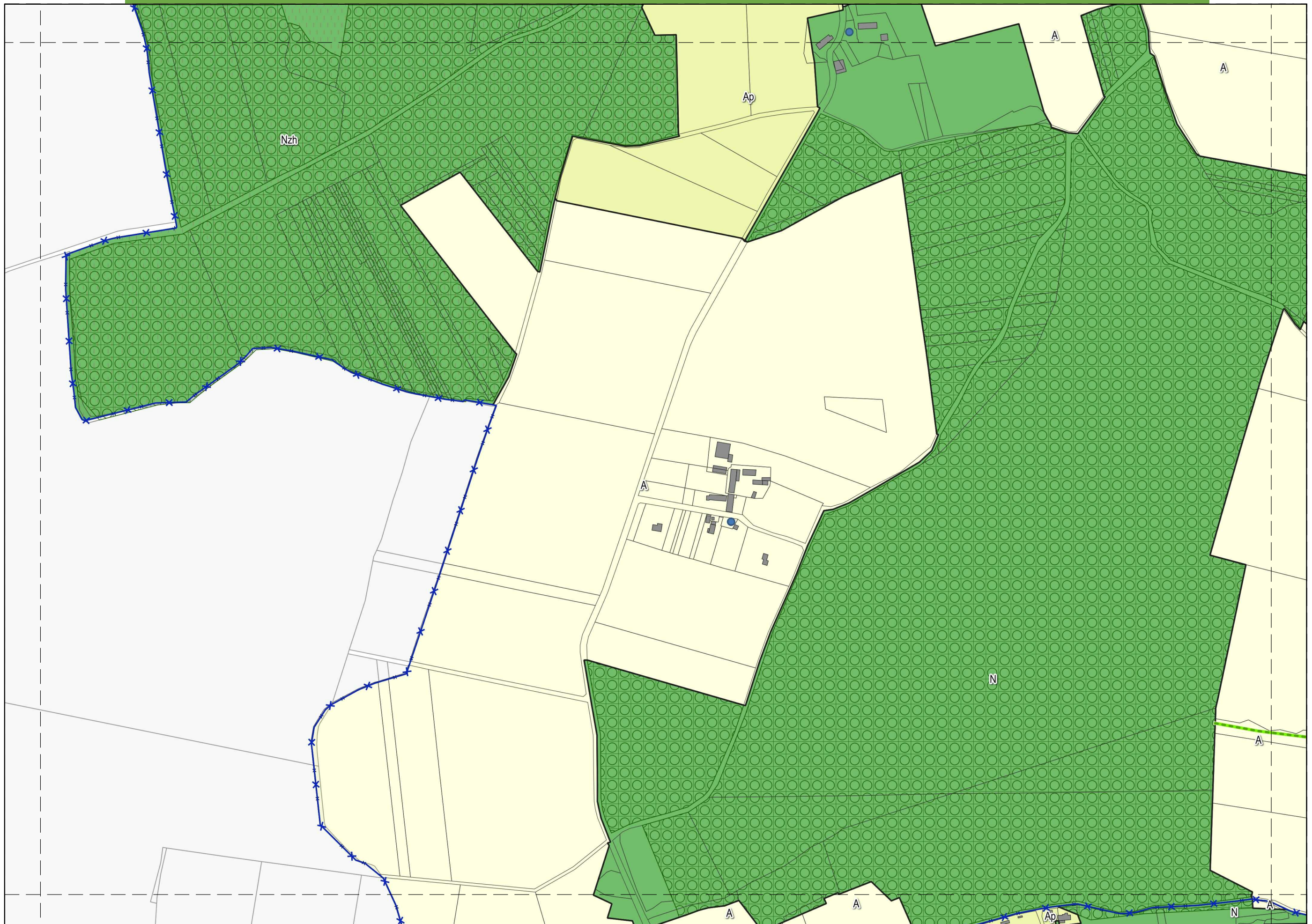
▲ G11 ▲

▲ G13 ▲



▲ G12 ▲





▲ H1 ▲

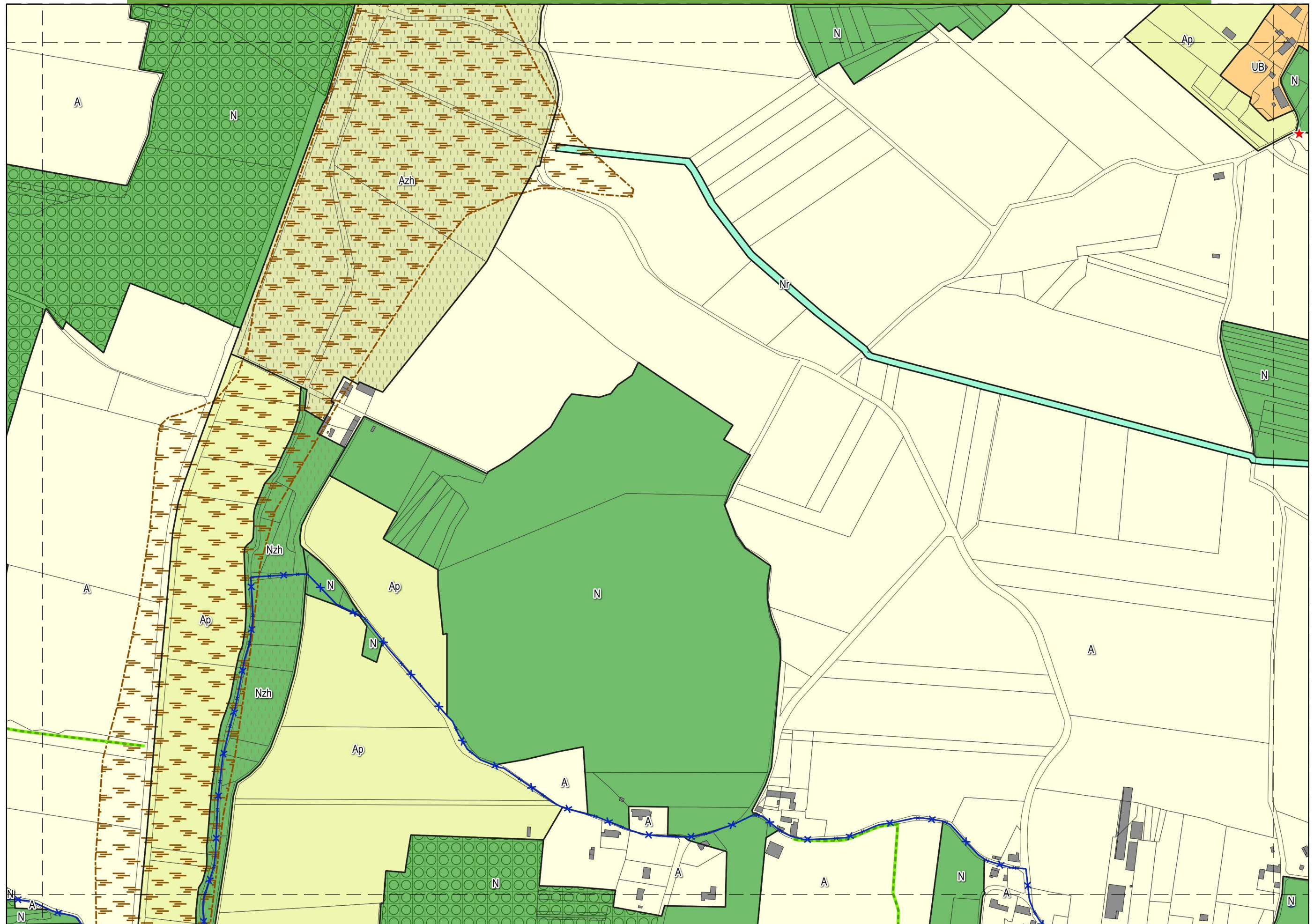
▲ H3 ▲

▼ I2 ▼

Sources : Cadastre DGFIP, 2018

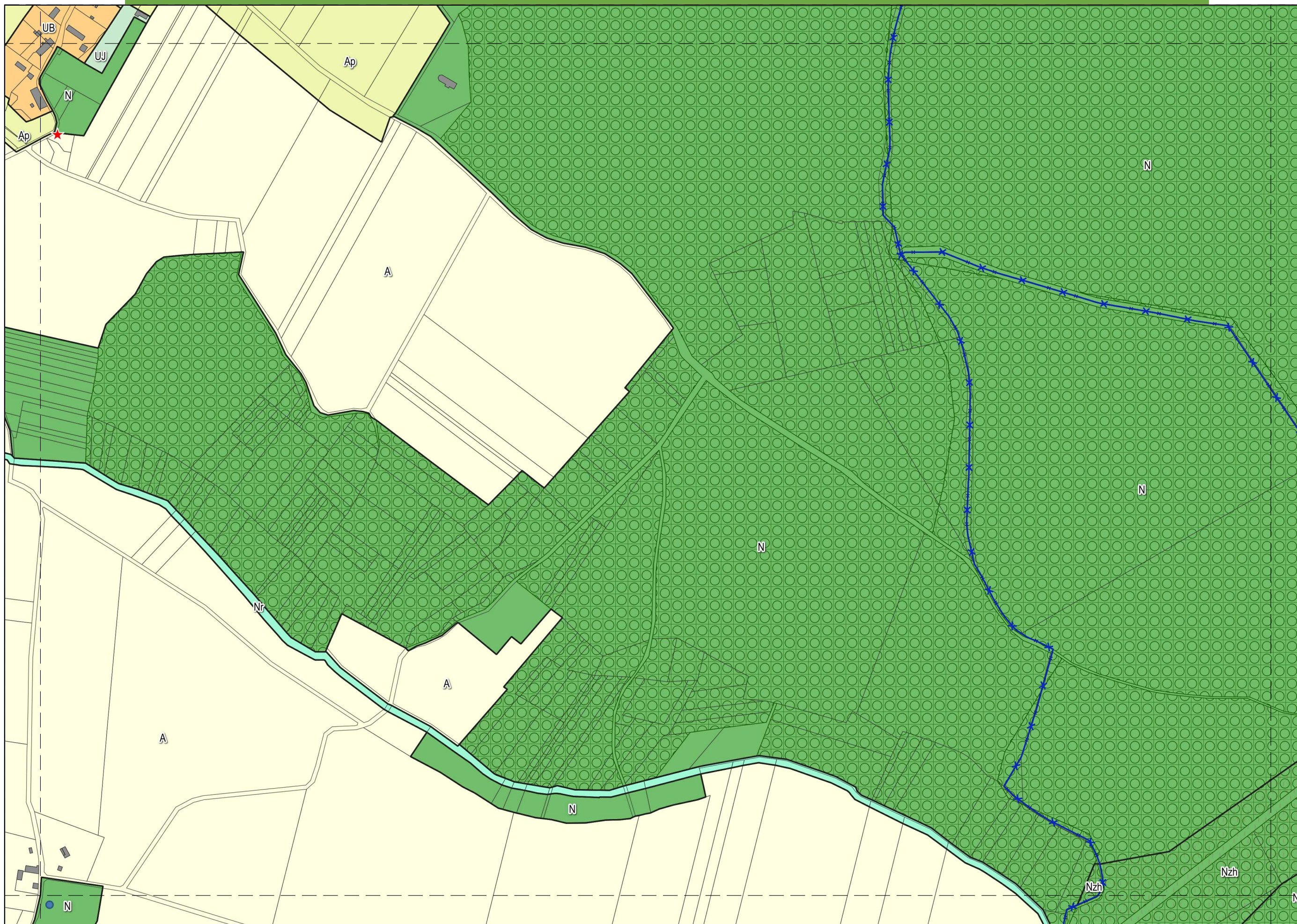


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1 / 5000ème



▲ H3 ▲

▲ H5 ▲



▲ H4 ▲

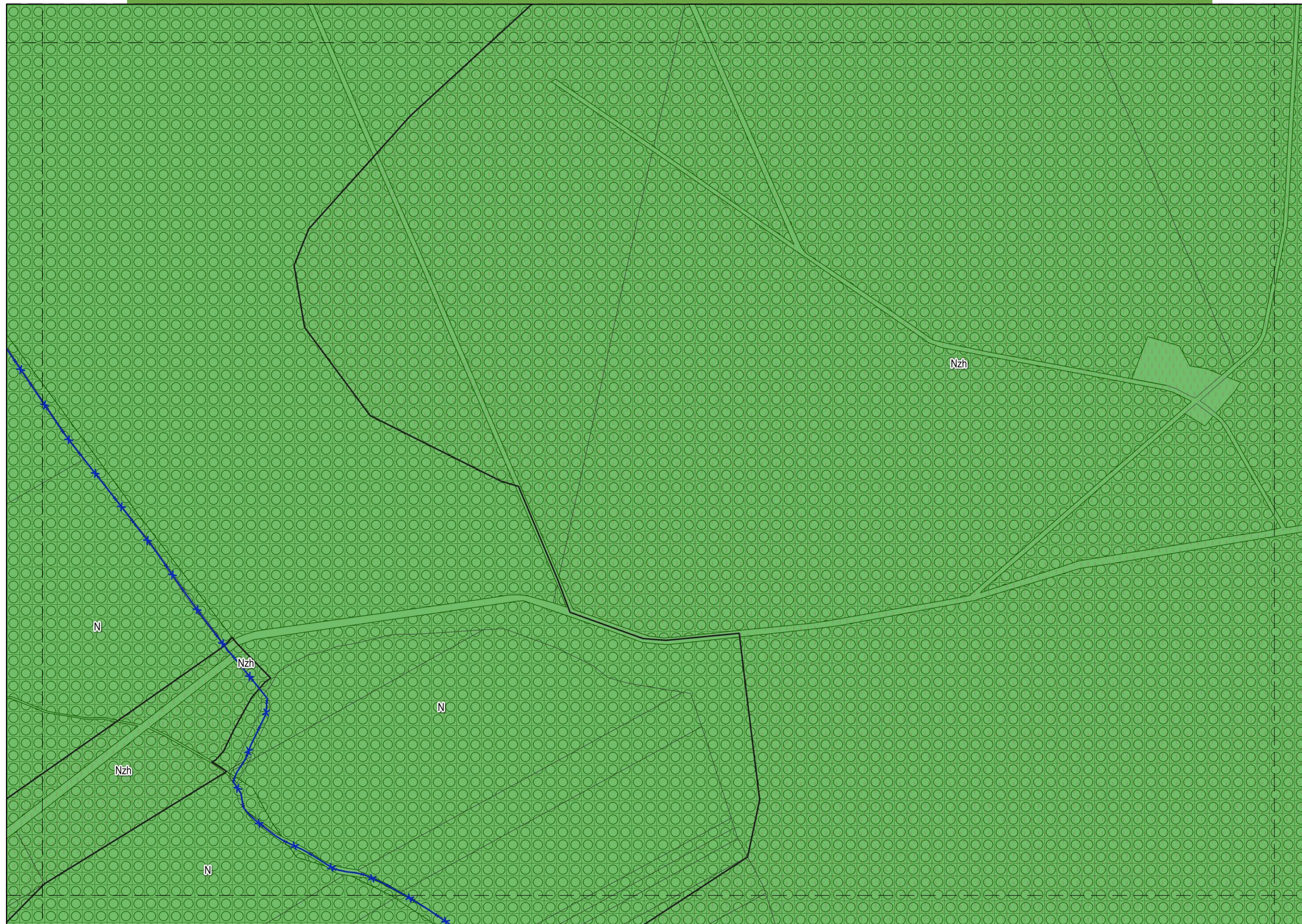
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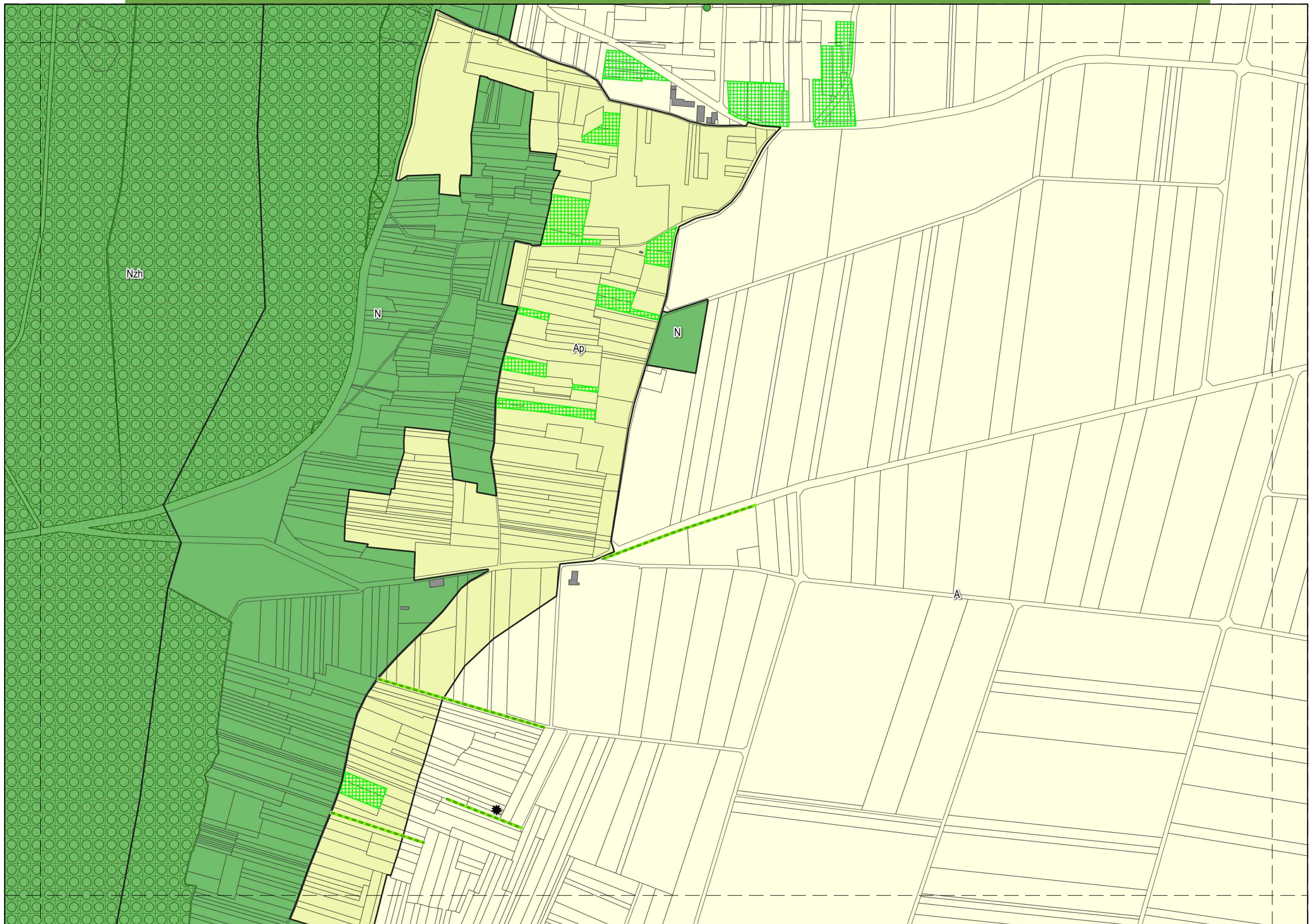
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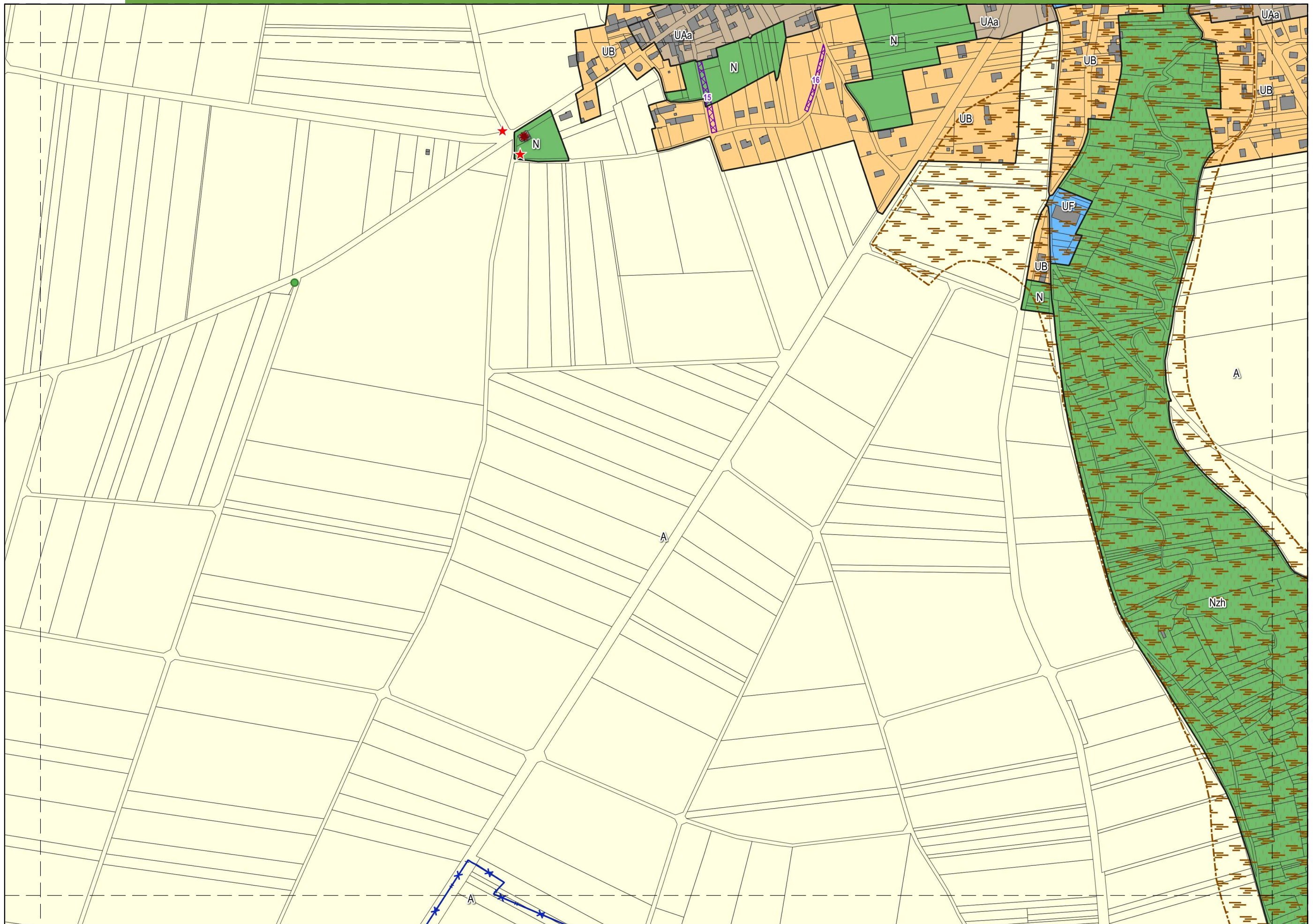
Sources : Cadastre DGFIP, 2018

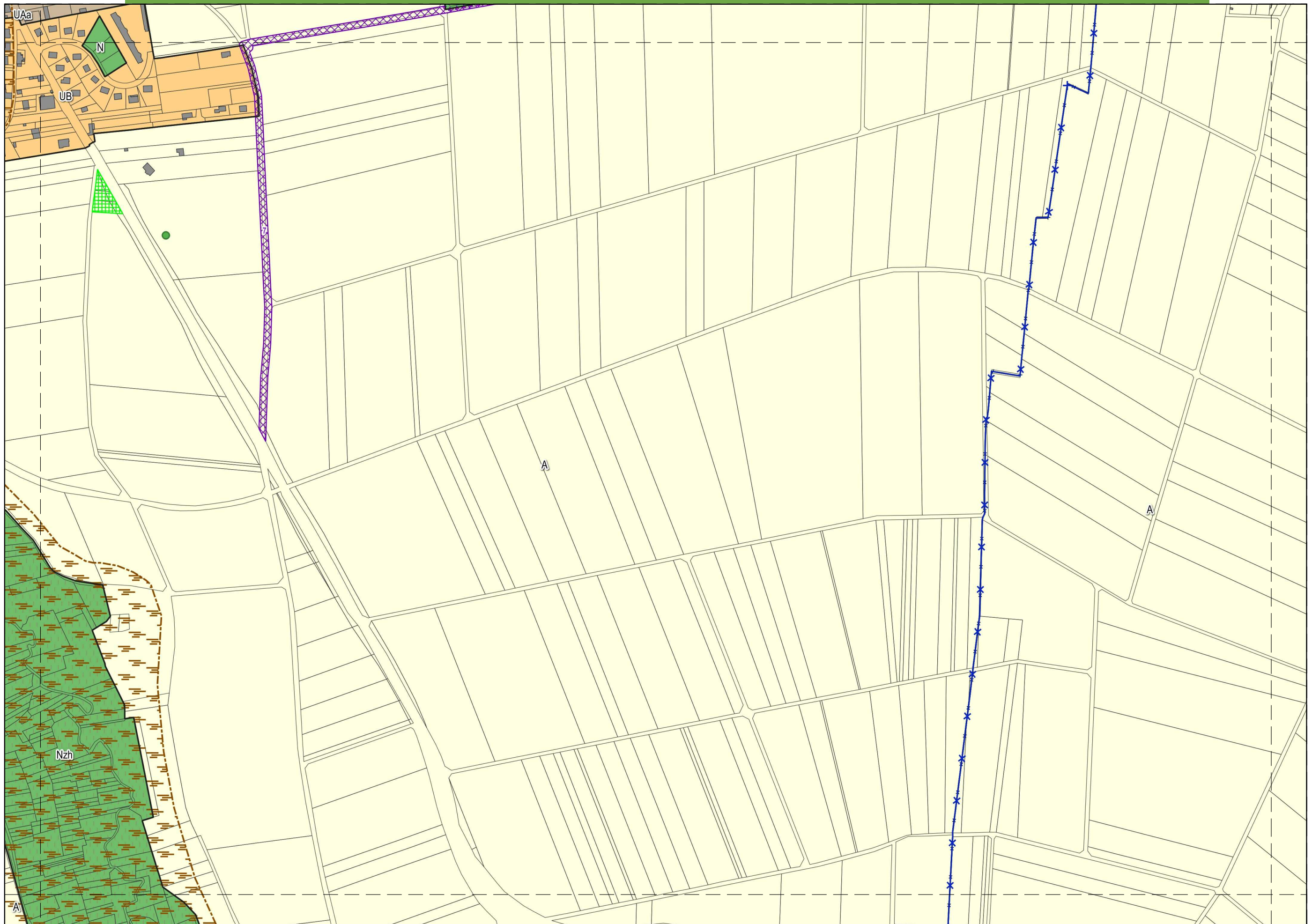


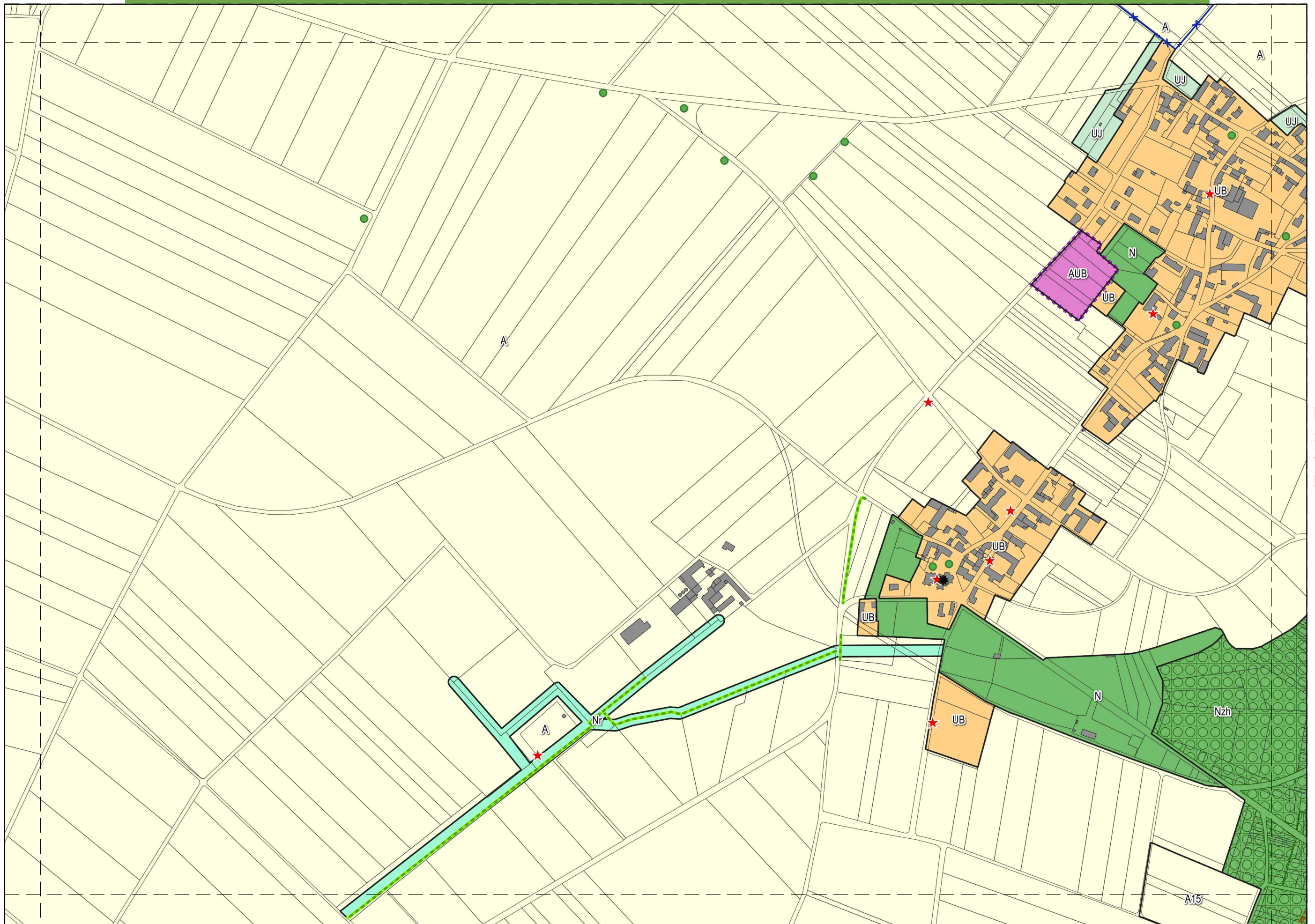
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1 / 5000ème

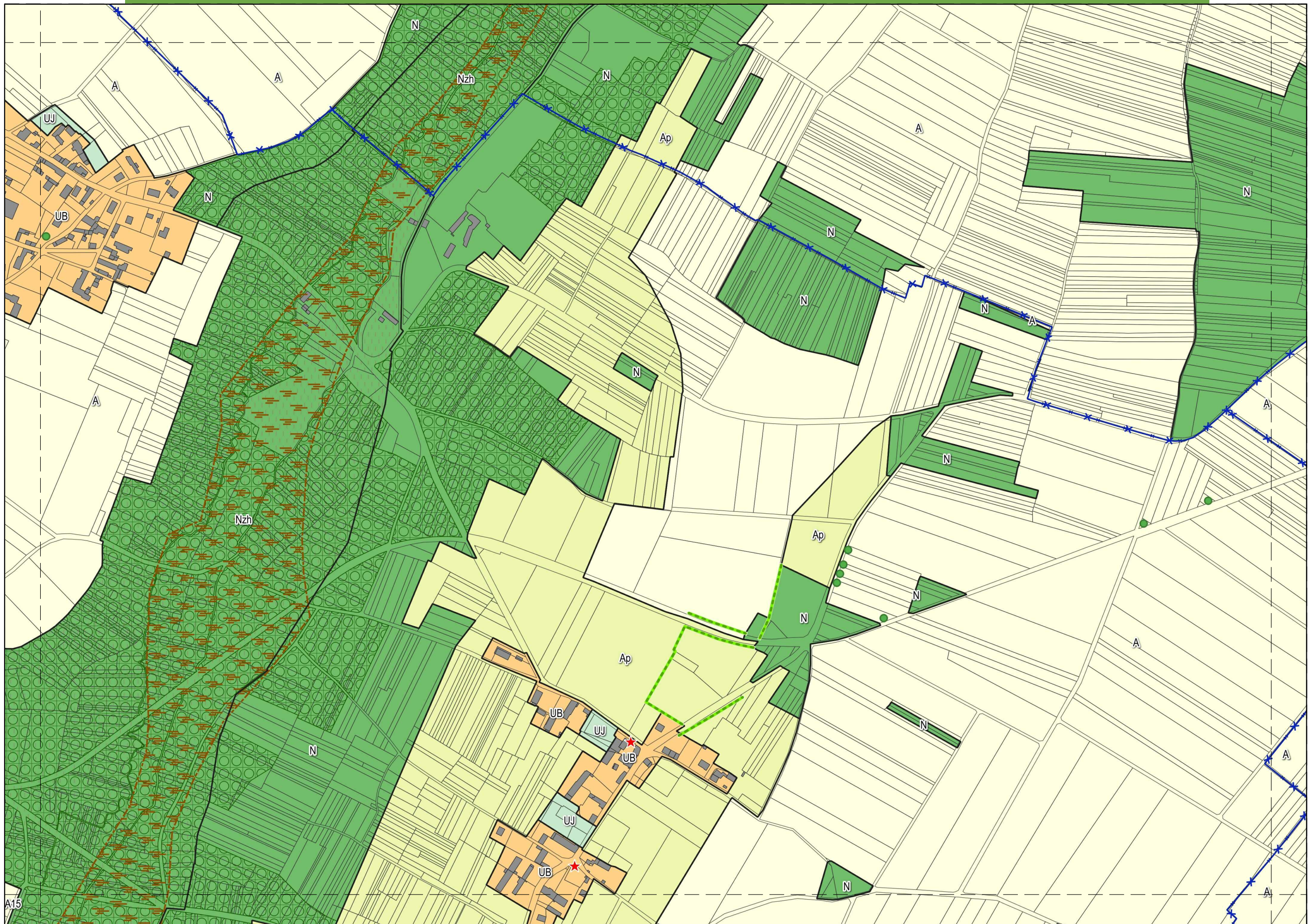








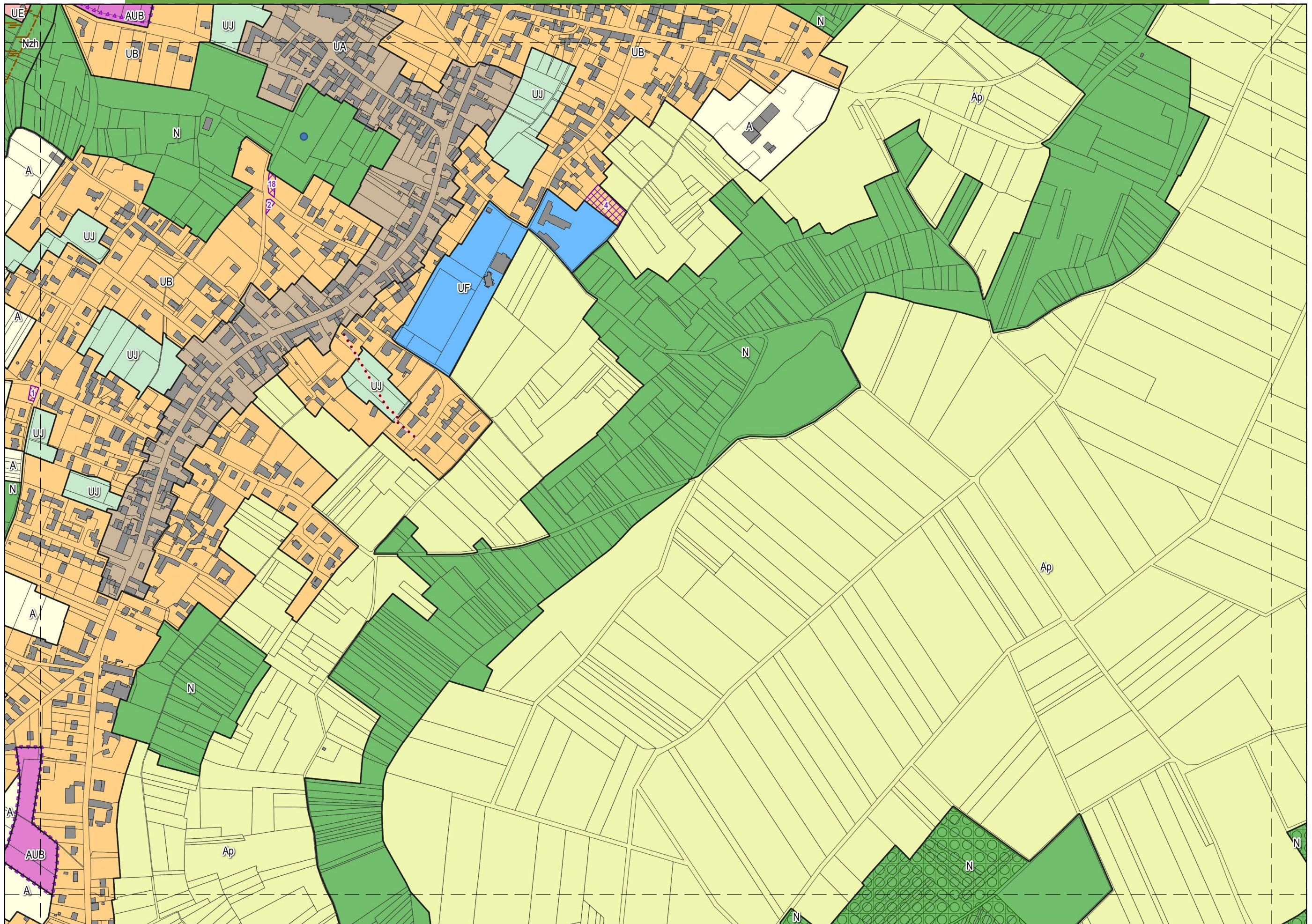


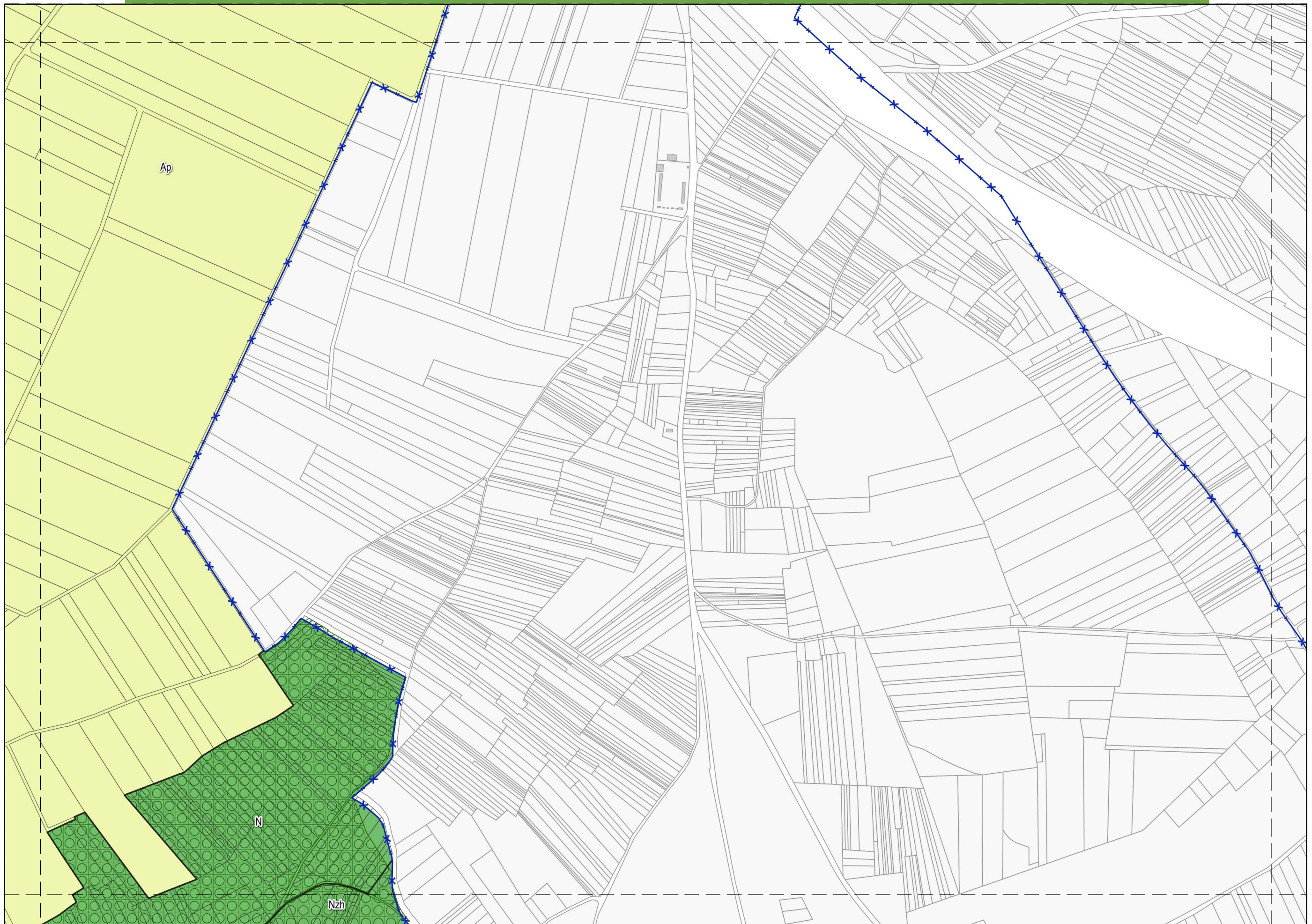


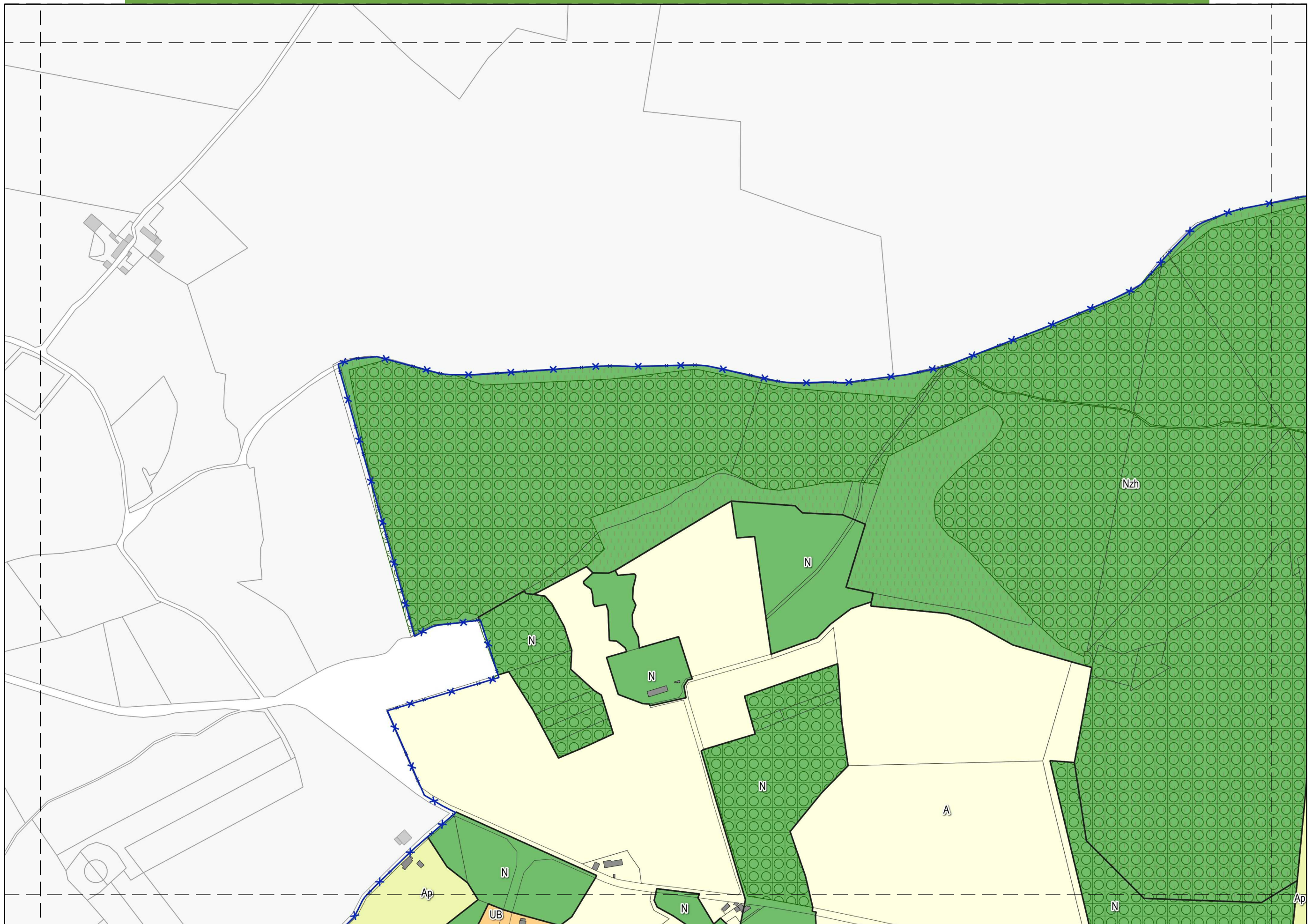
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▲ H12 ▲



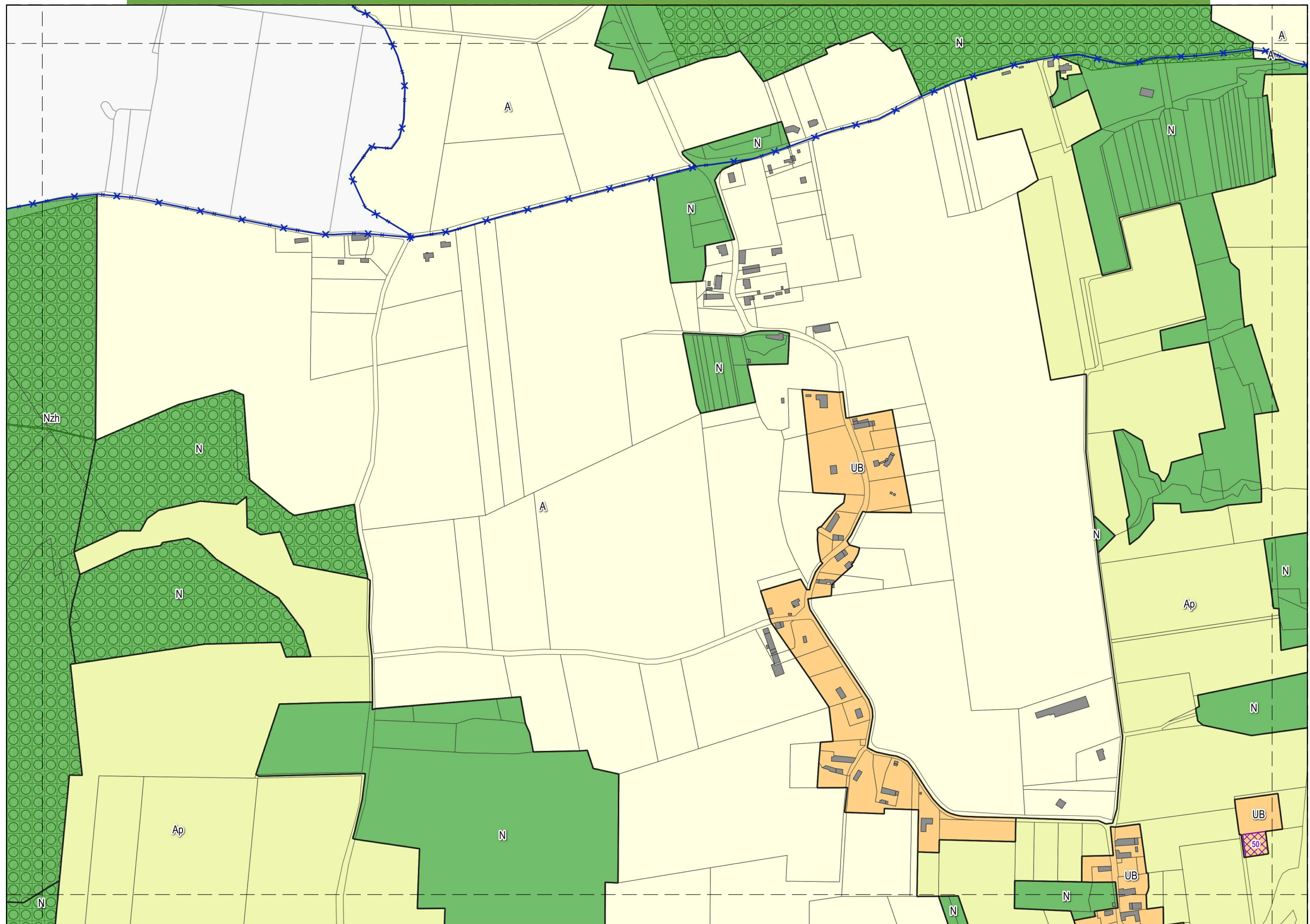


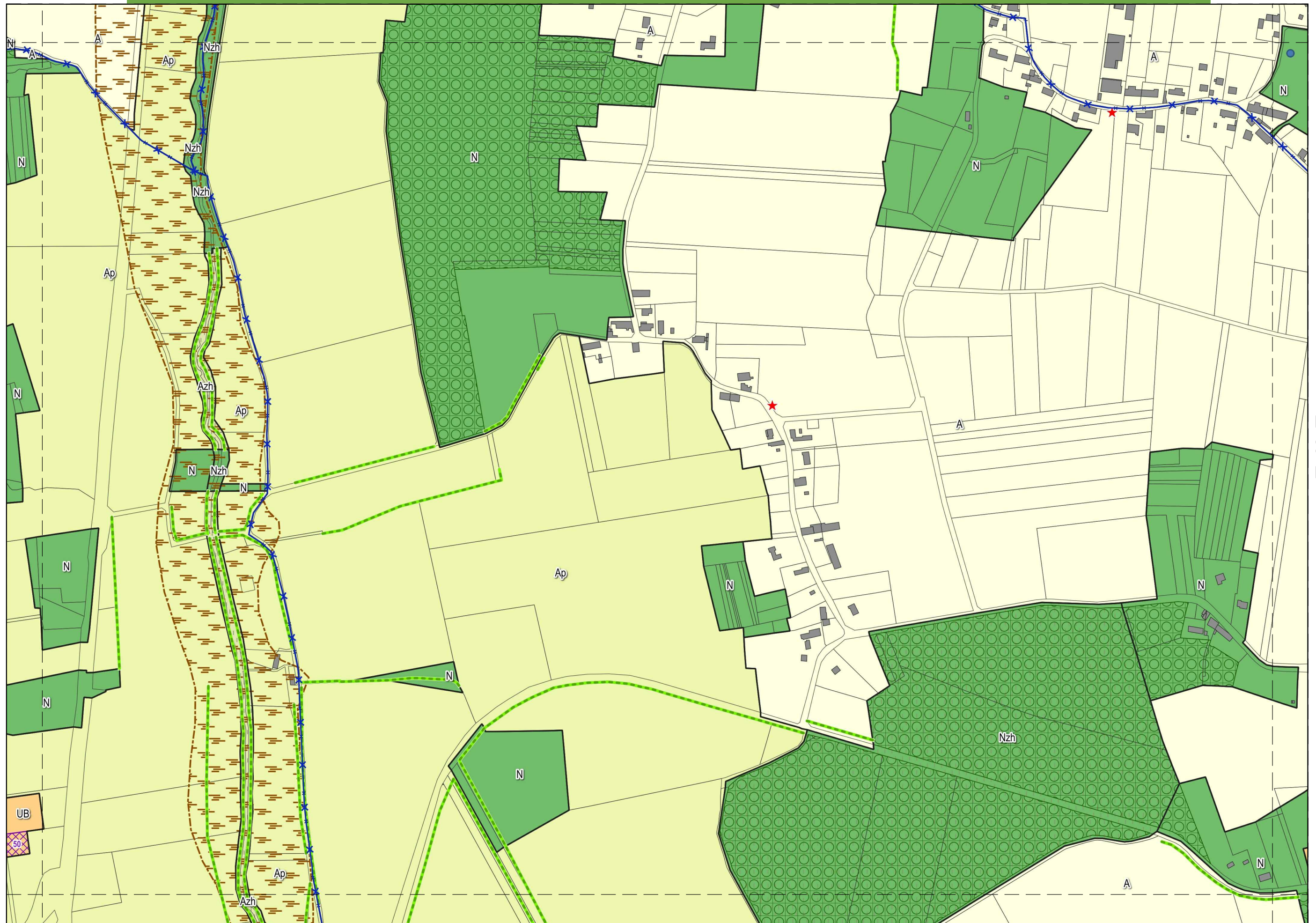


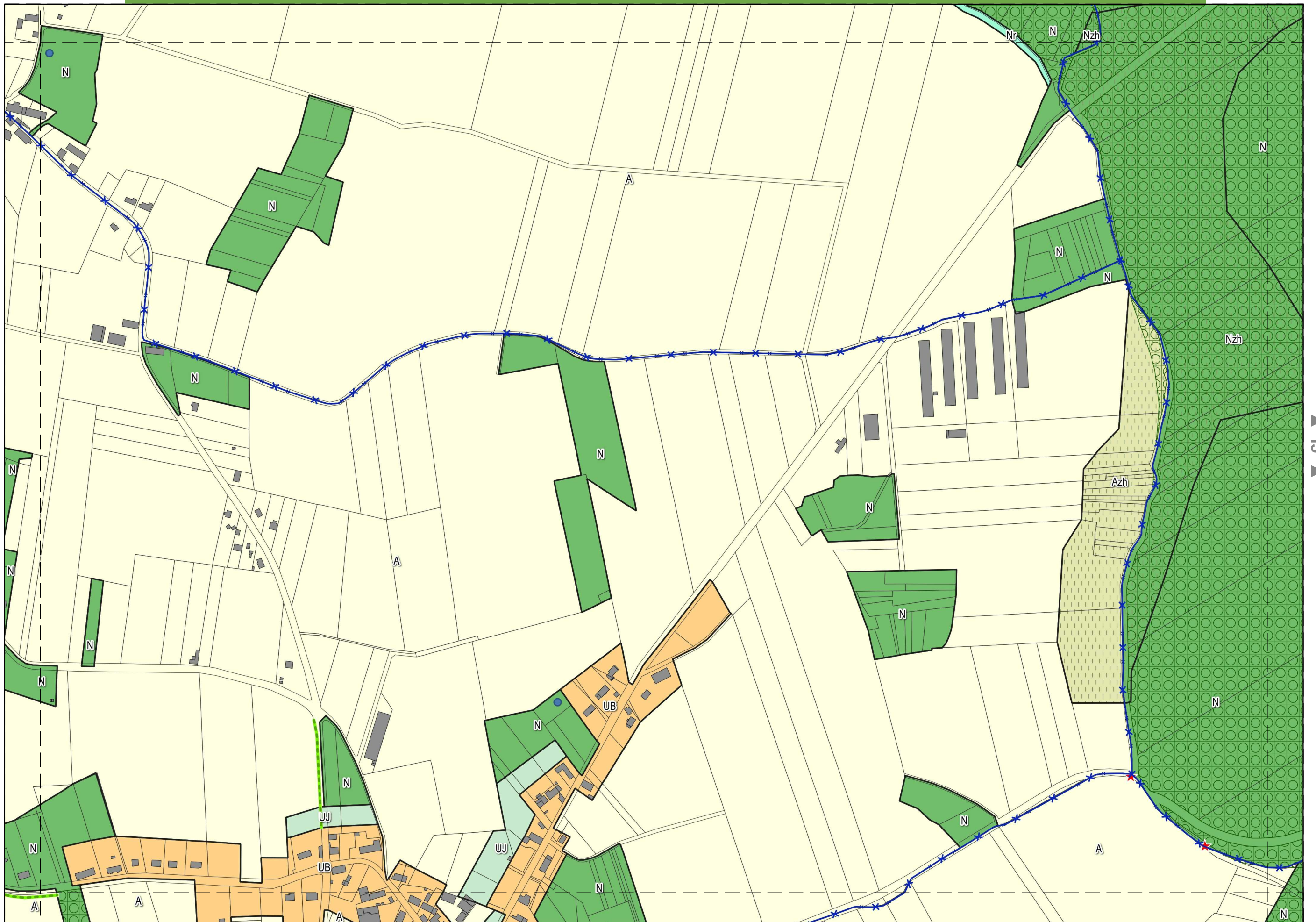


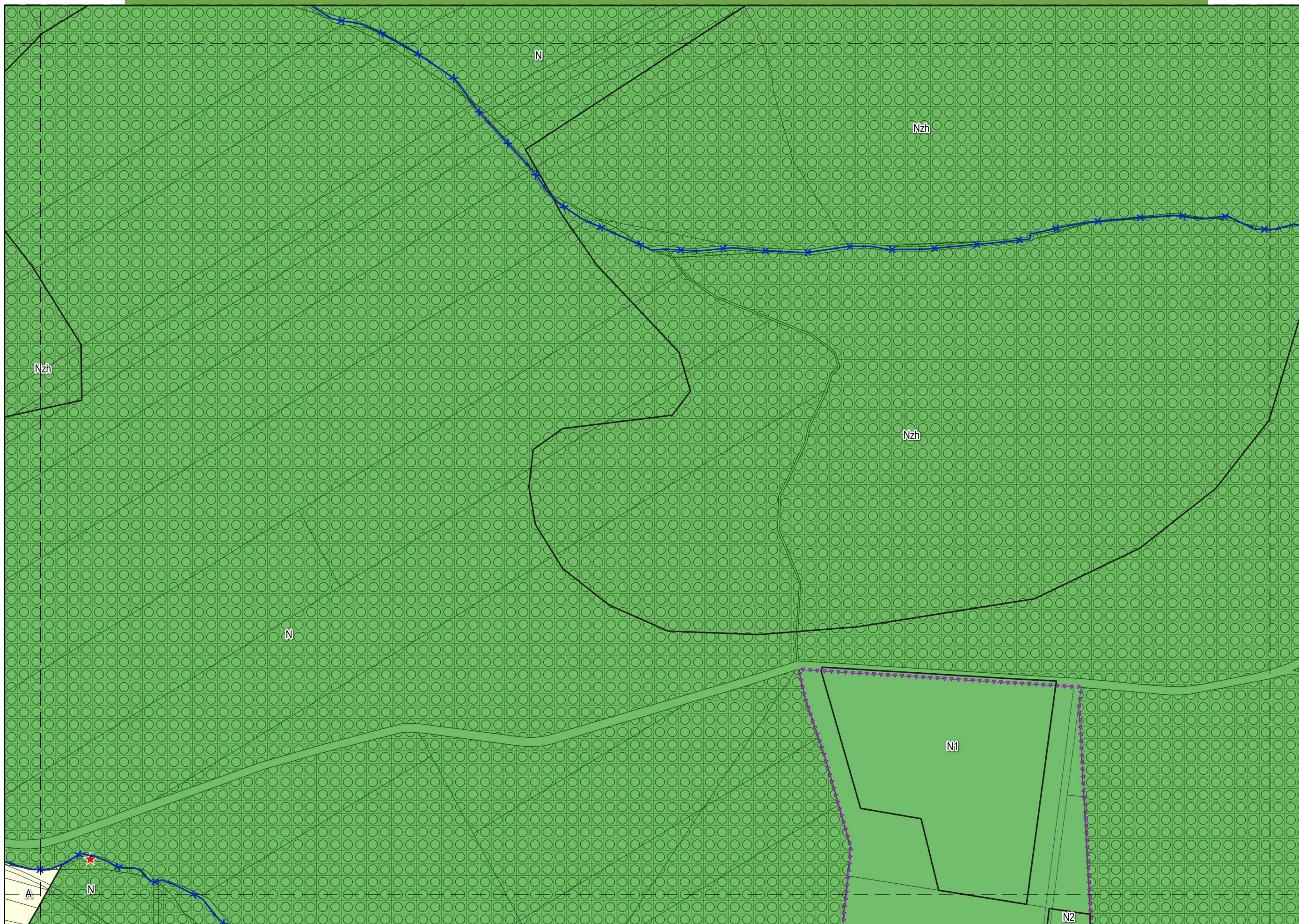
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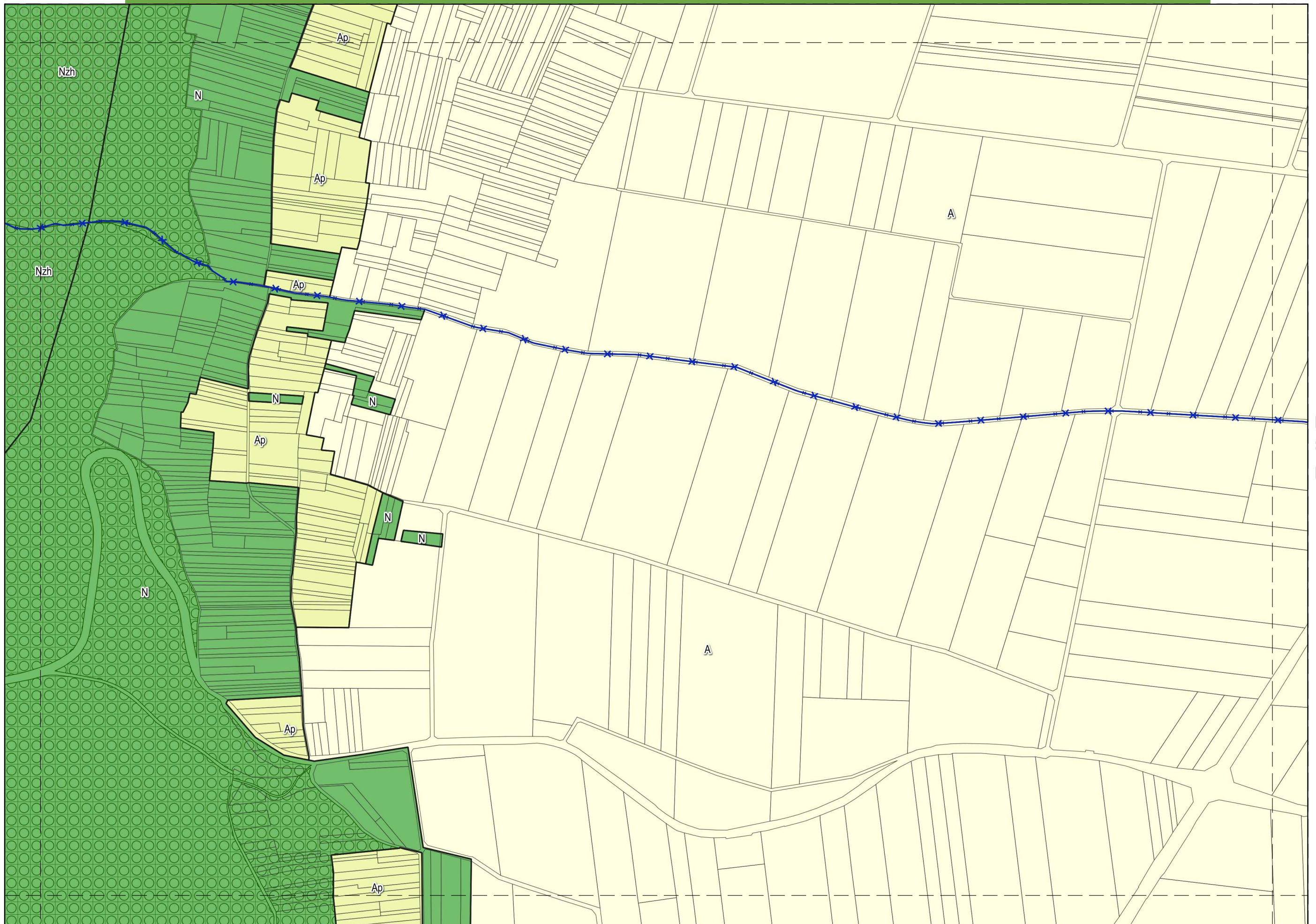
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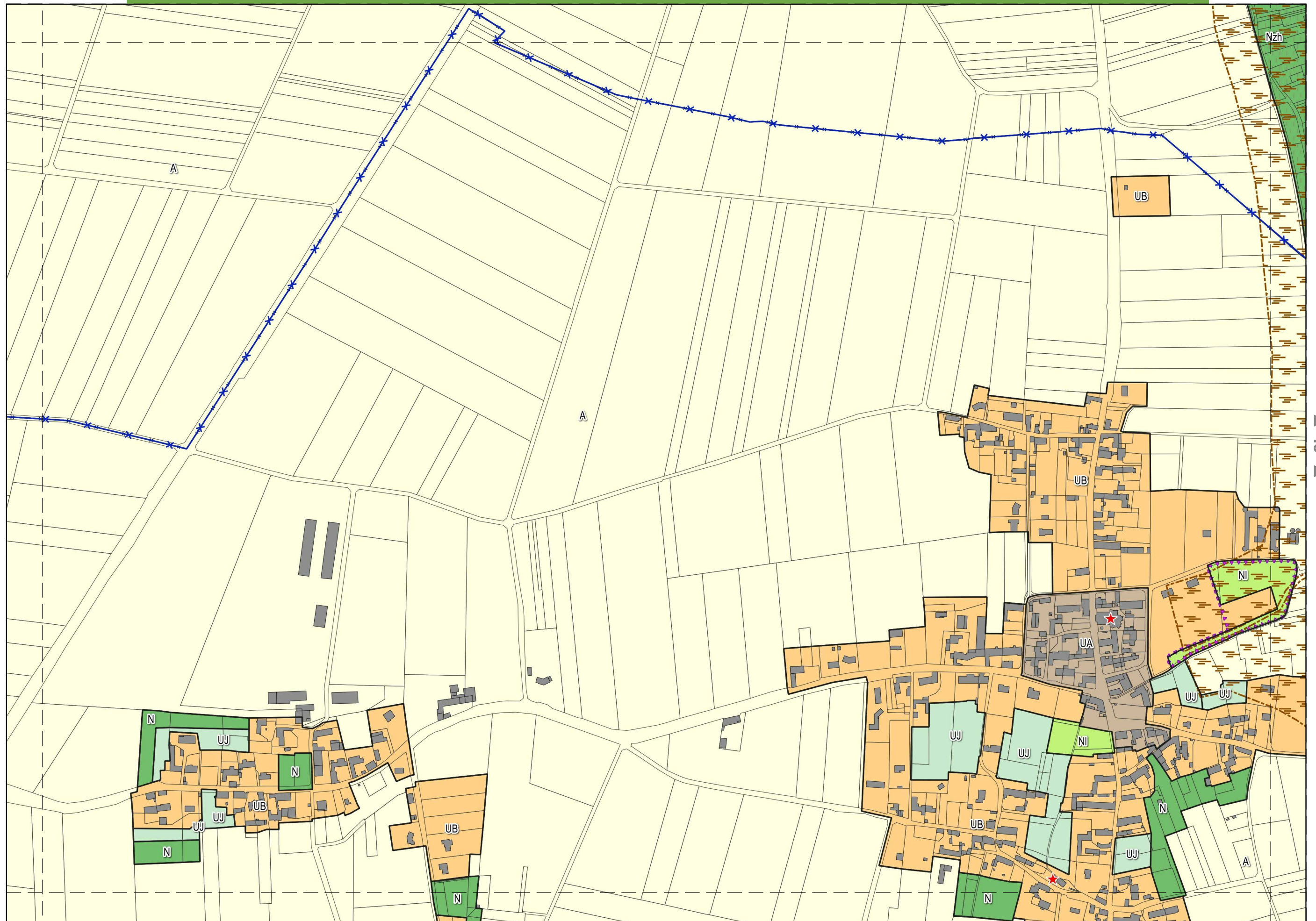




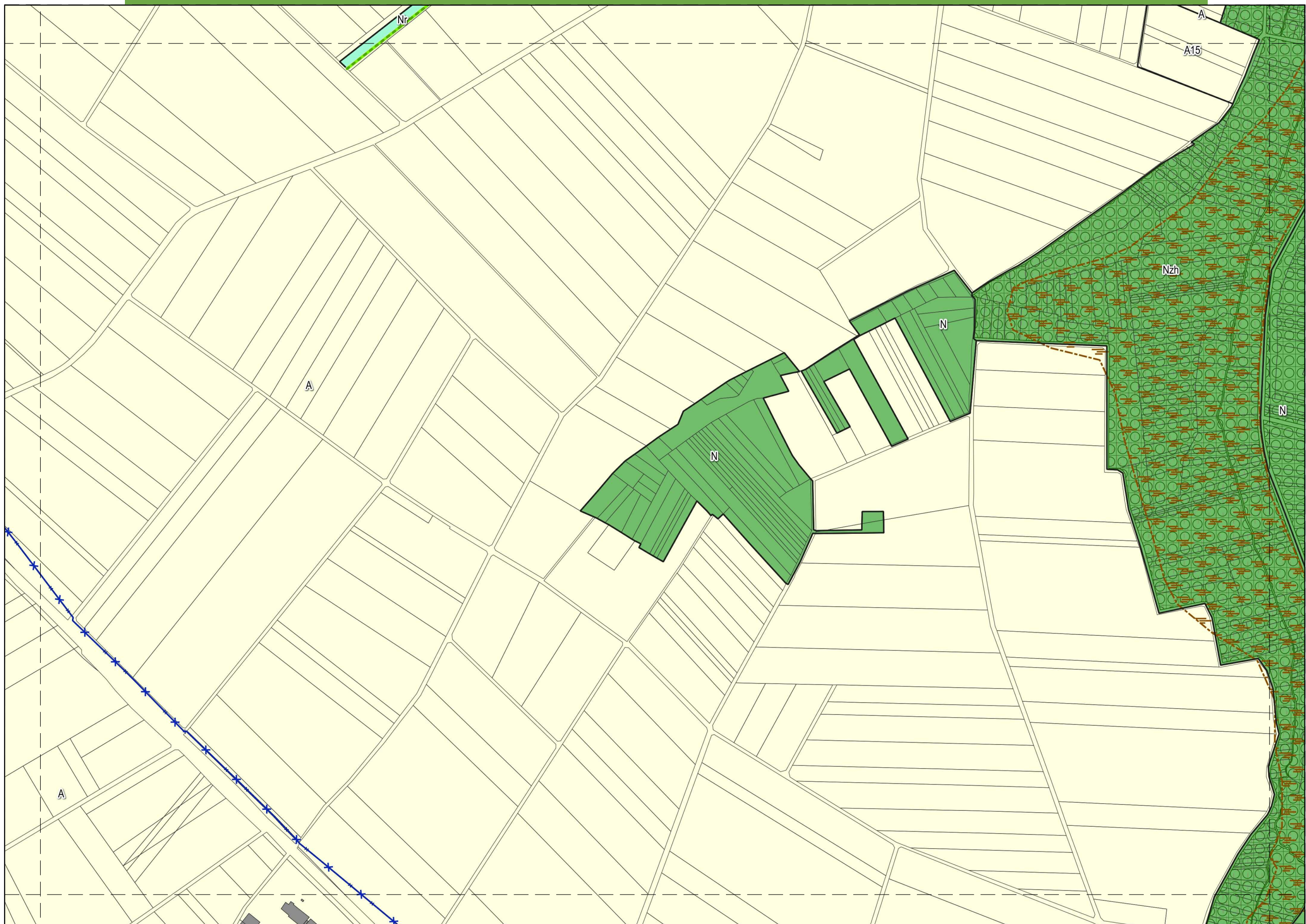


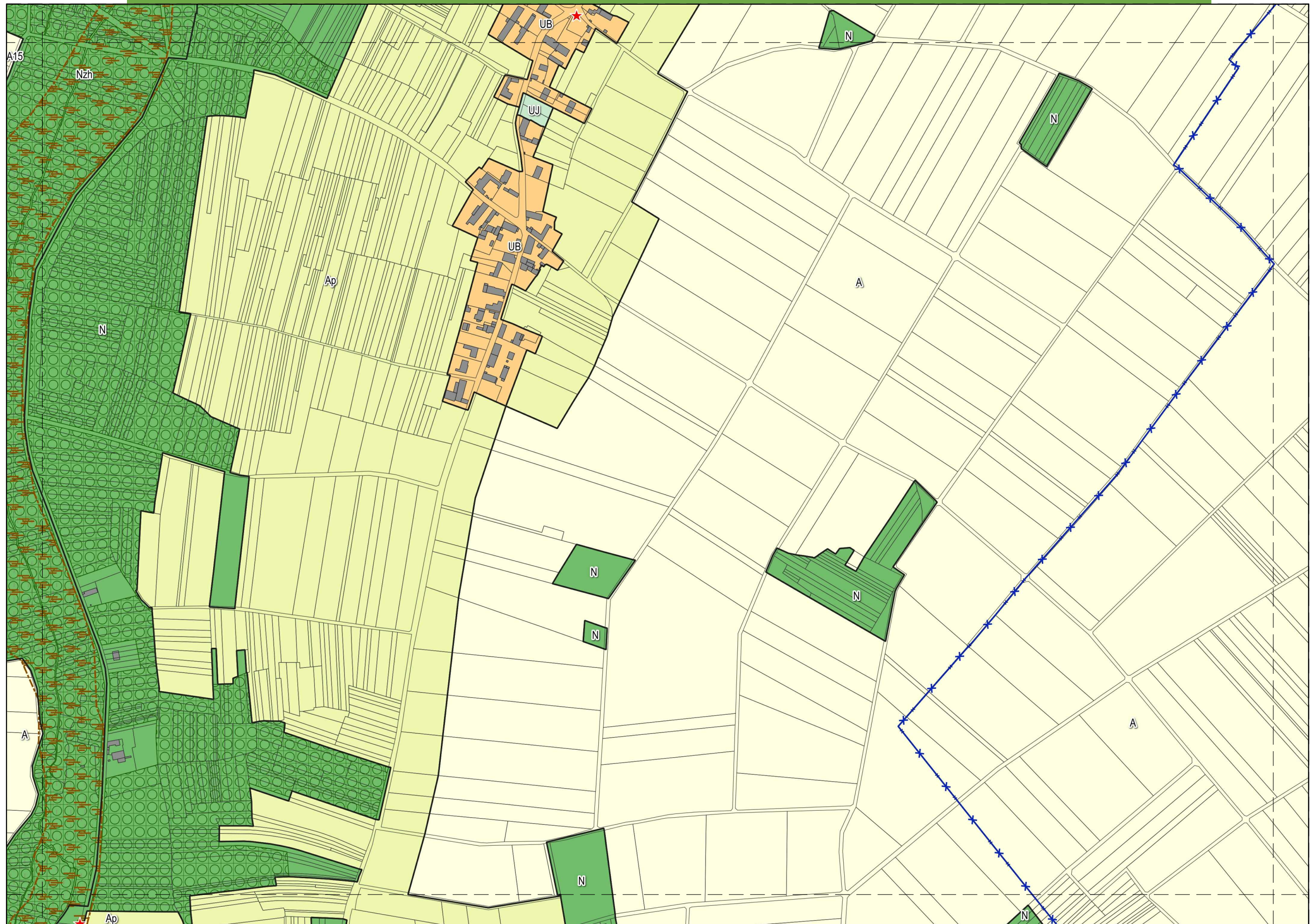


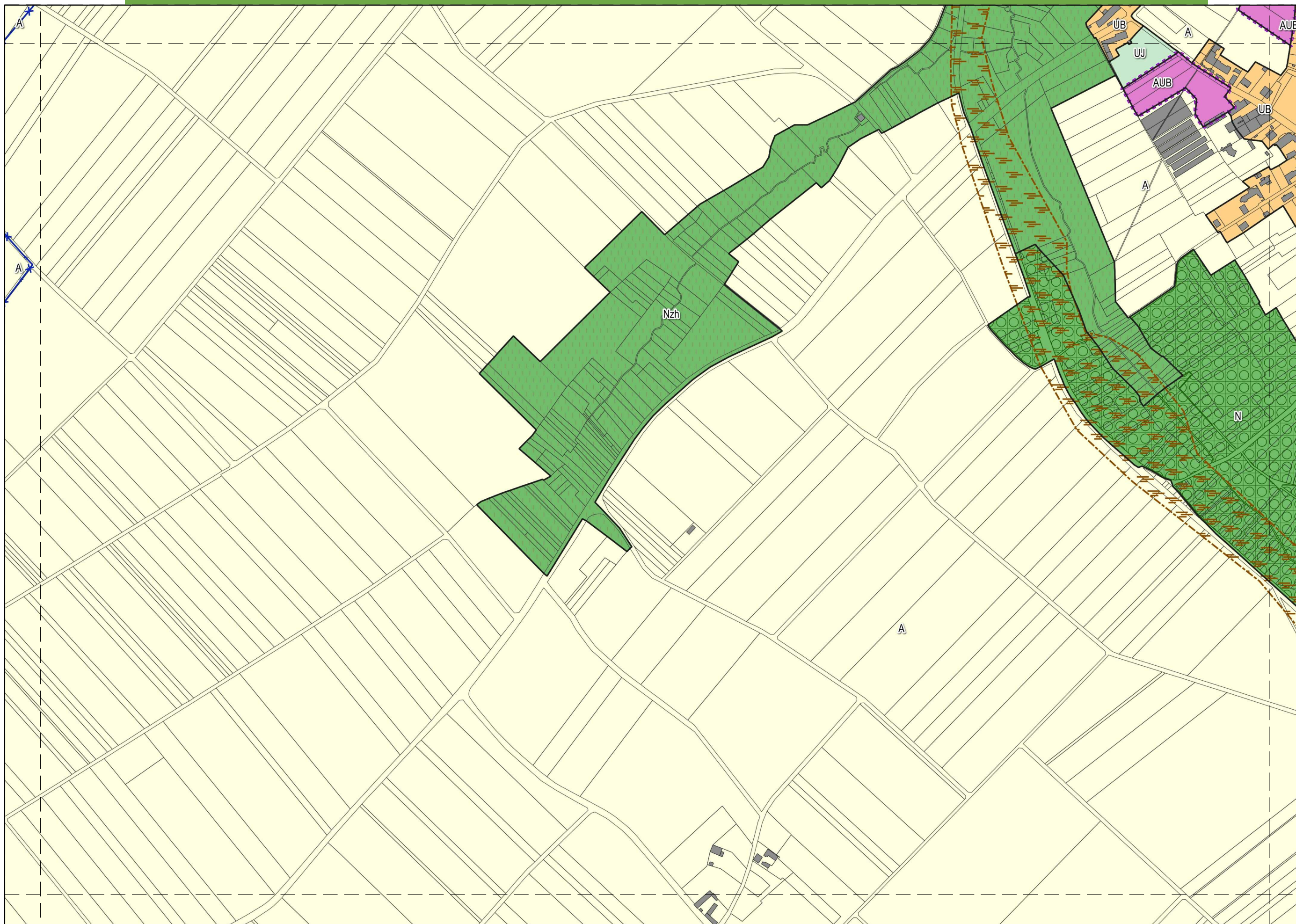


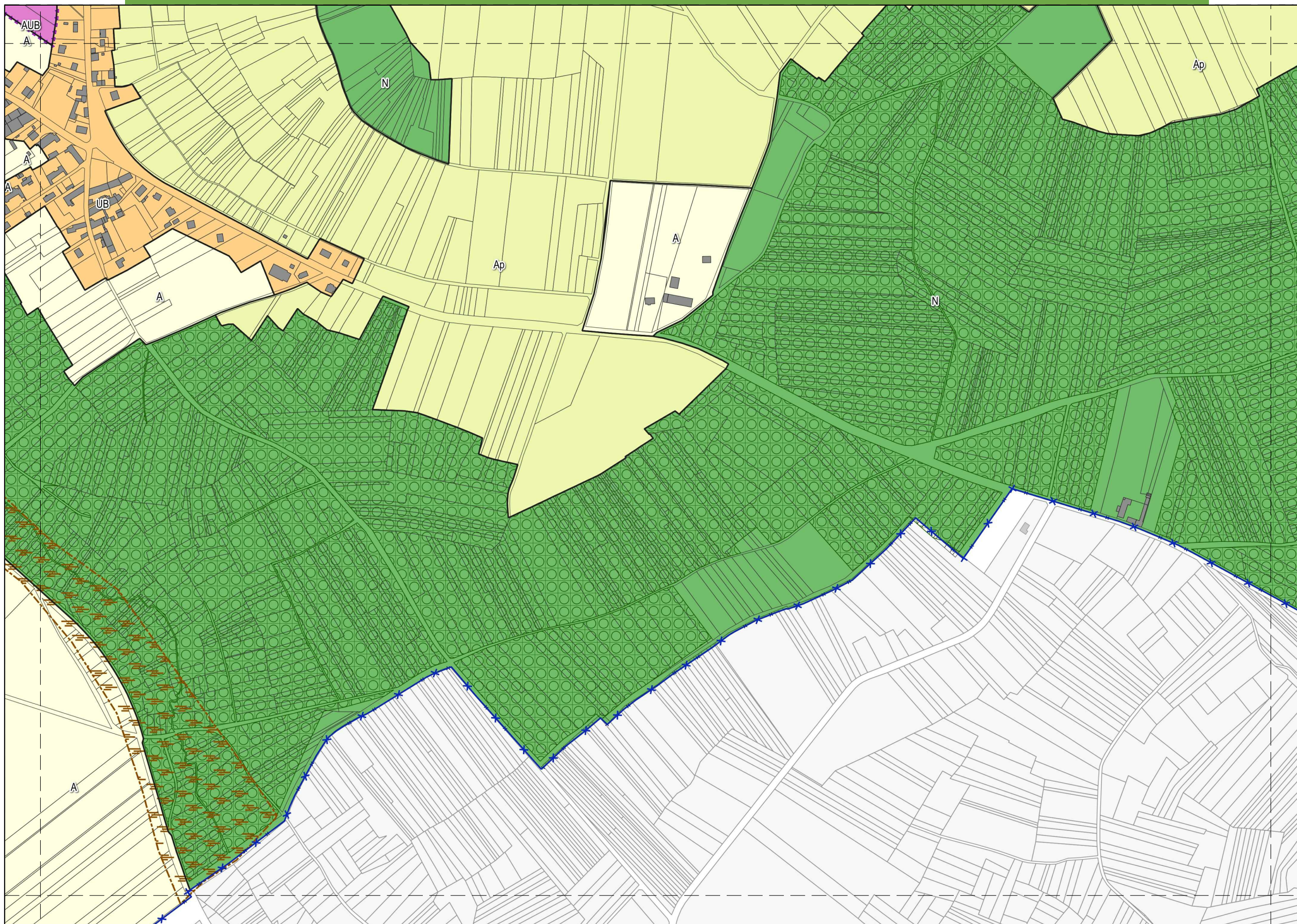


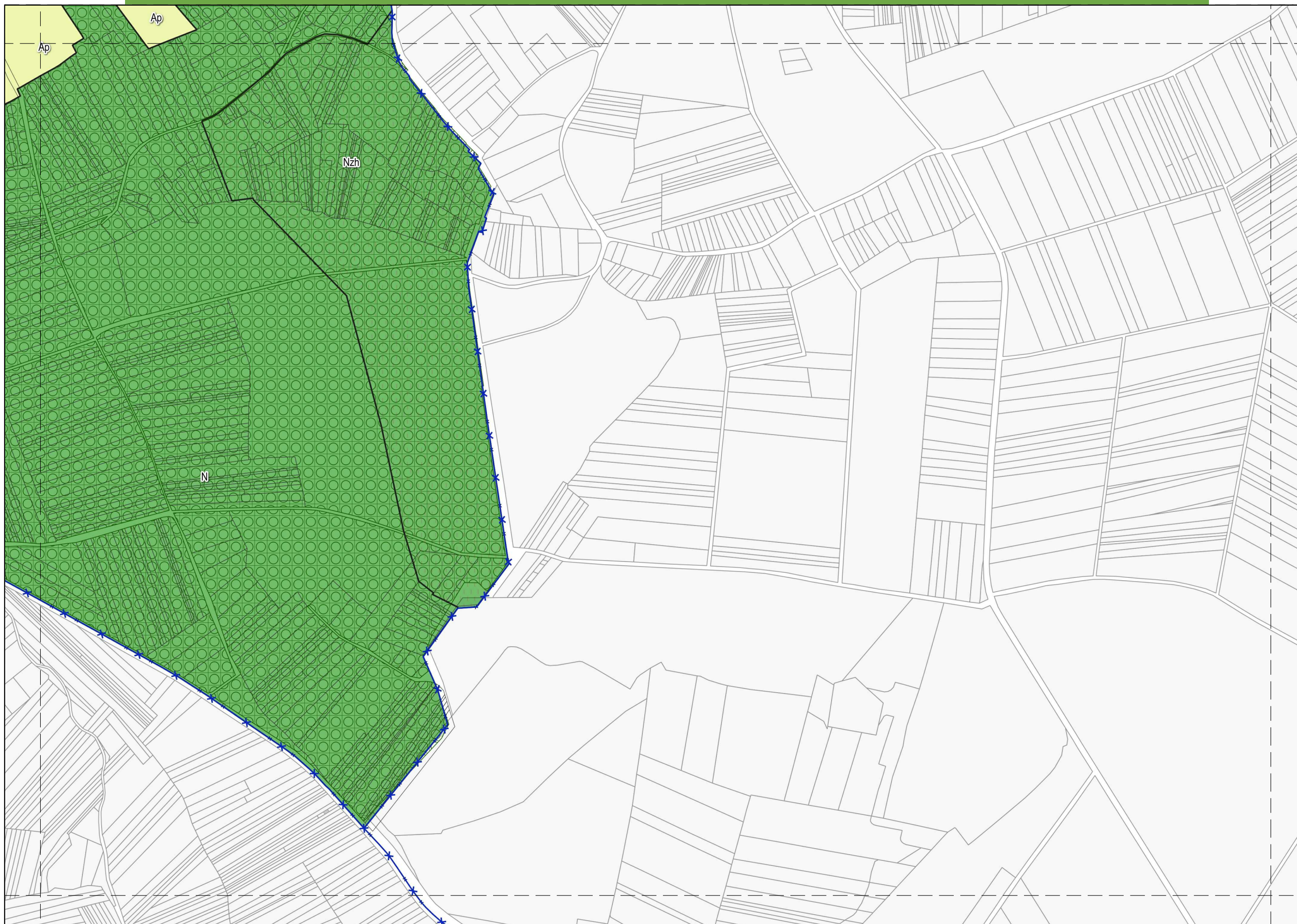


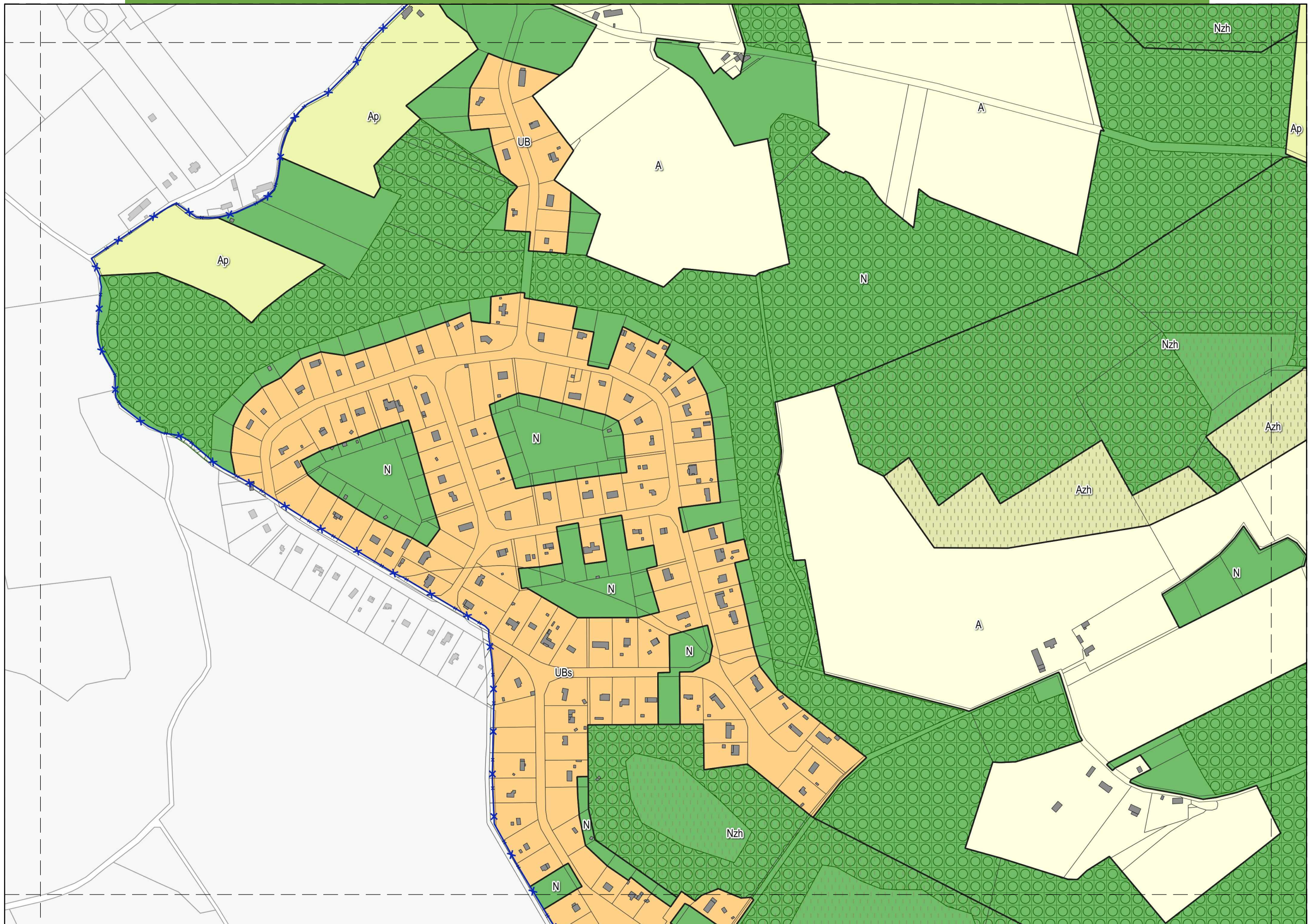


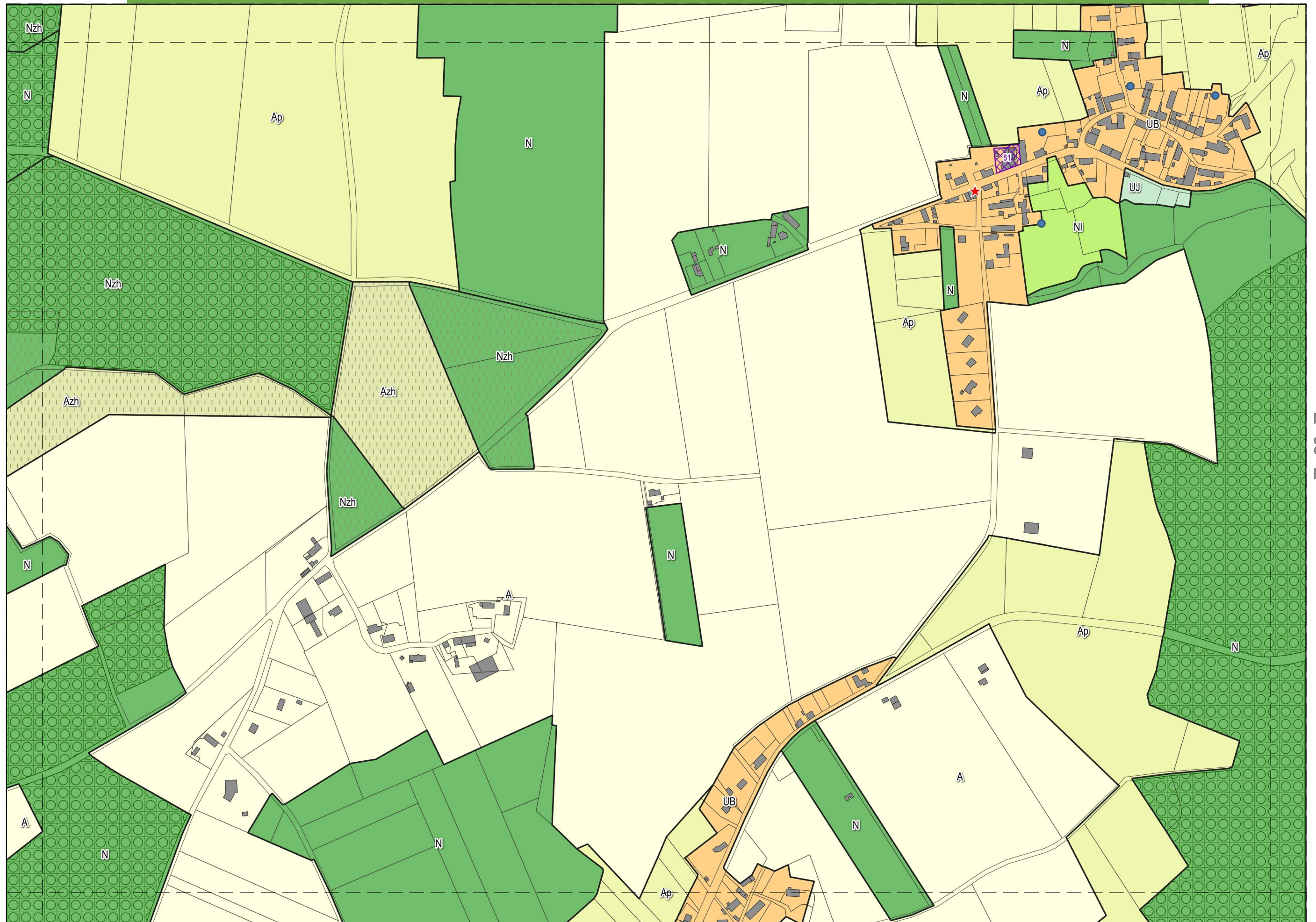


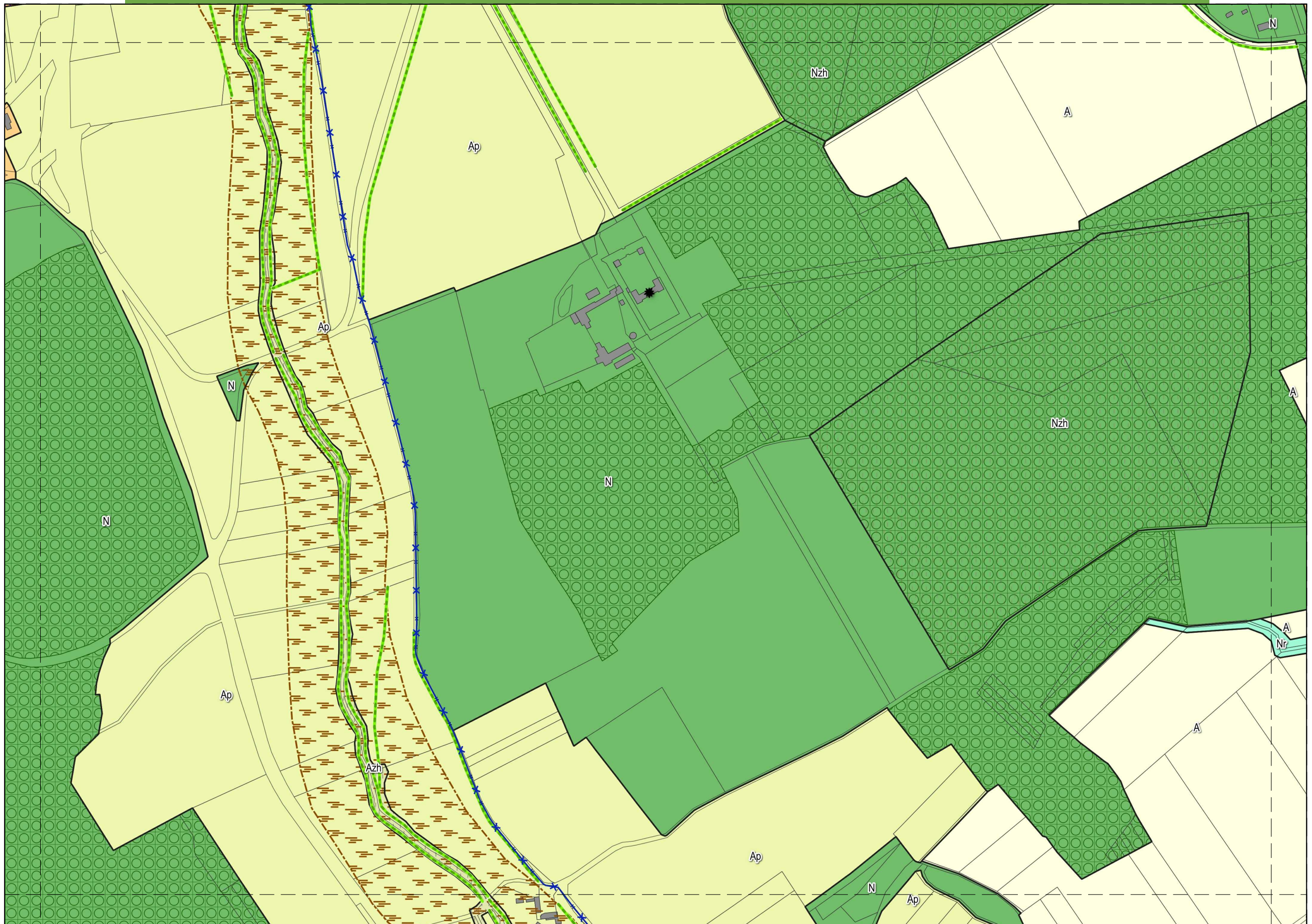


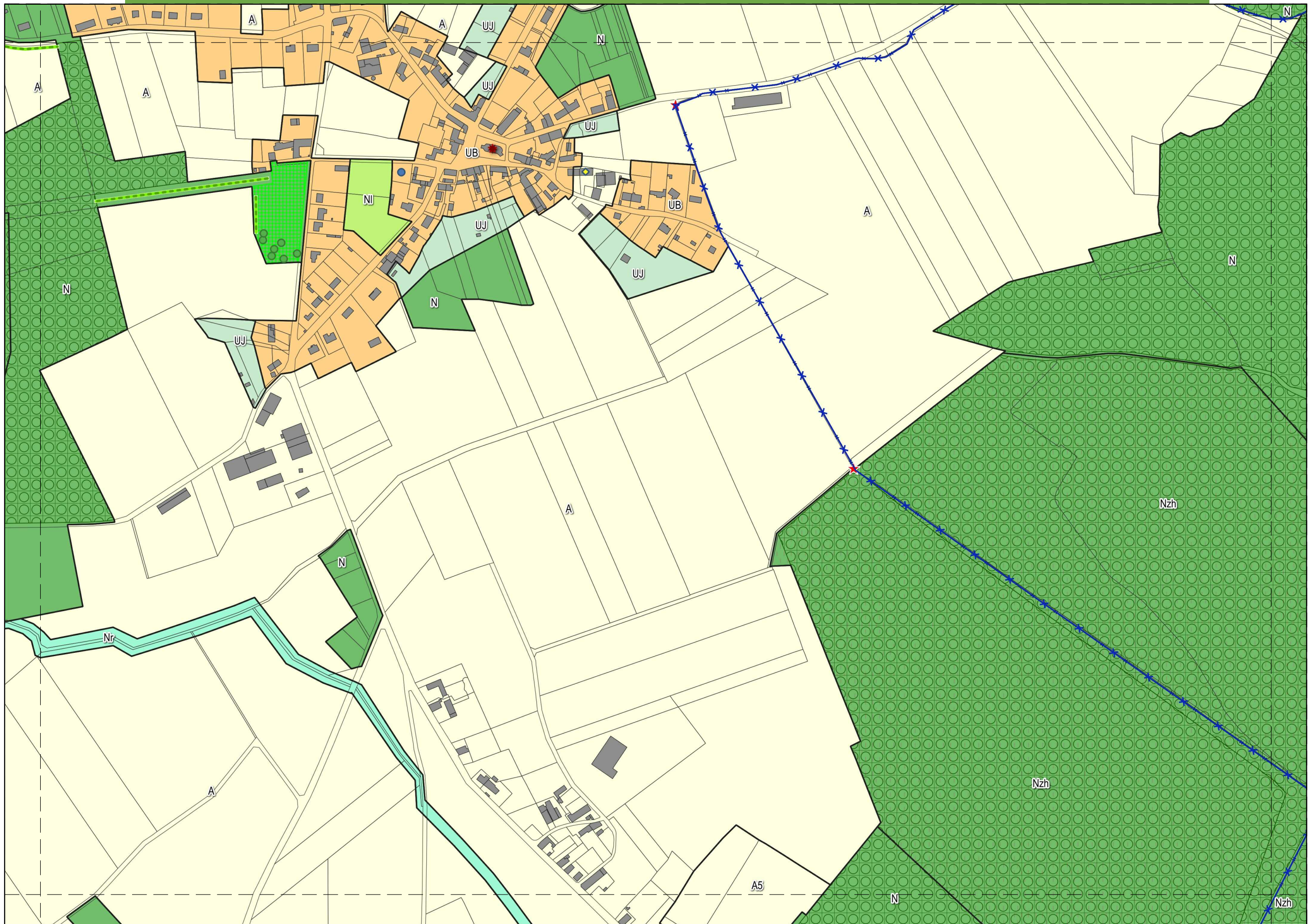


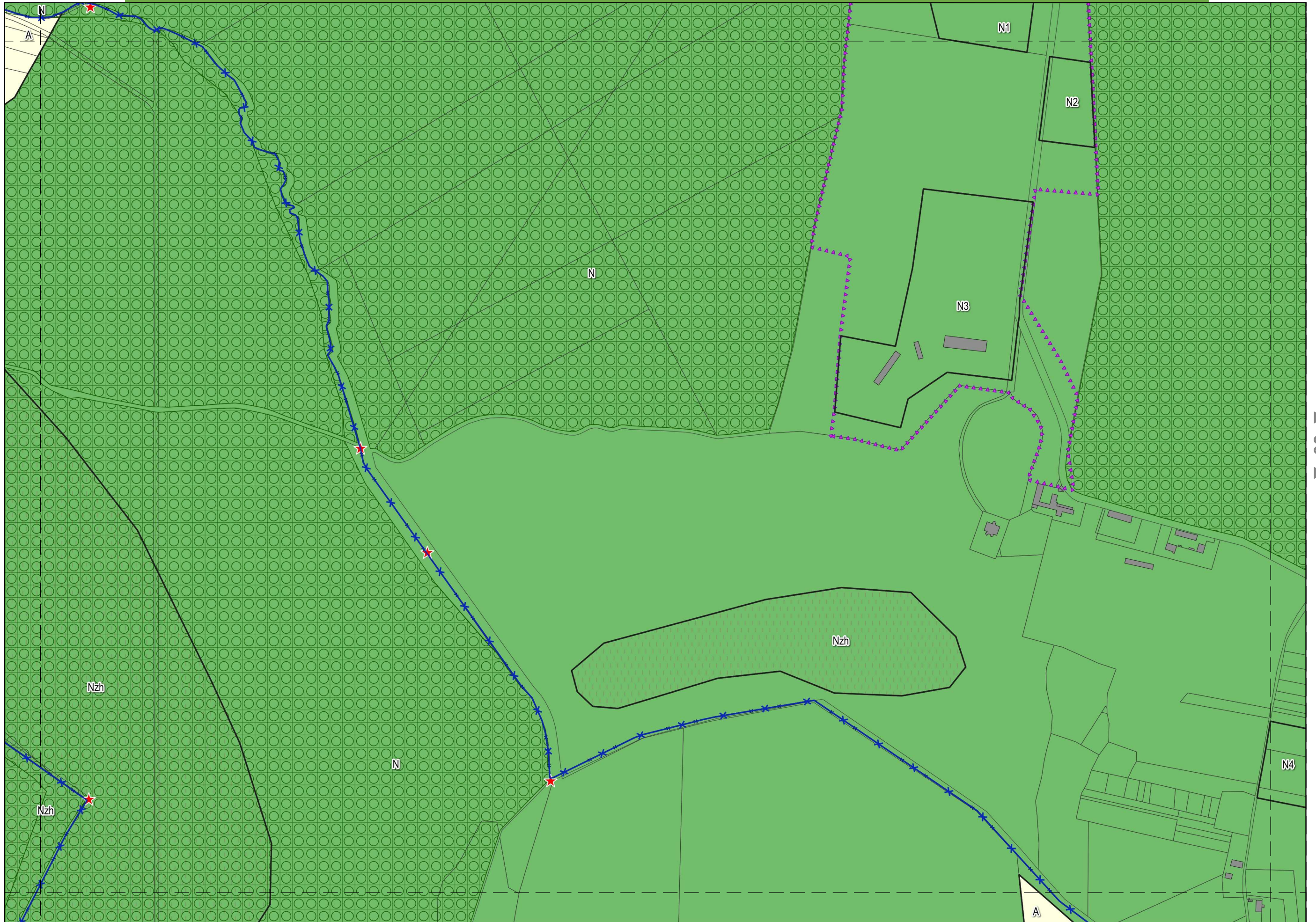






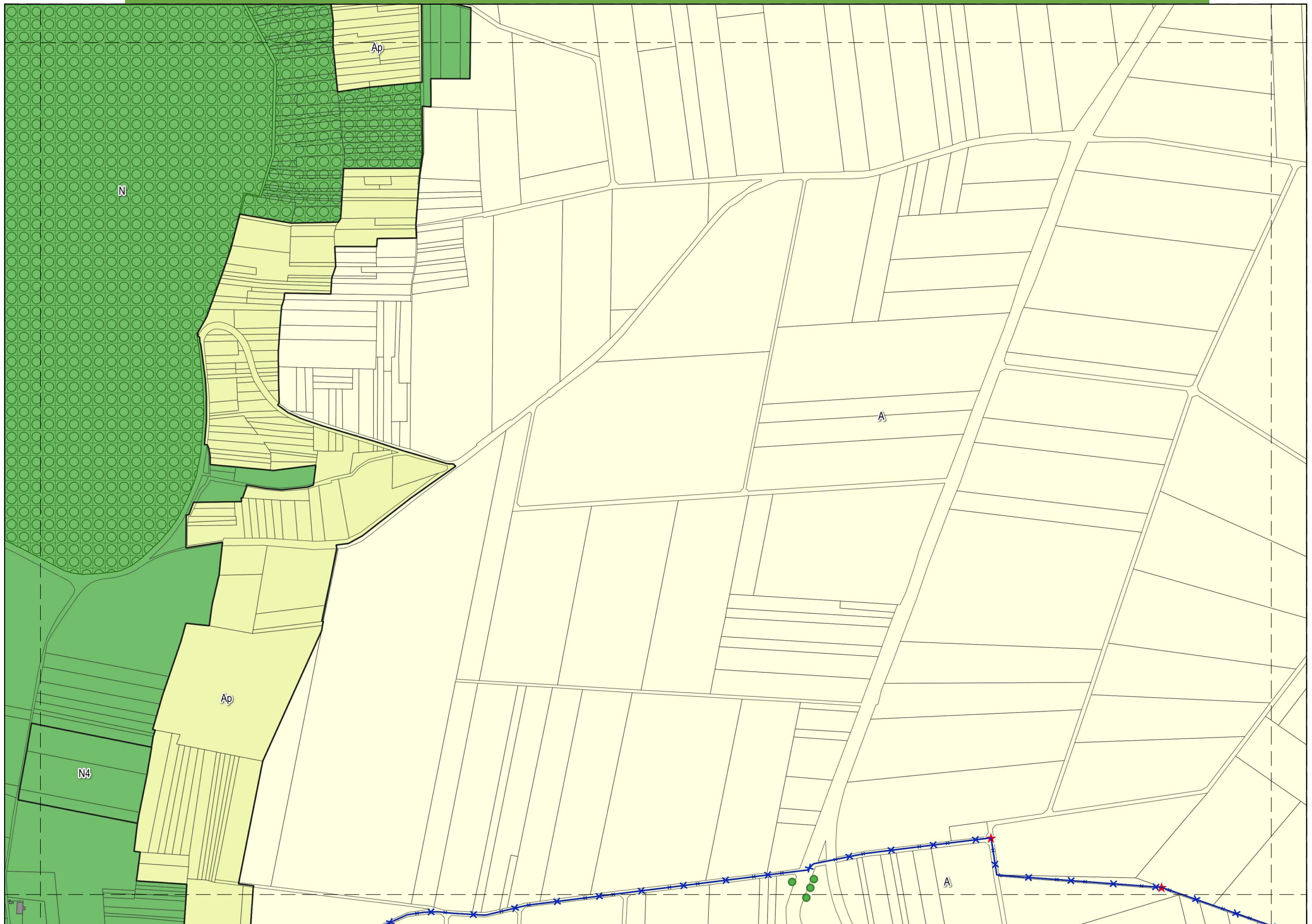


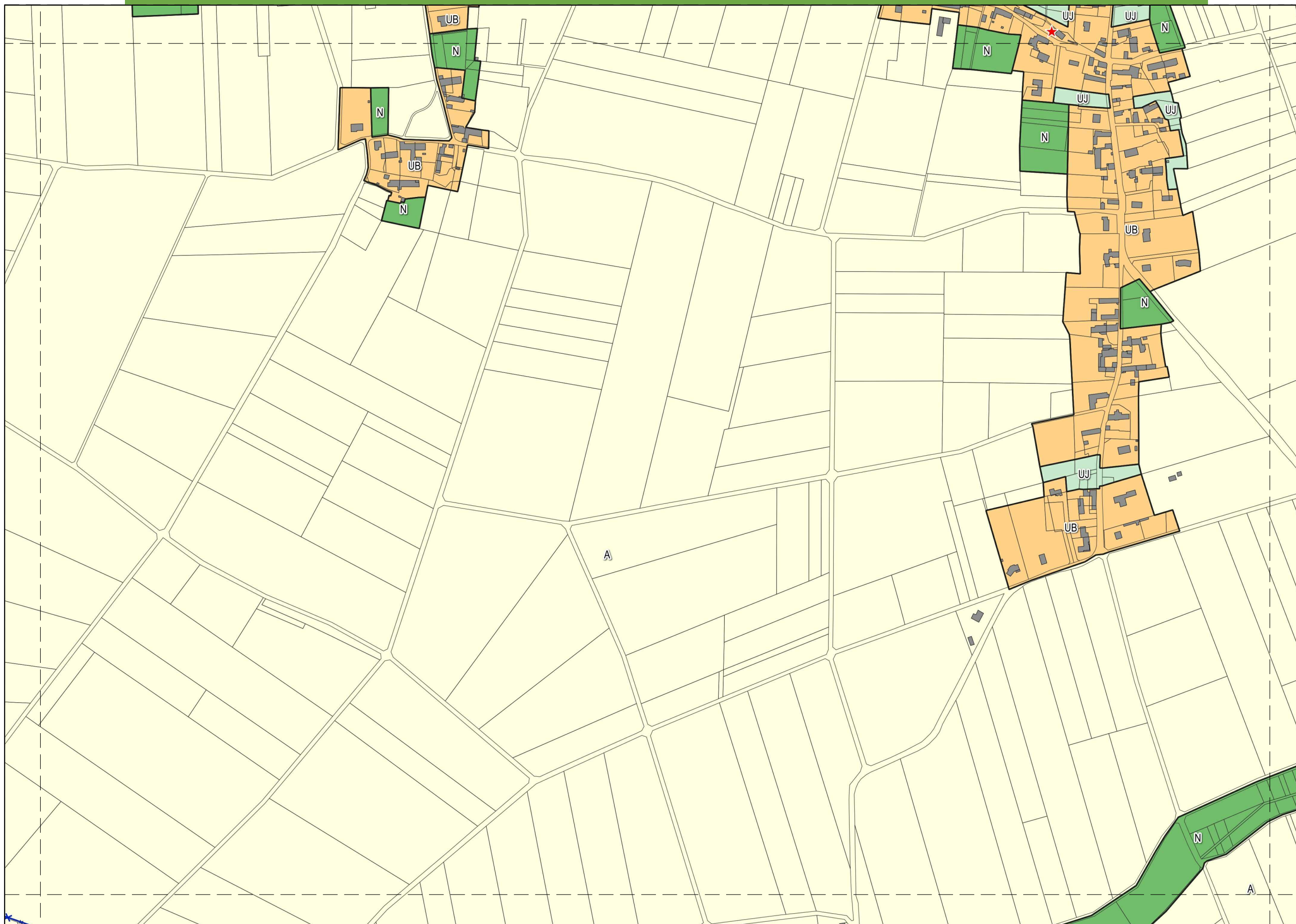




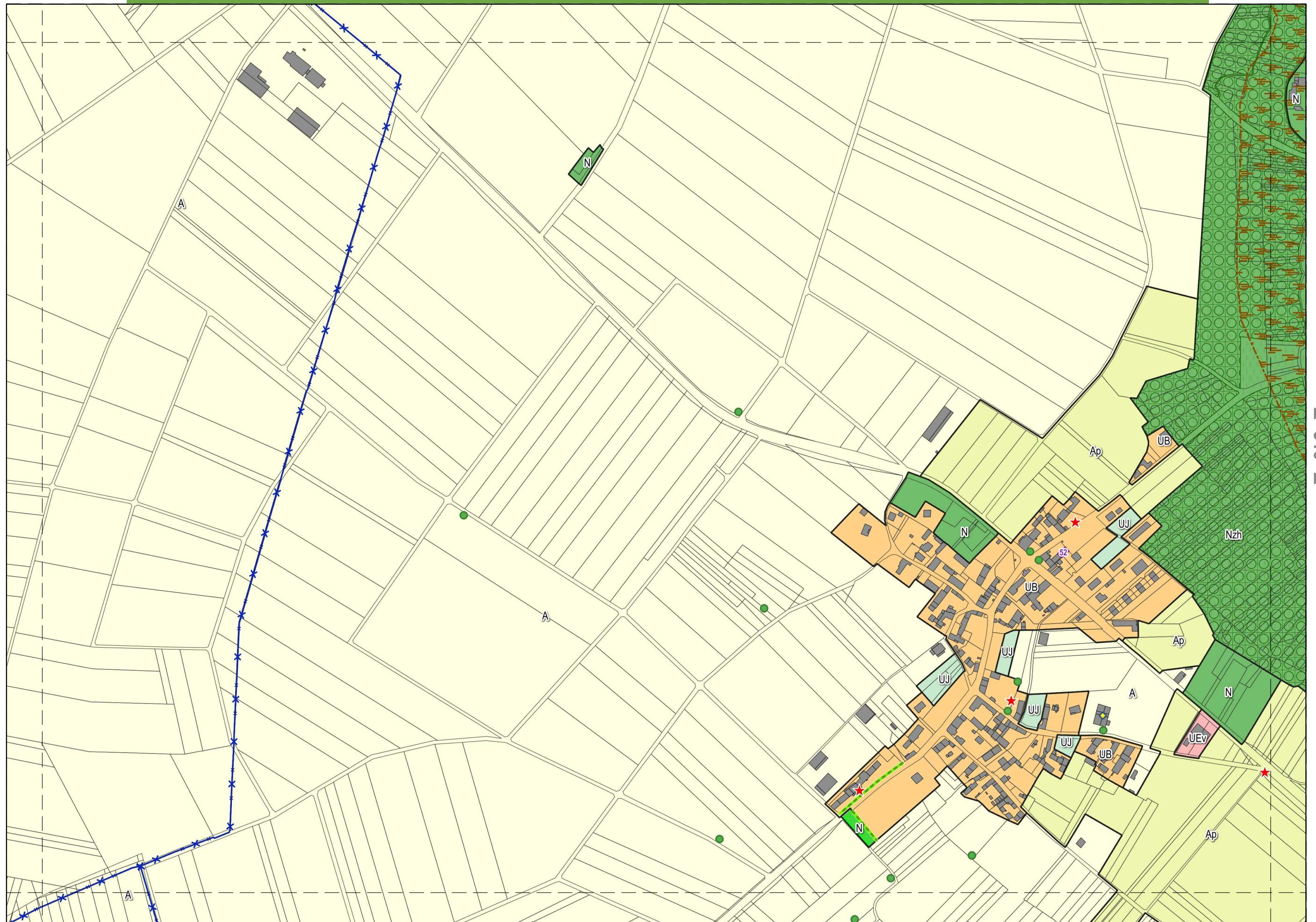
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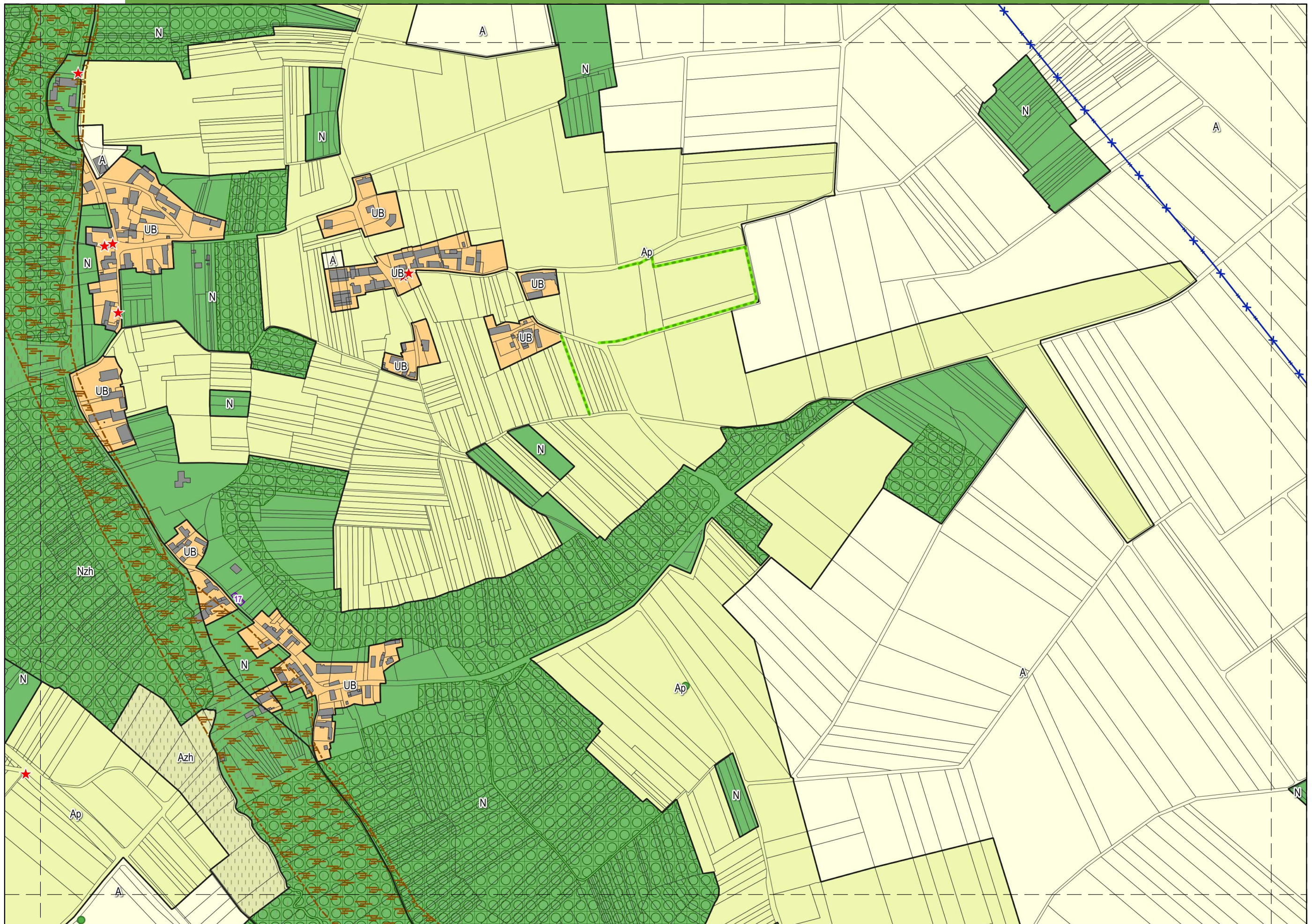
▲ J7 ▲











▲ J10 ▲

▲ J12 ▲

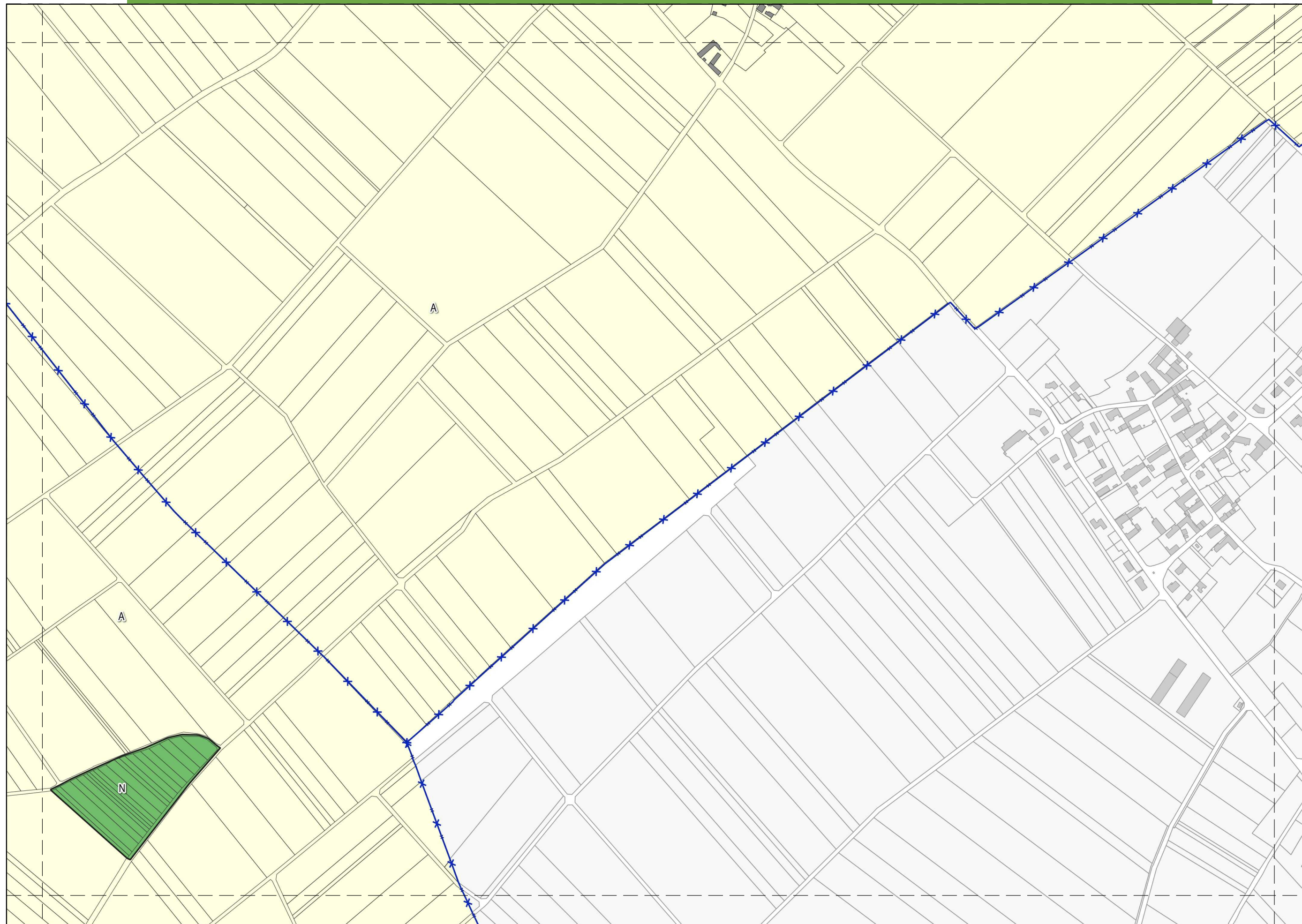
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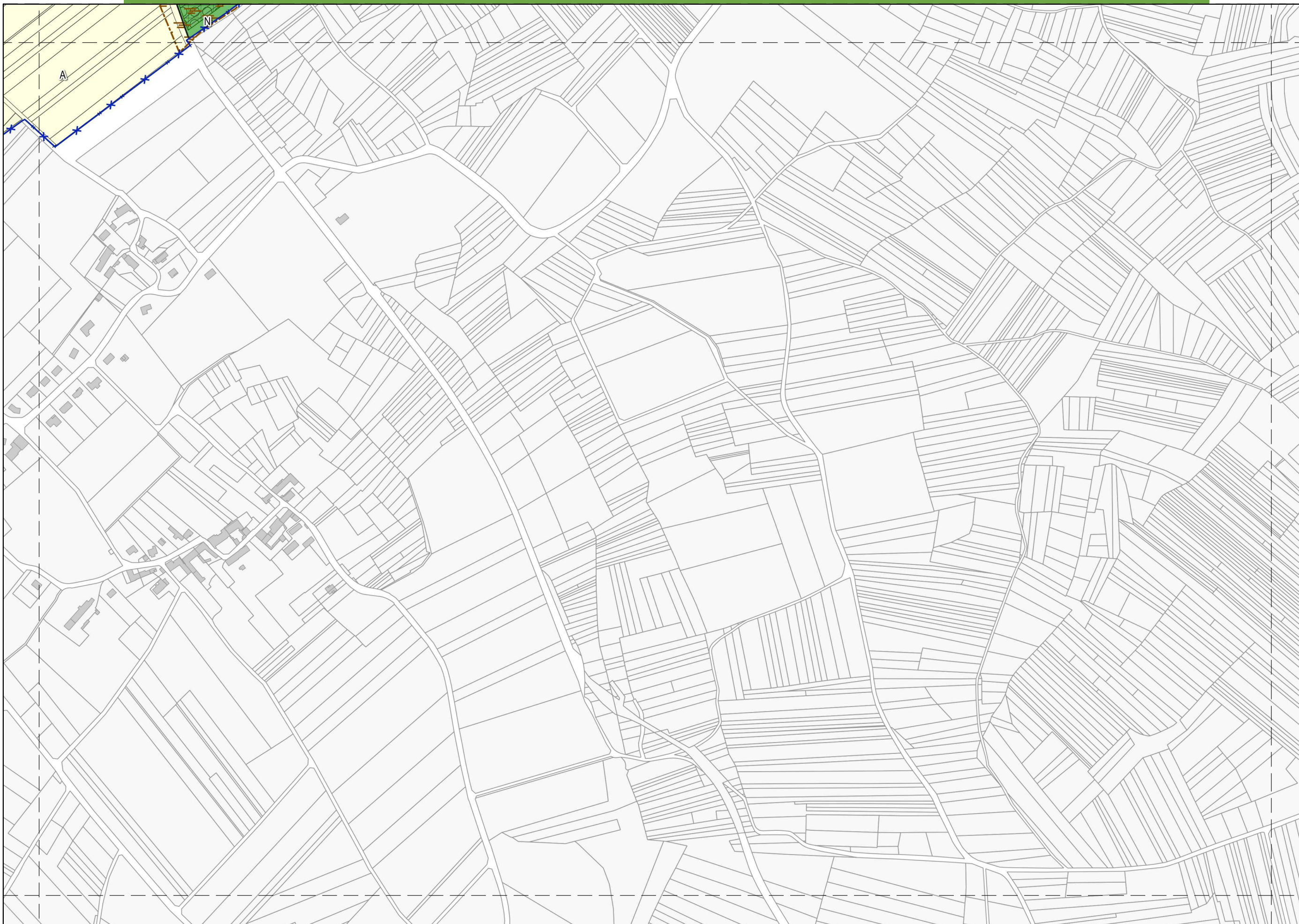
Sources : Cadastre DGFIP, 2018

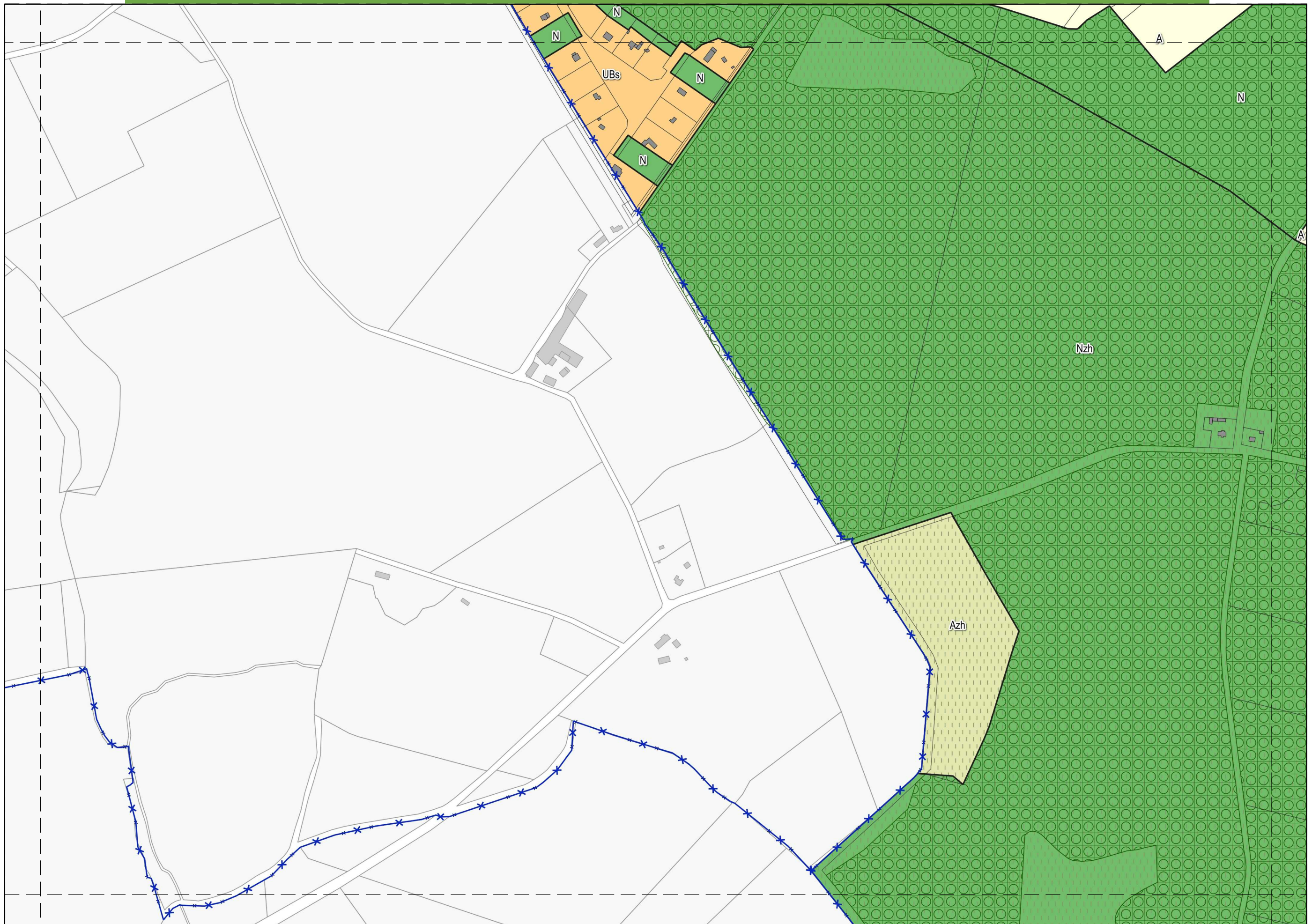


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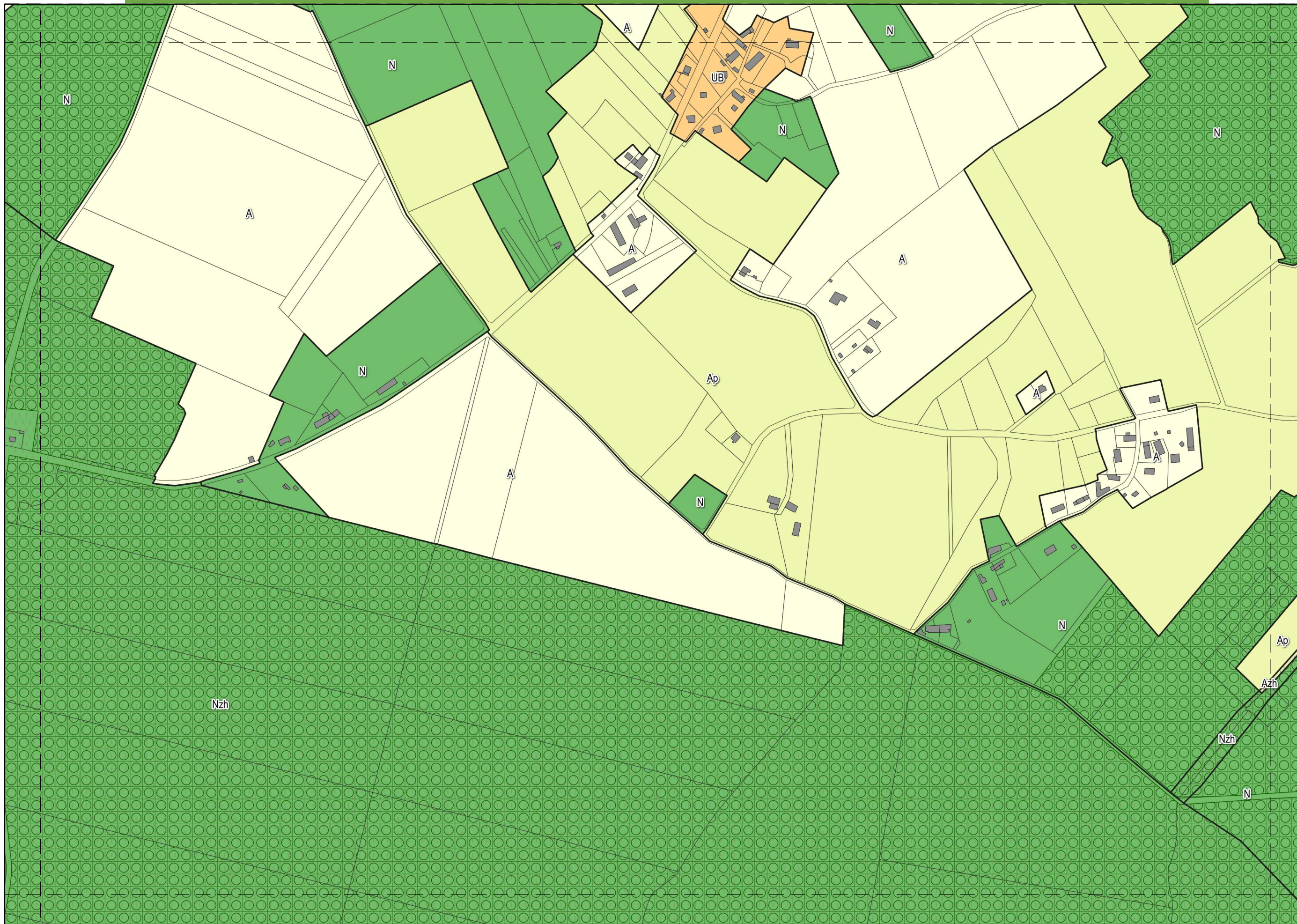




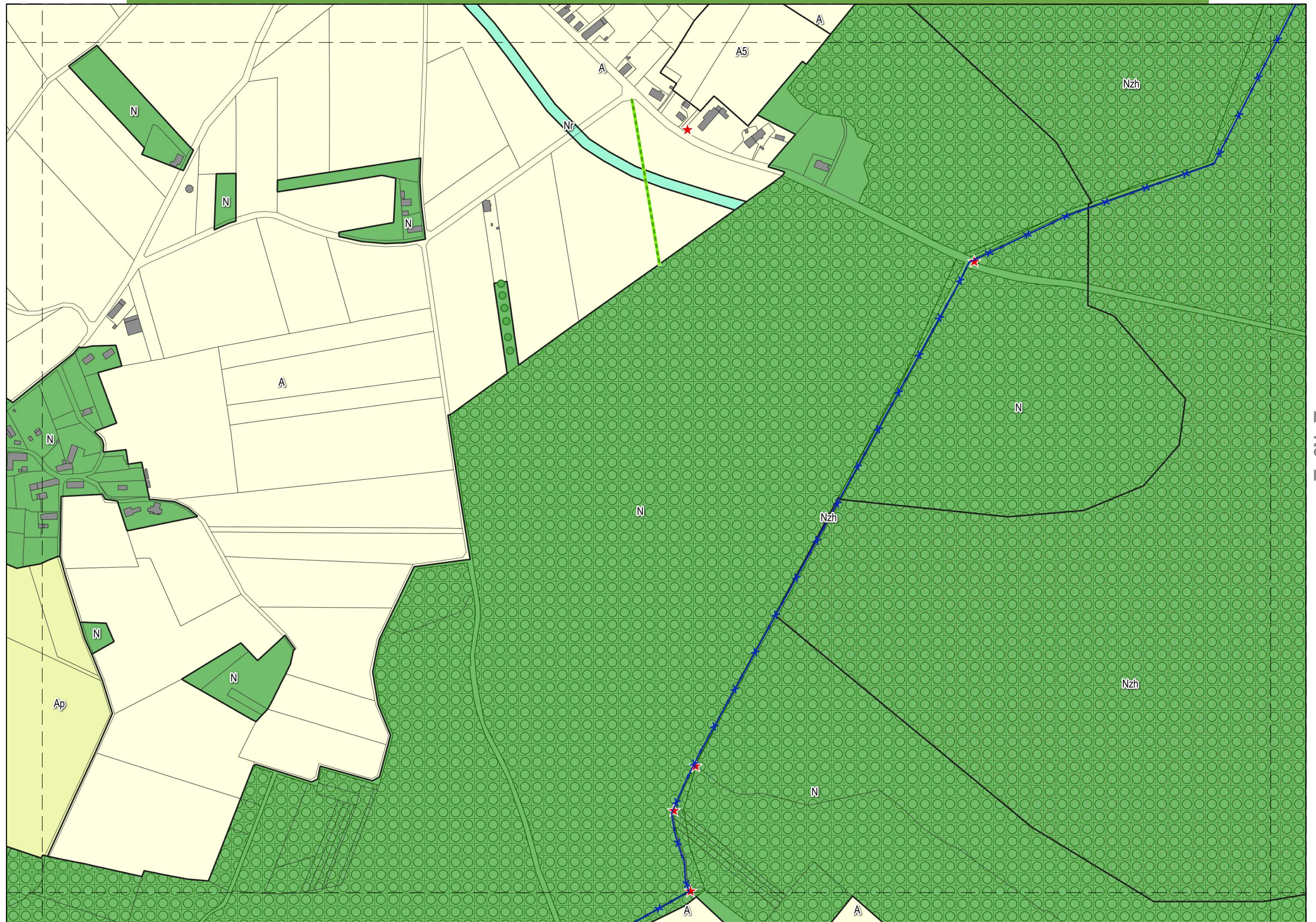


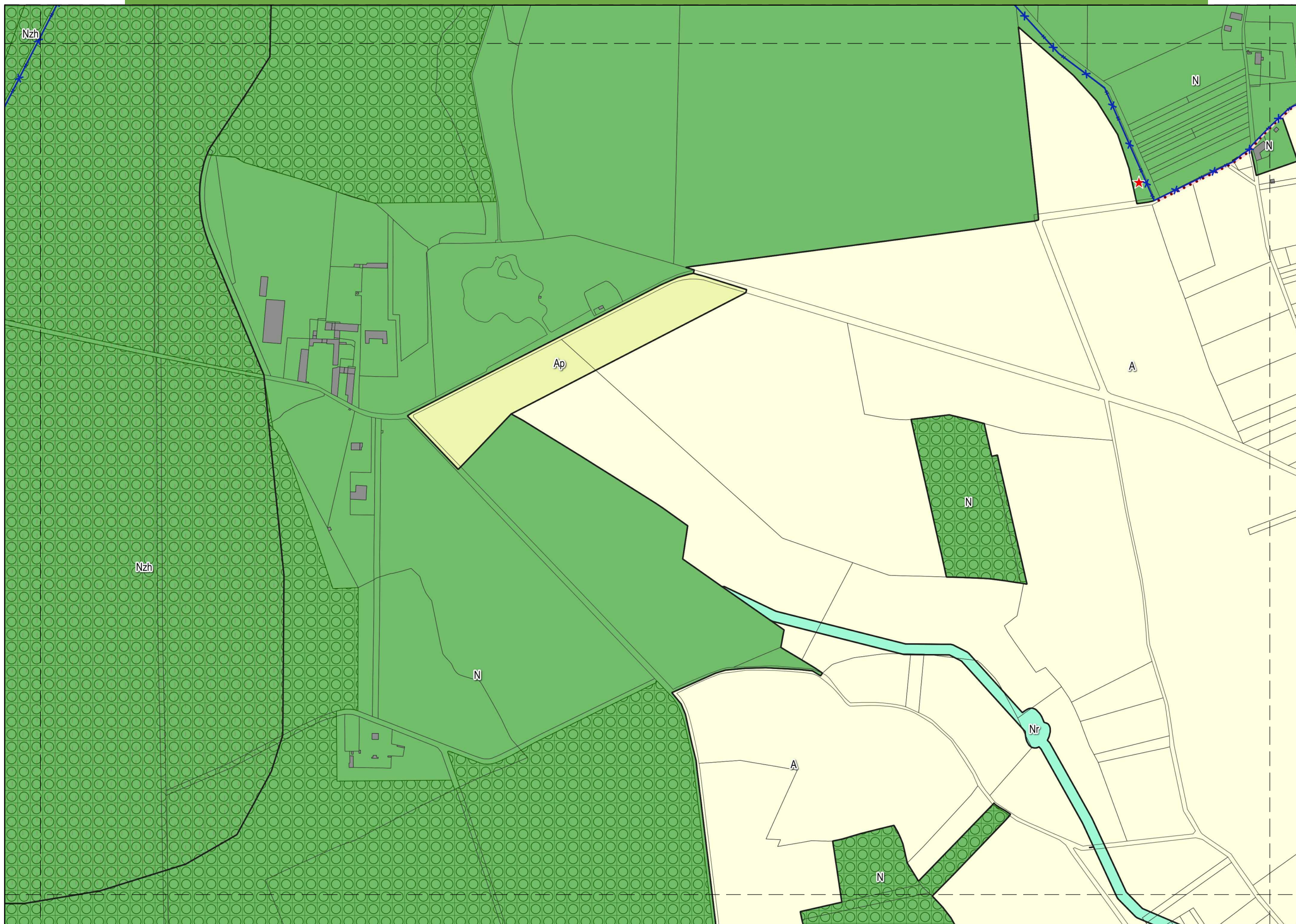
▲ K1 ▲

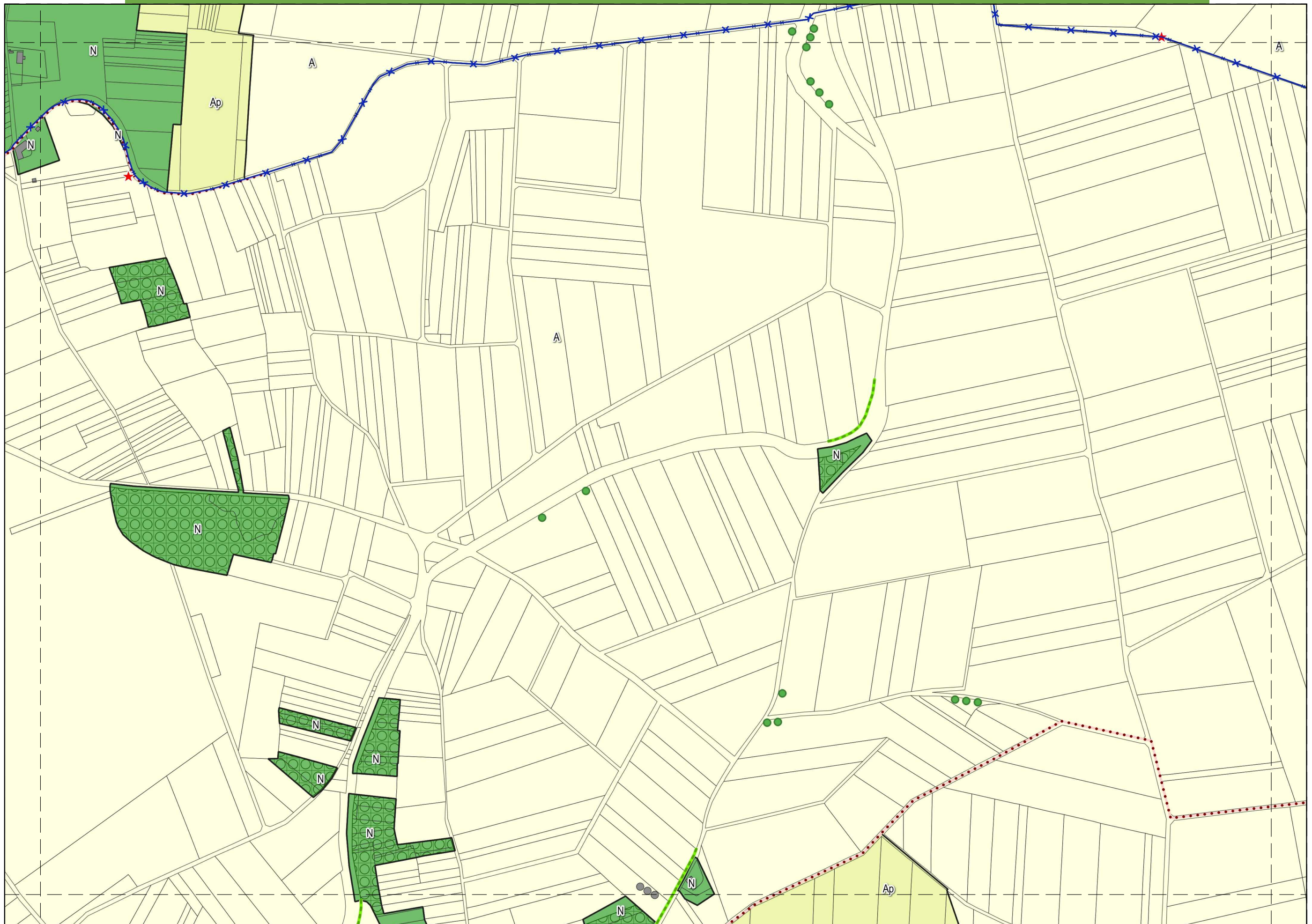
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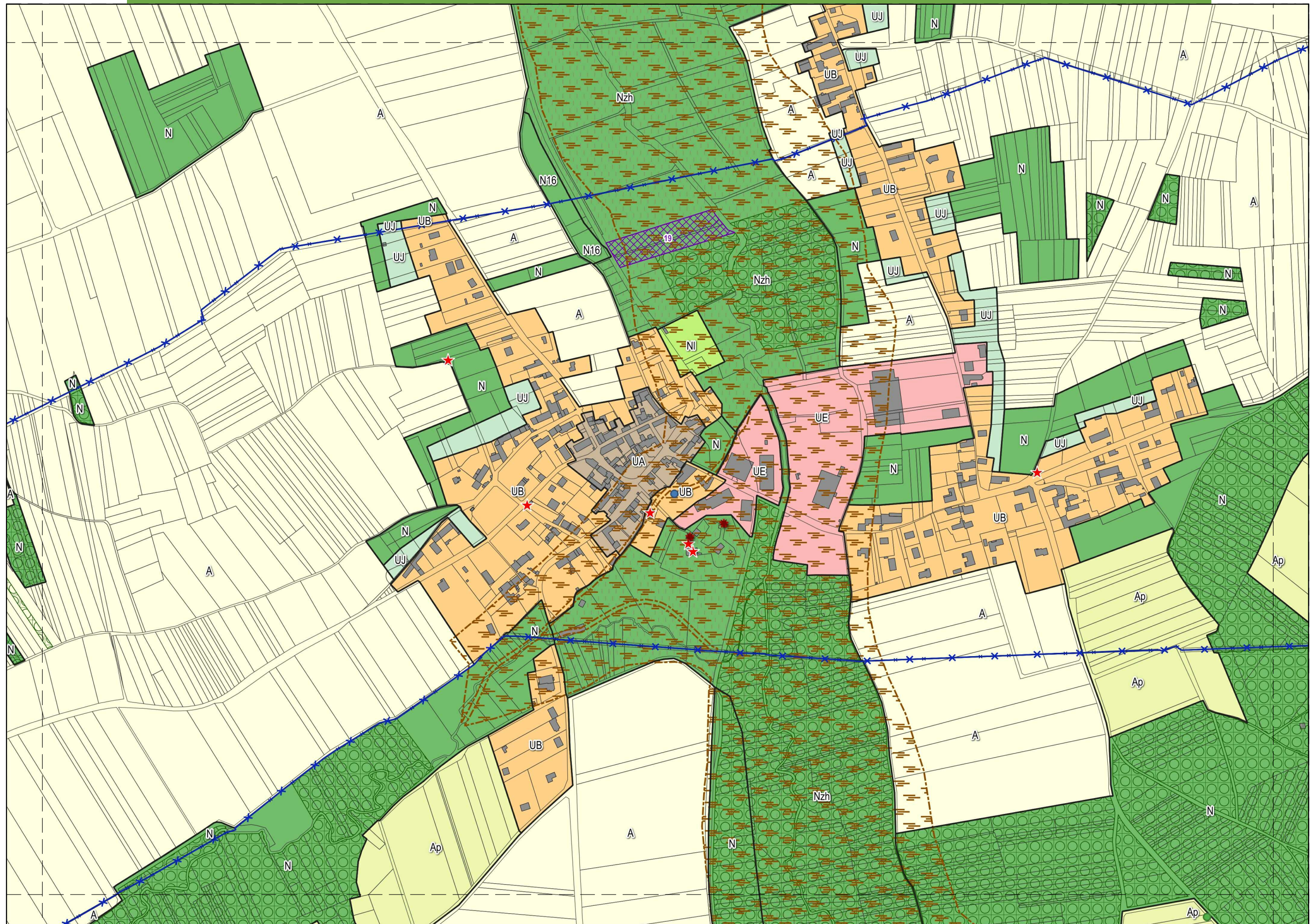


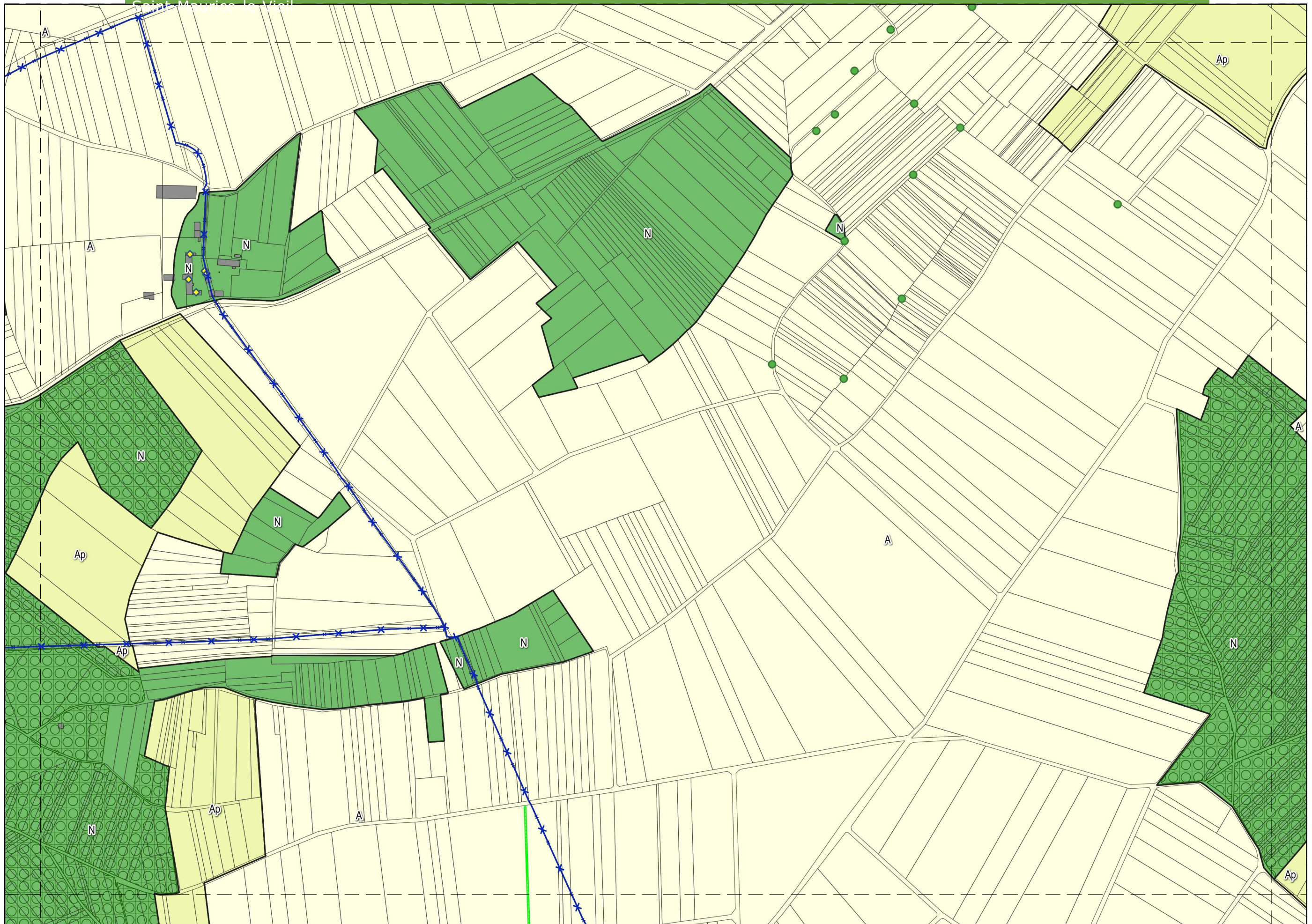


▲ K6 ▲

▲ K8 ▲



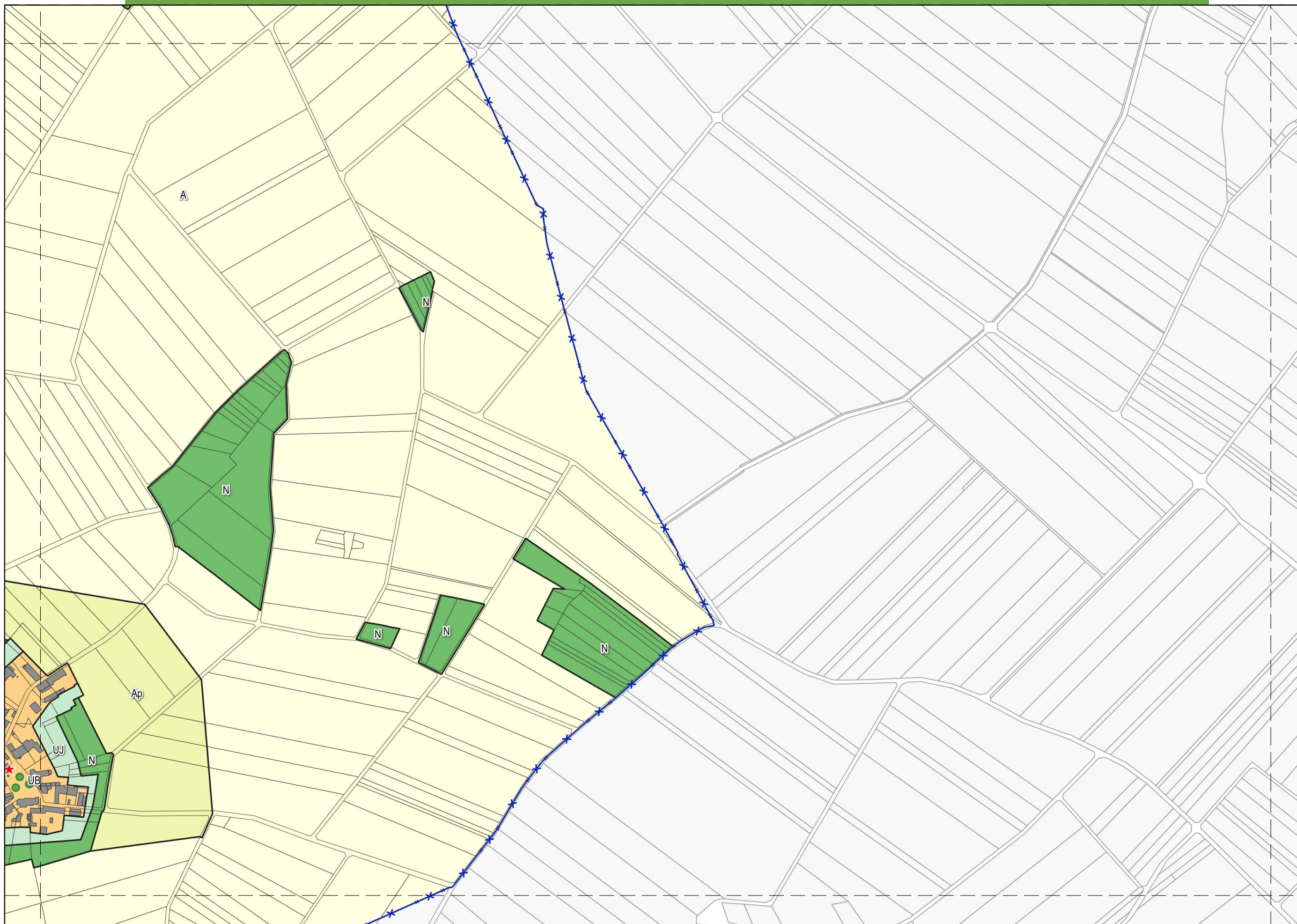


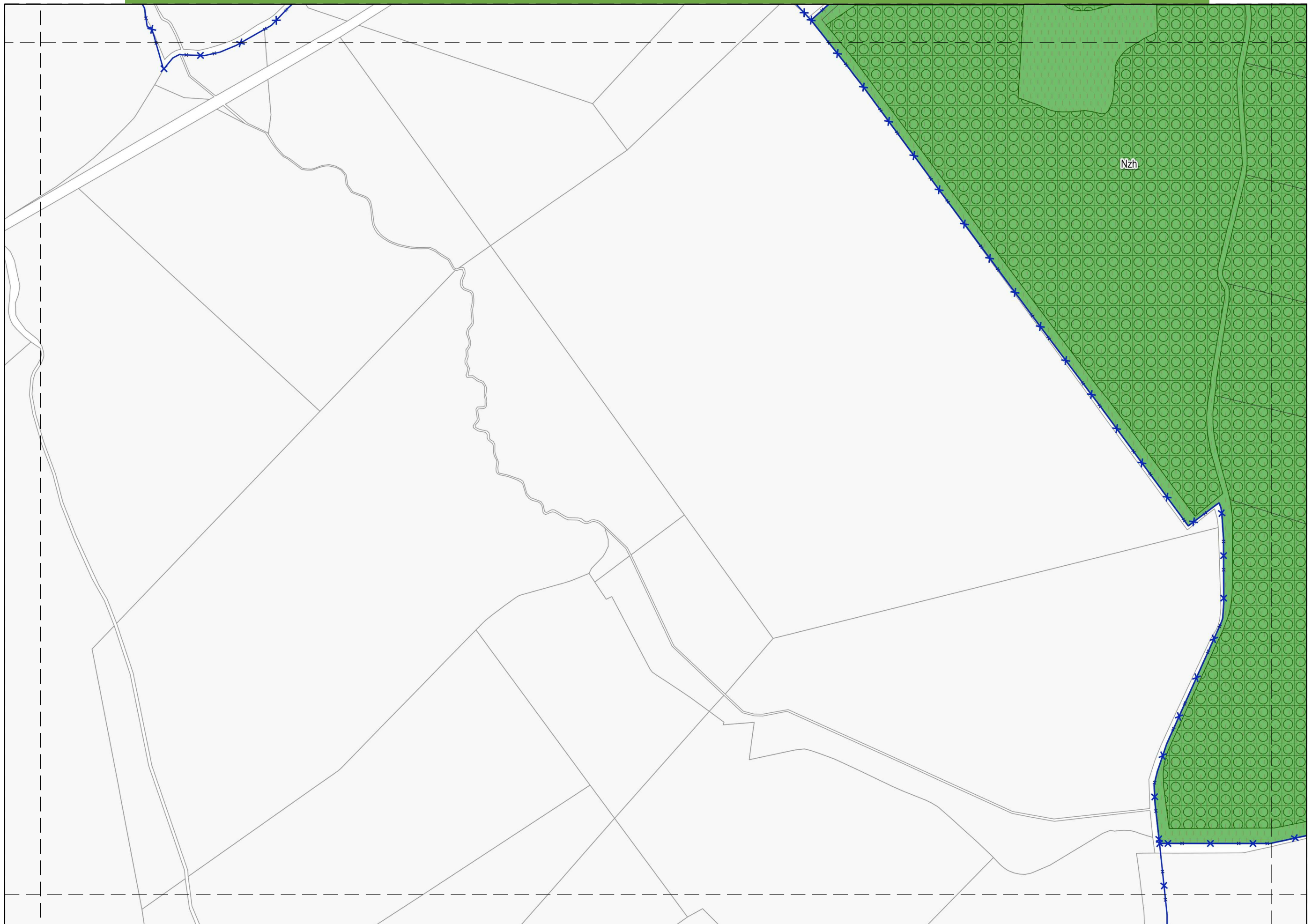




▲ K10 ▲

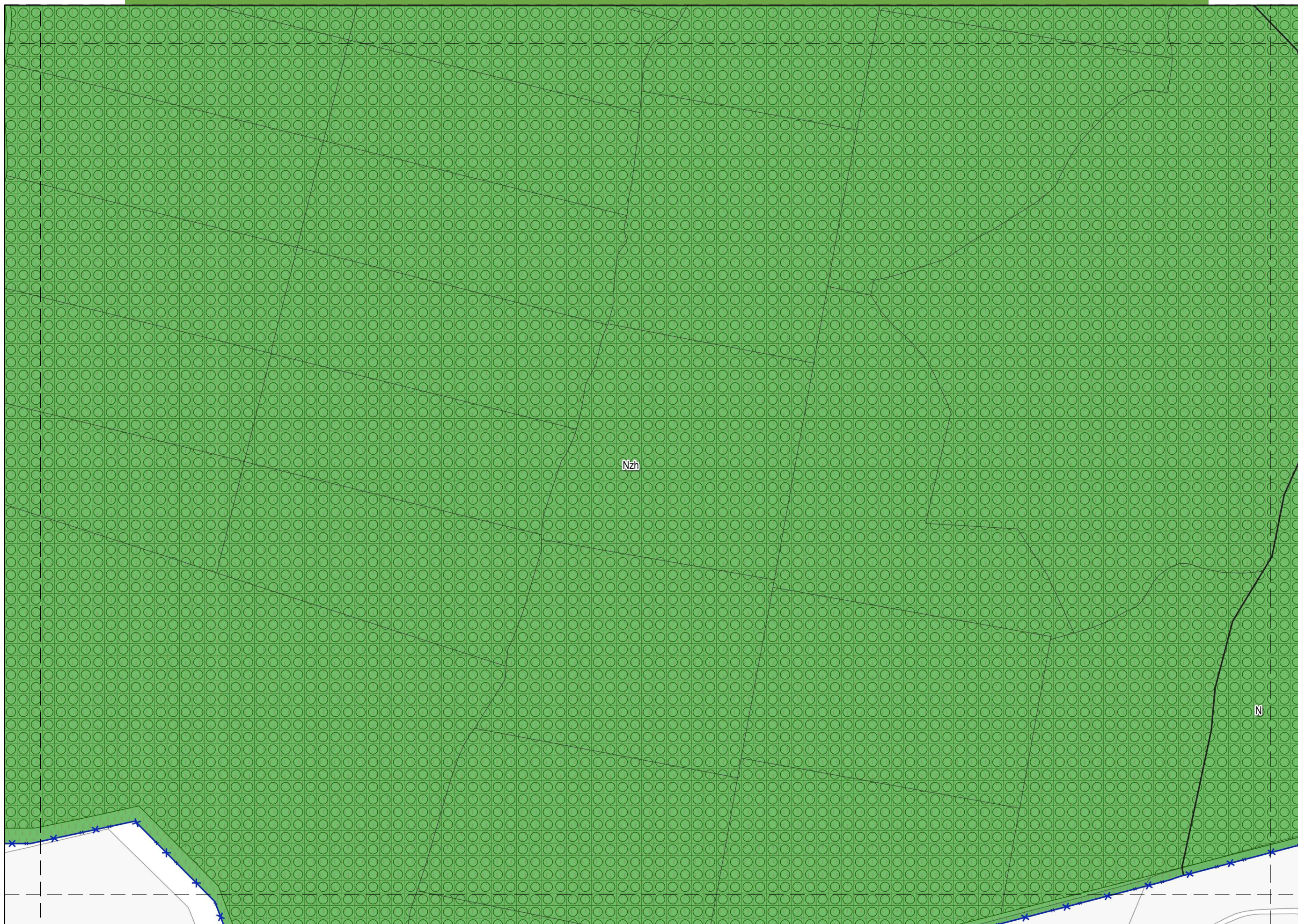
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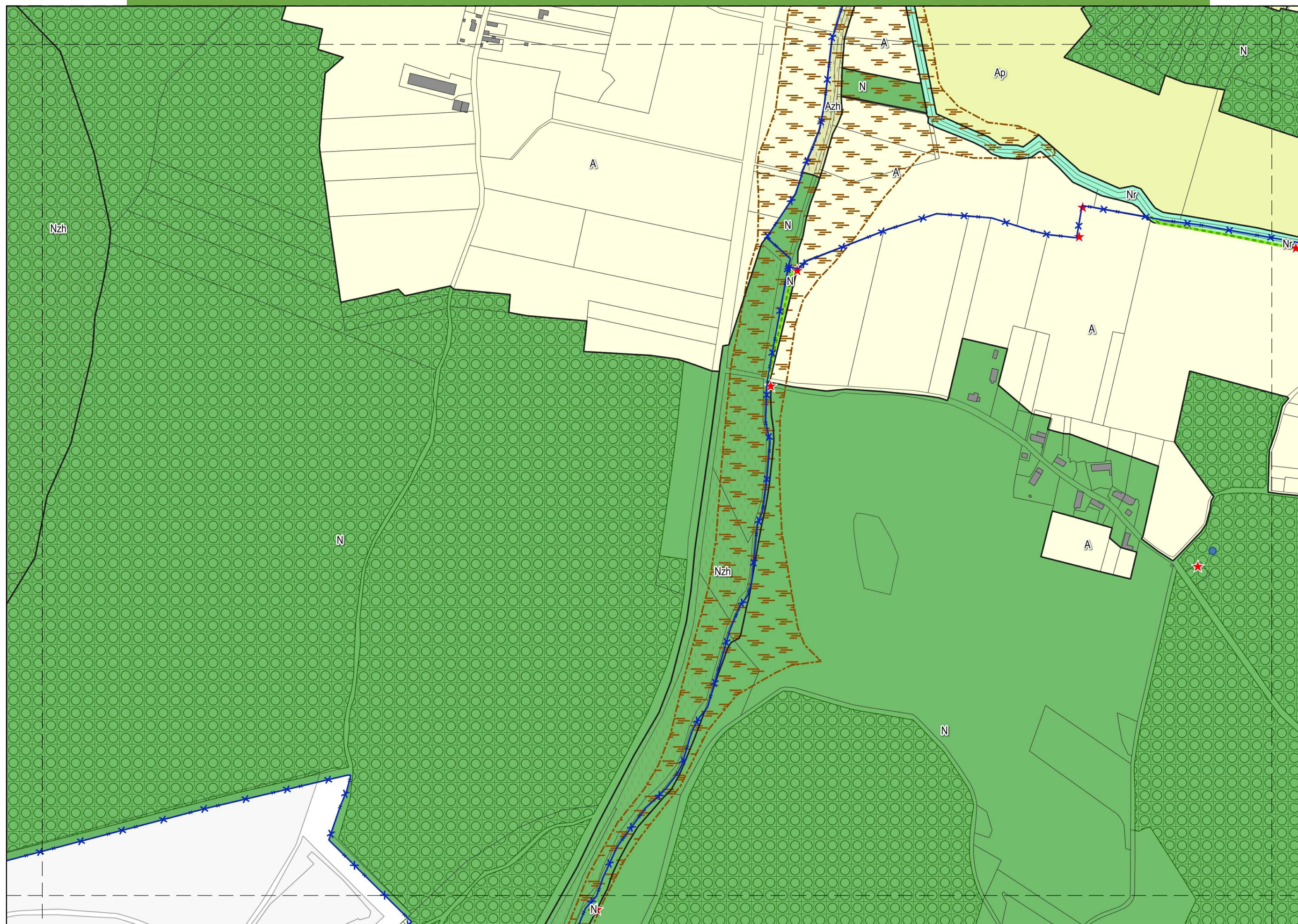
▲ L1 ▲

▲ L3 ▲



▲ L2 ▲

▲ L4 ▲



▲ L3 ▲

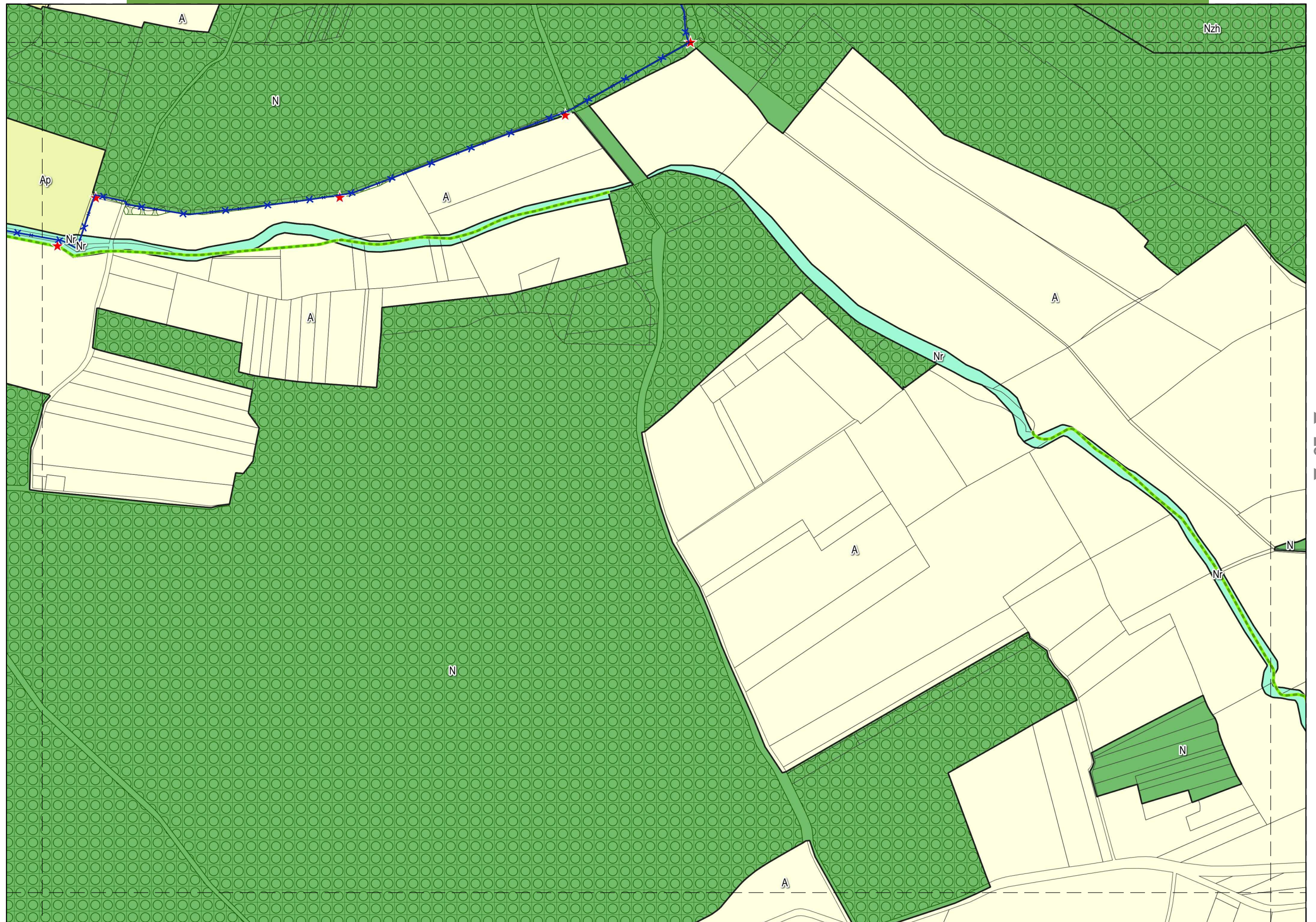
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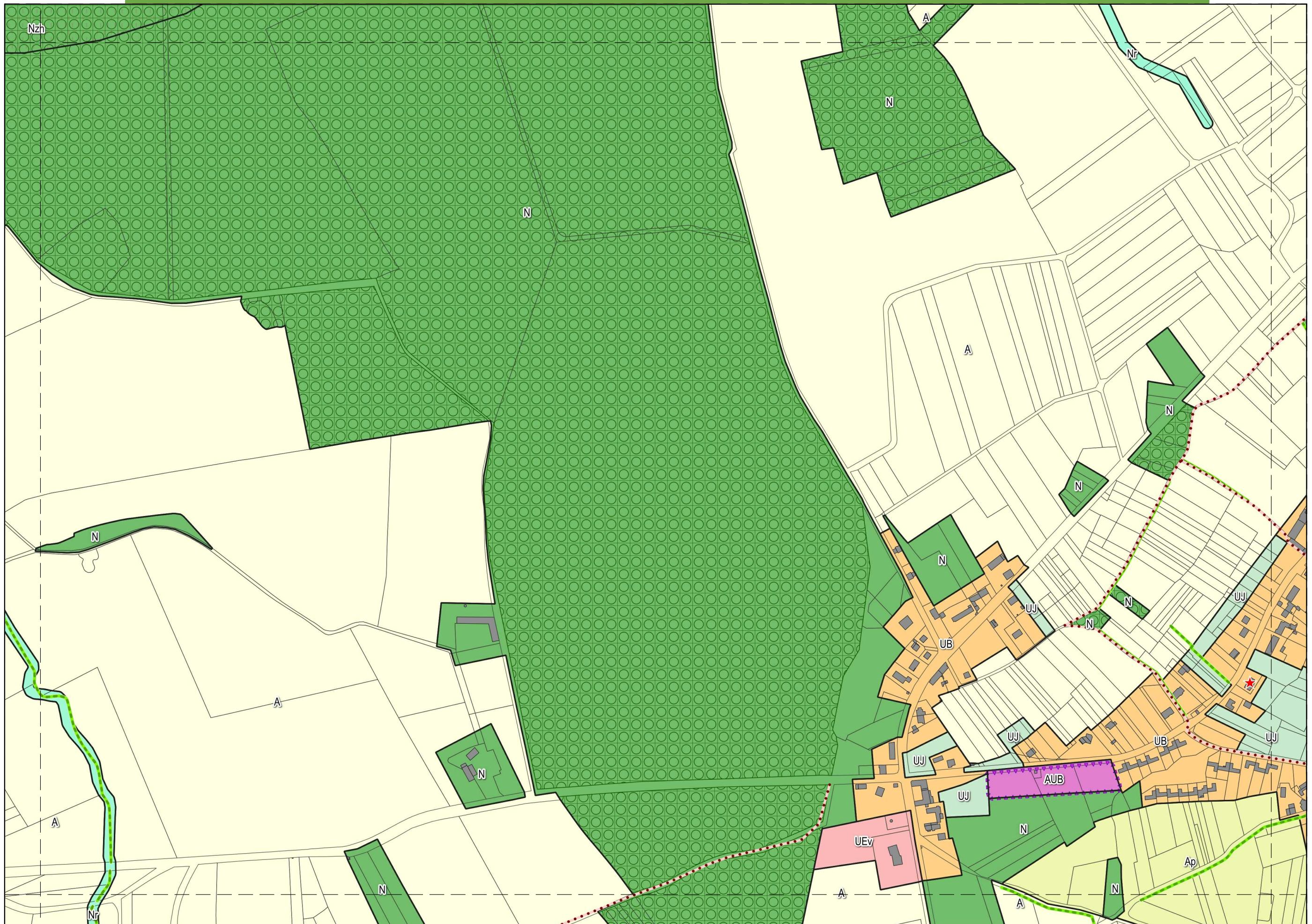
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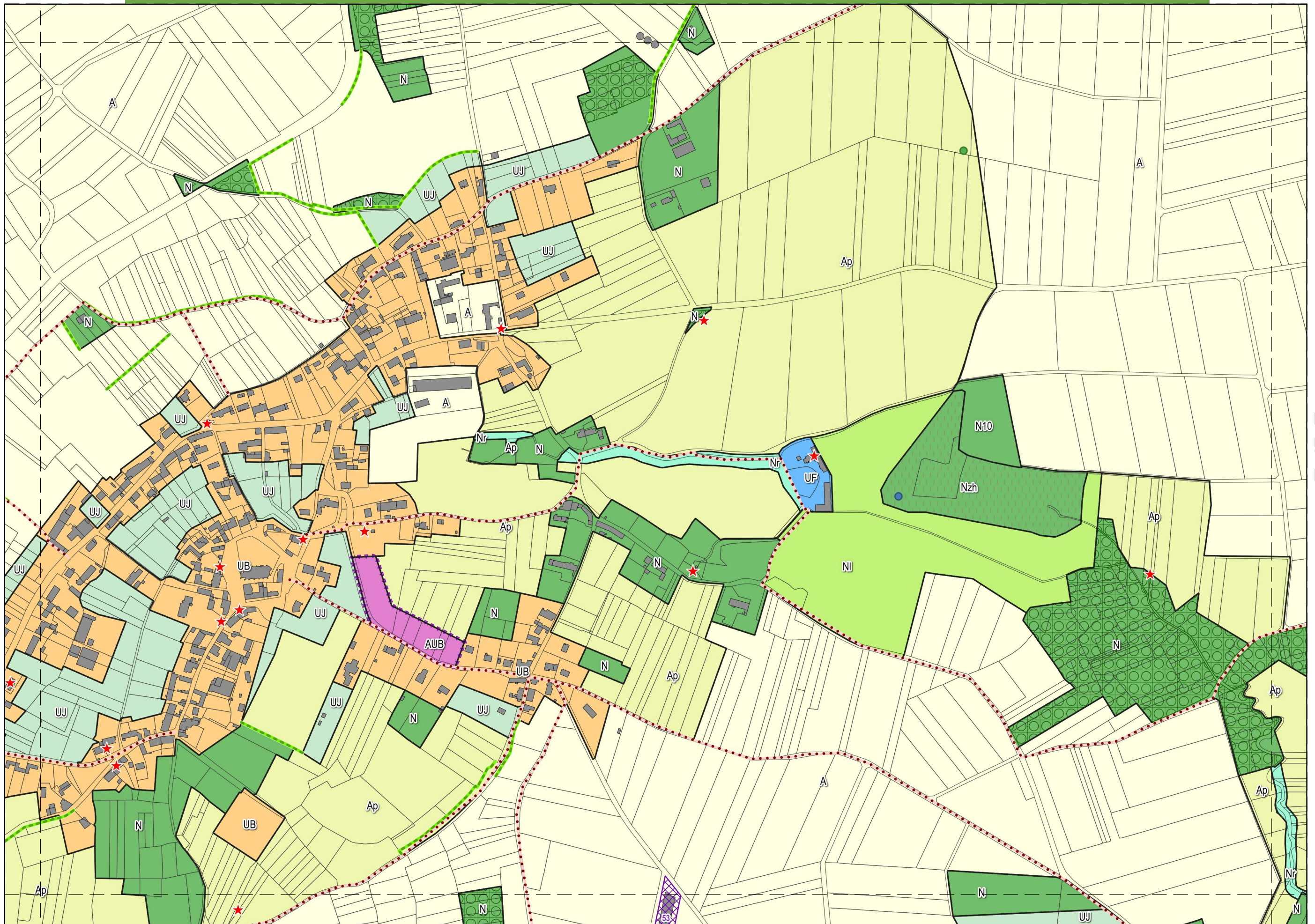
Sources : Cadastre DGFIP, 2018



0 100 200 m
1 / 5000ème







▲ L6 ▲

▲ L8 ▲

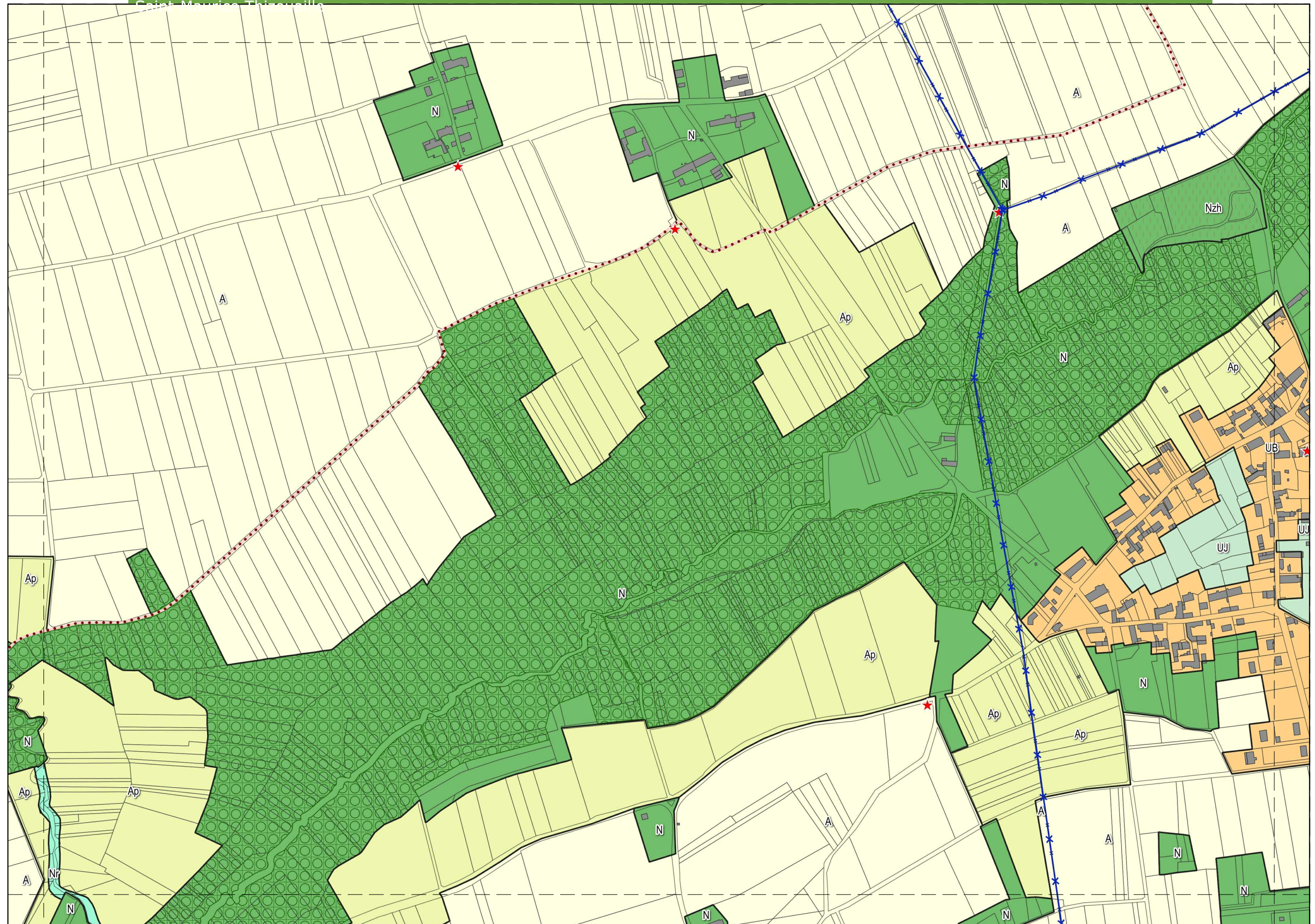
▼ M7 ▼

Sources : Cadastre DGFiP, 2018



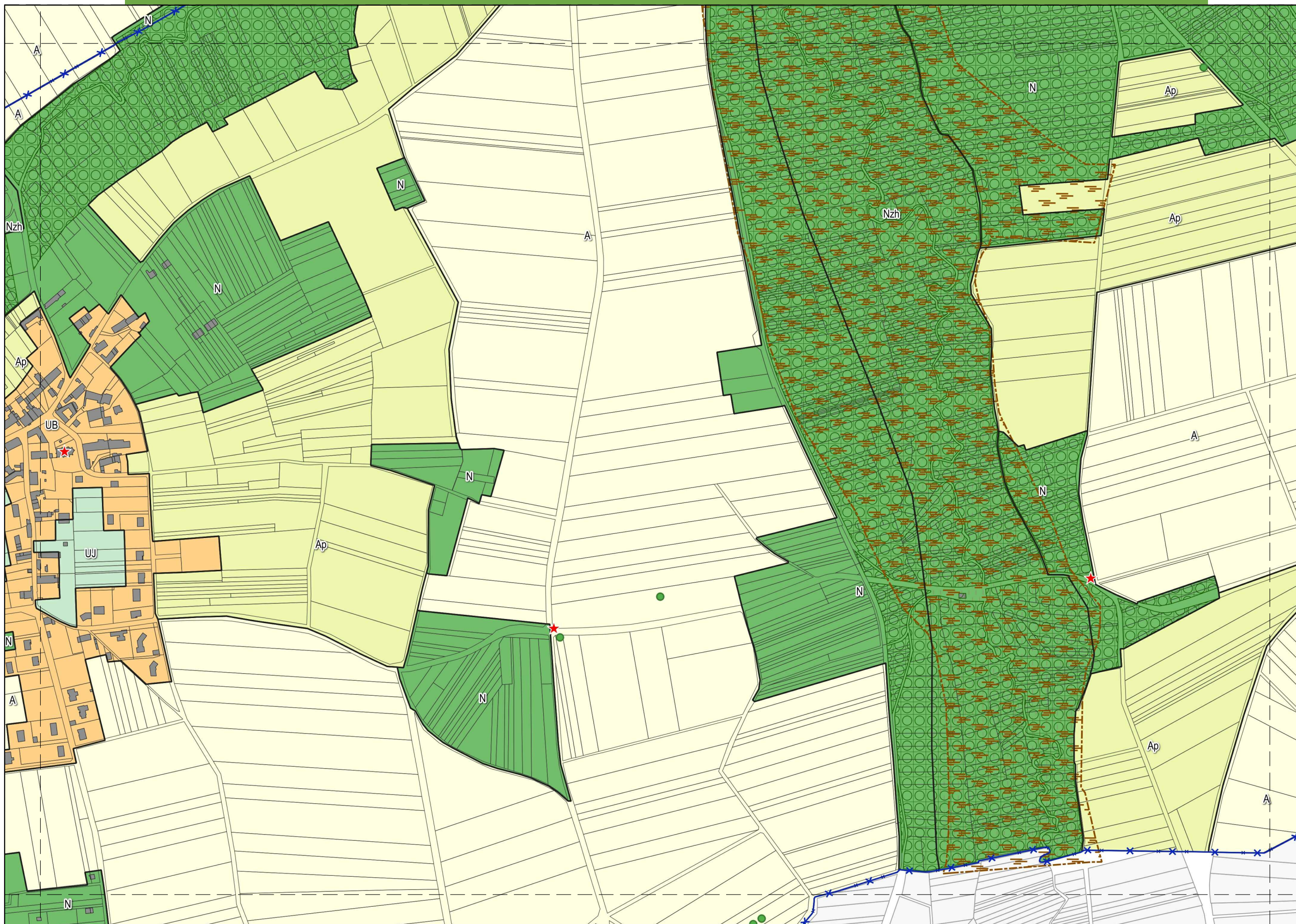
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1 / 5000ème



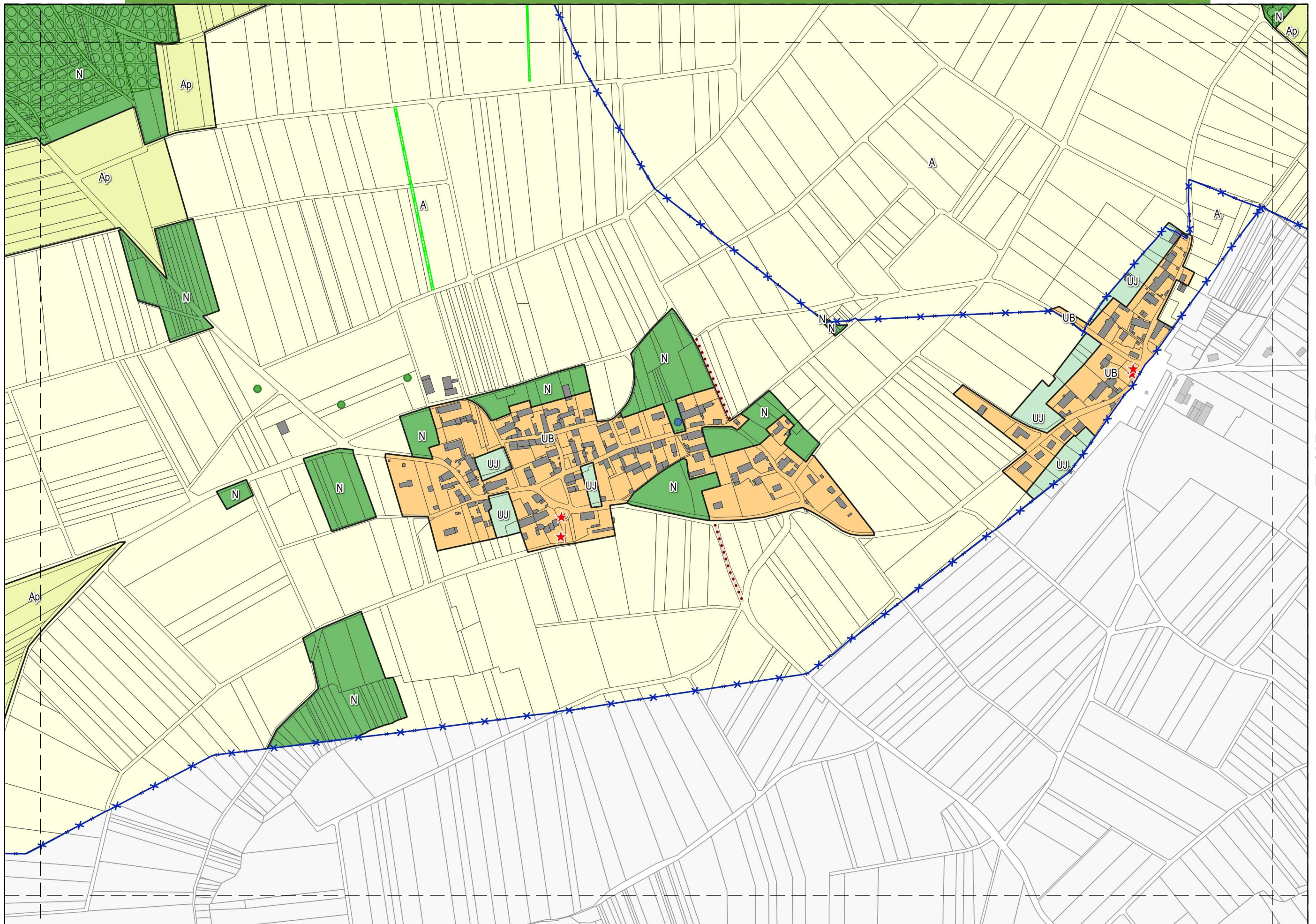
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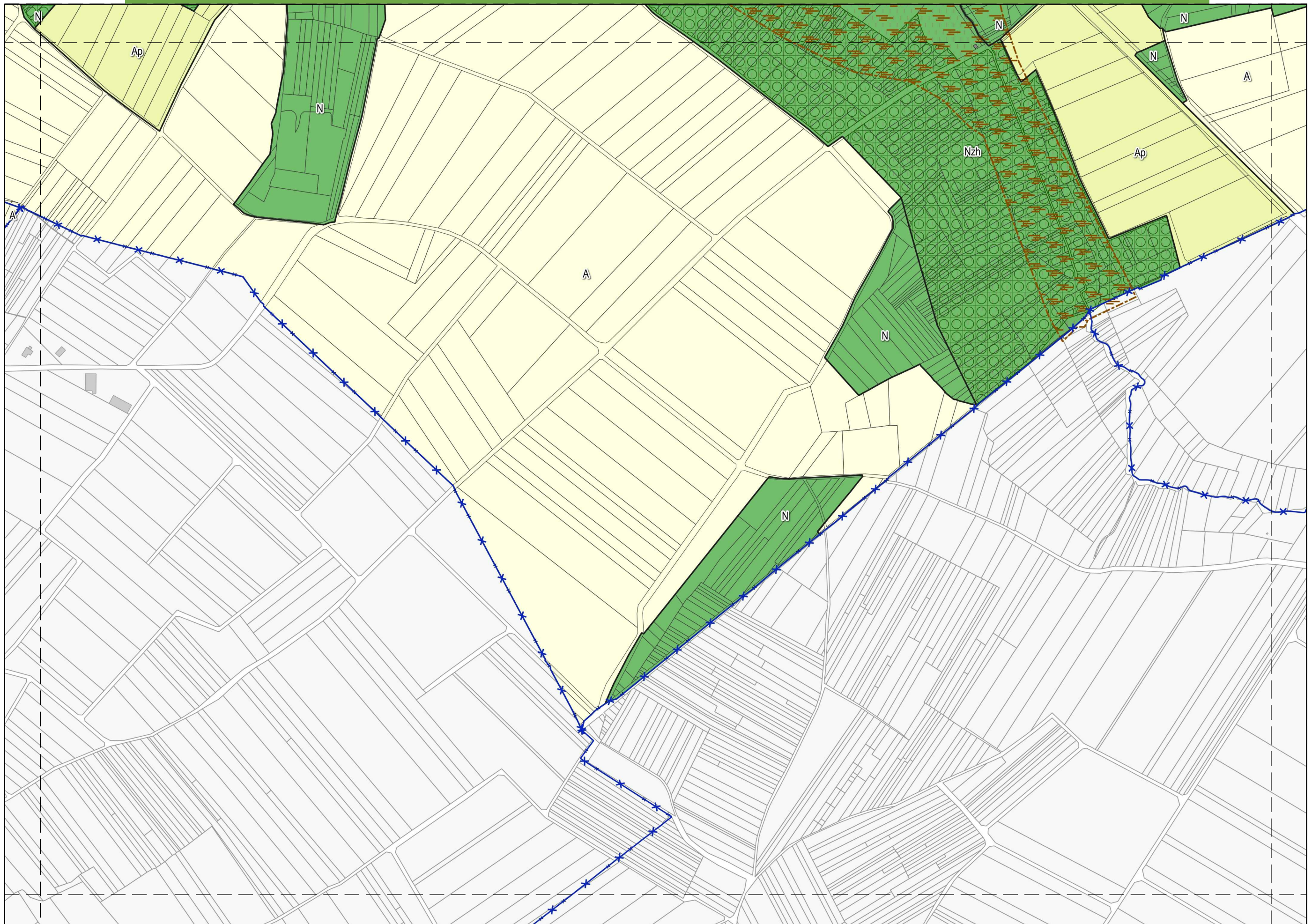
▲ L9 ▲



▼ L8 ▼

▲ L10 ▲





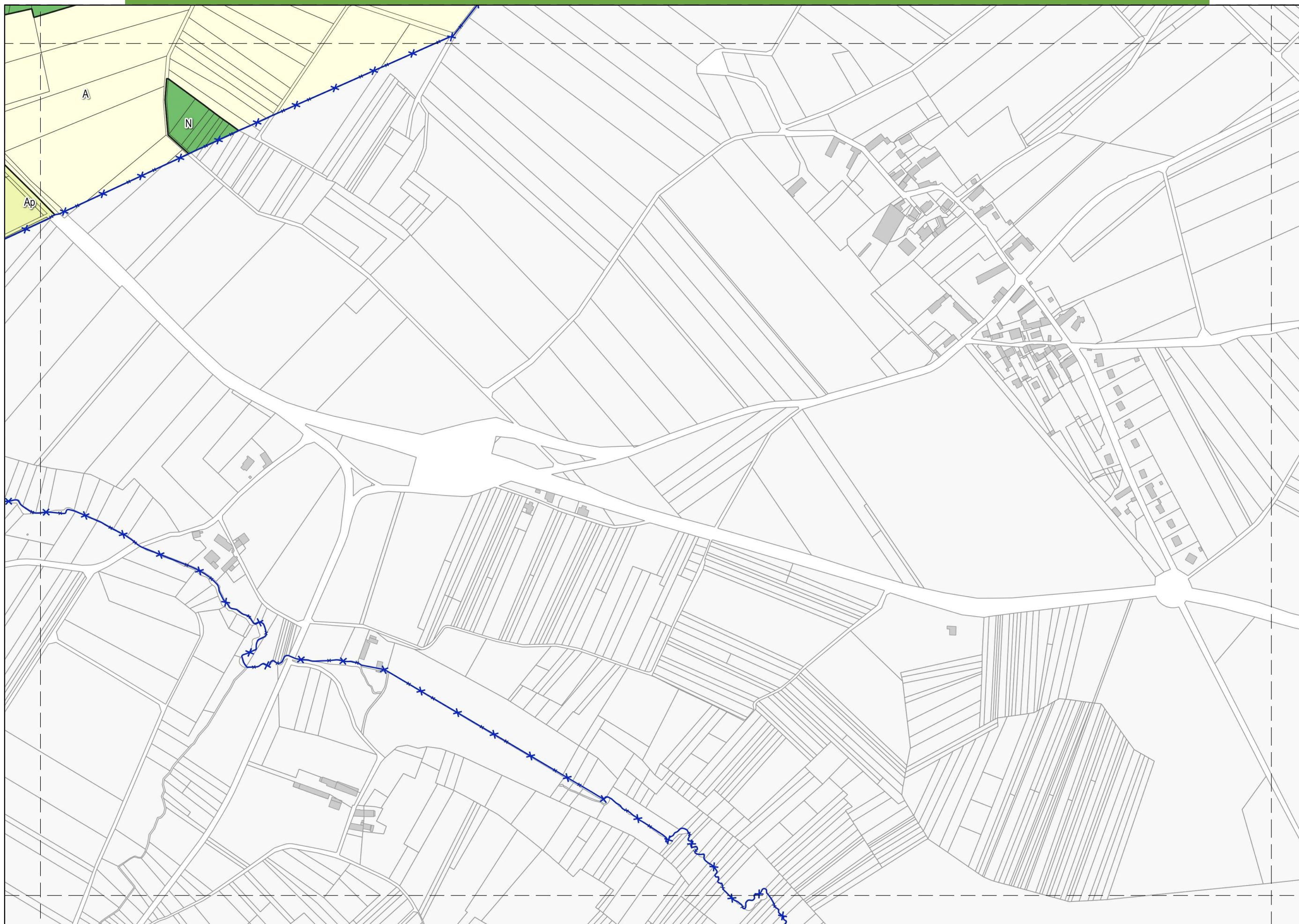
▲ L9 ▼

▲ L11 ▼

▼ M10 ▼

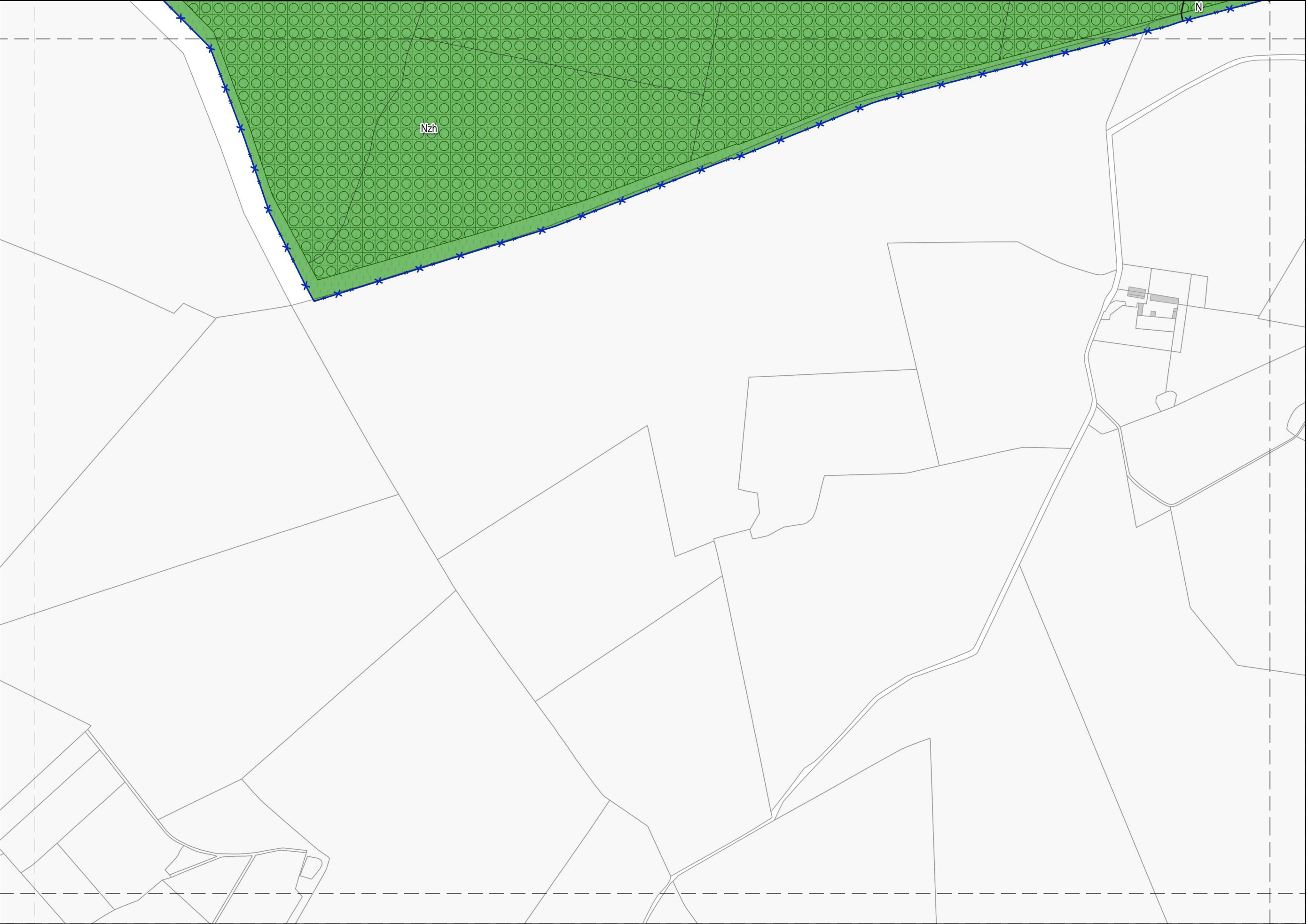
▲ L10 ▲

▲ L12 ▲



▲ M1 ▲

▲ M3 ▲

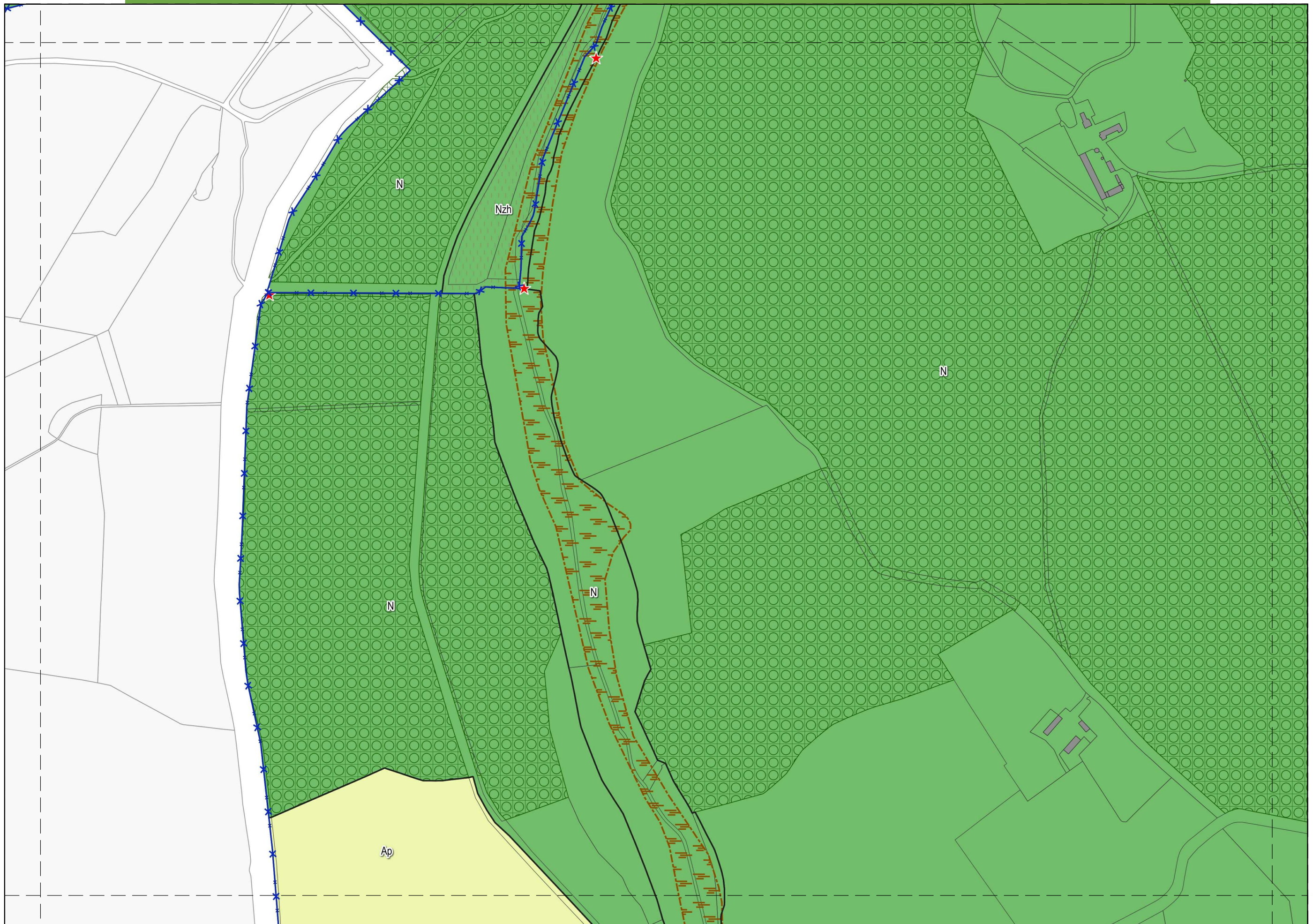


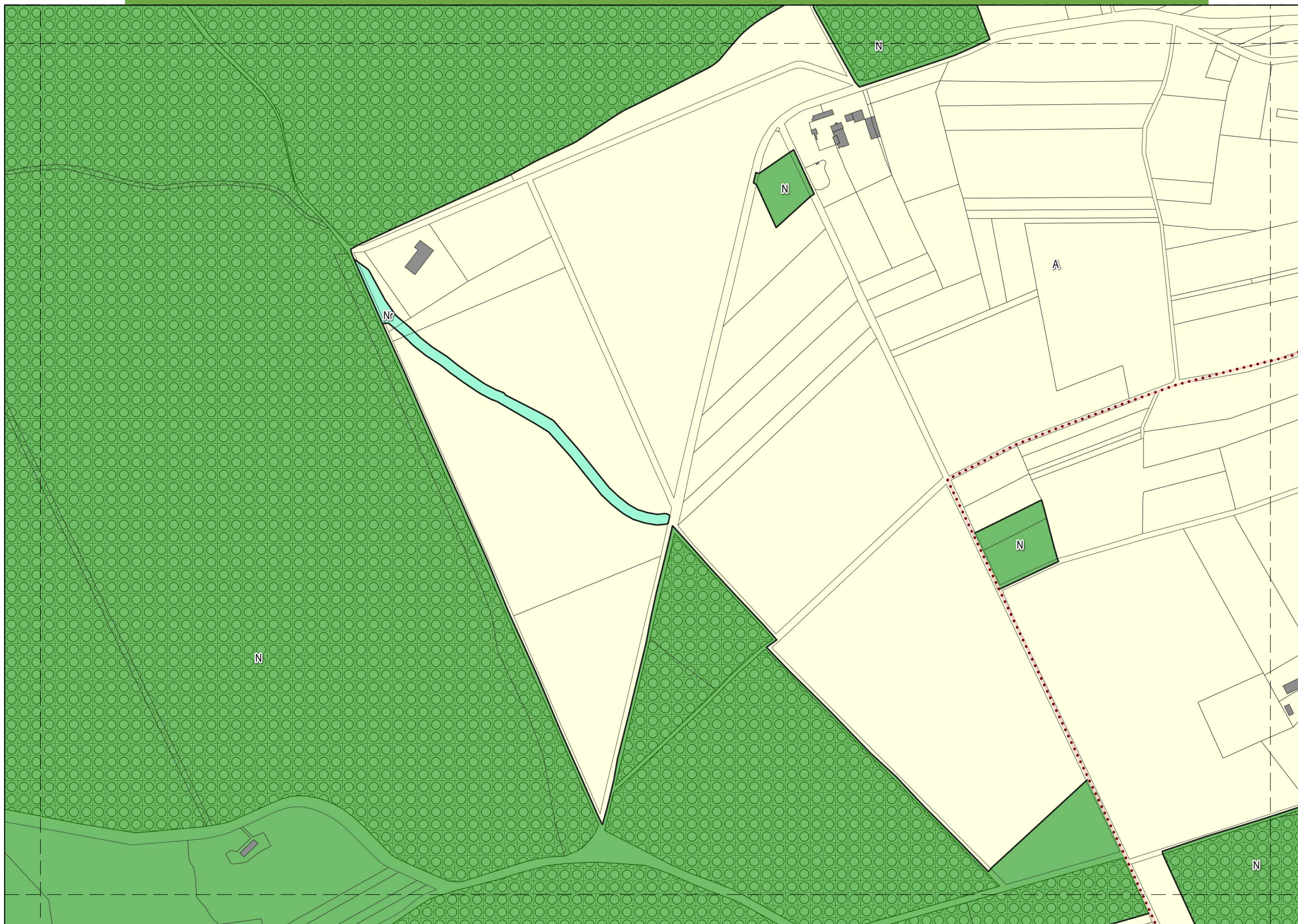
▼ N2 ▼

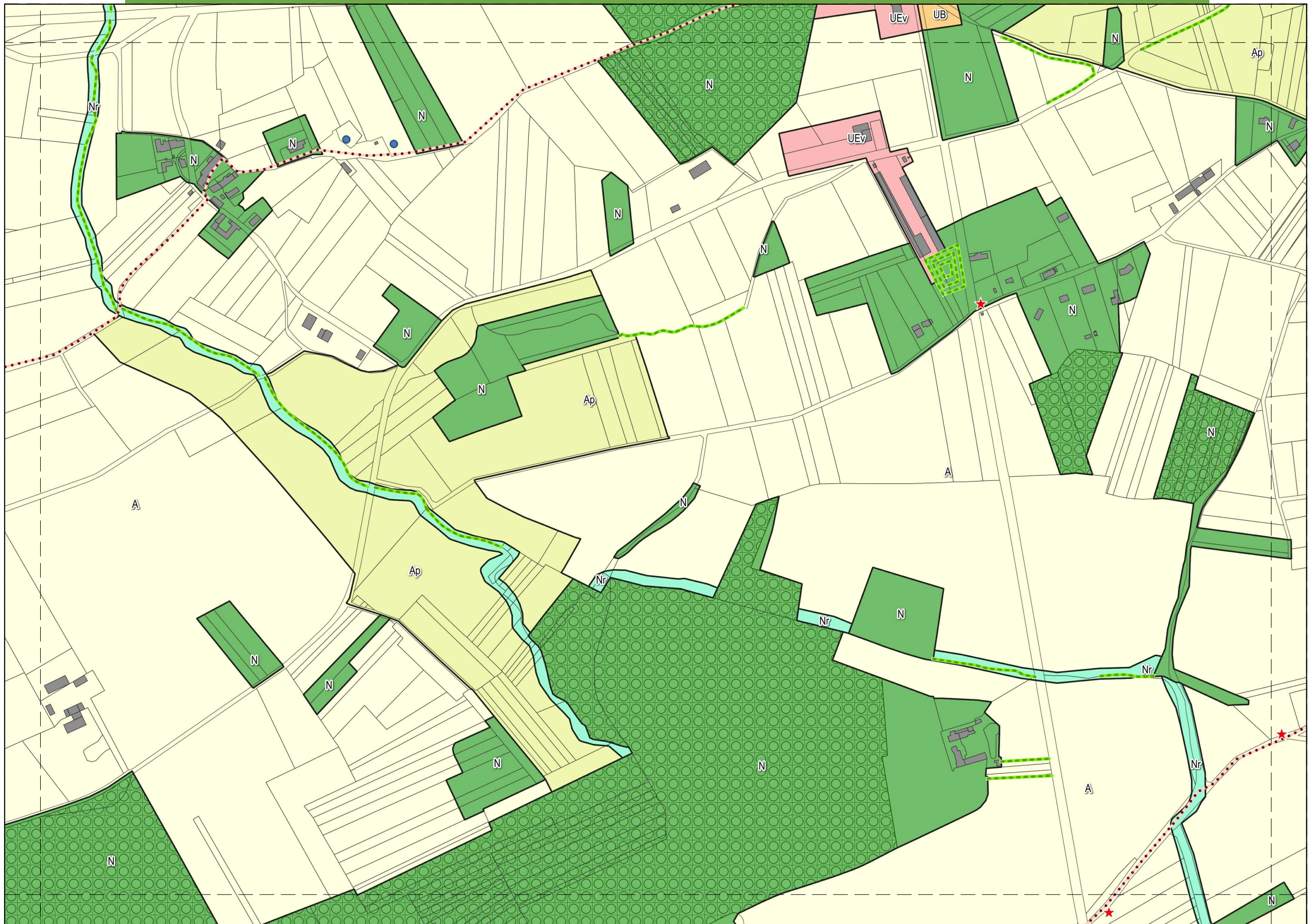
Sources : Cadastre DGFIP, 2018



0 100 200 m
1 / 5000ème

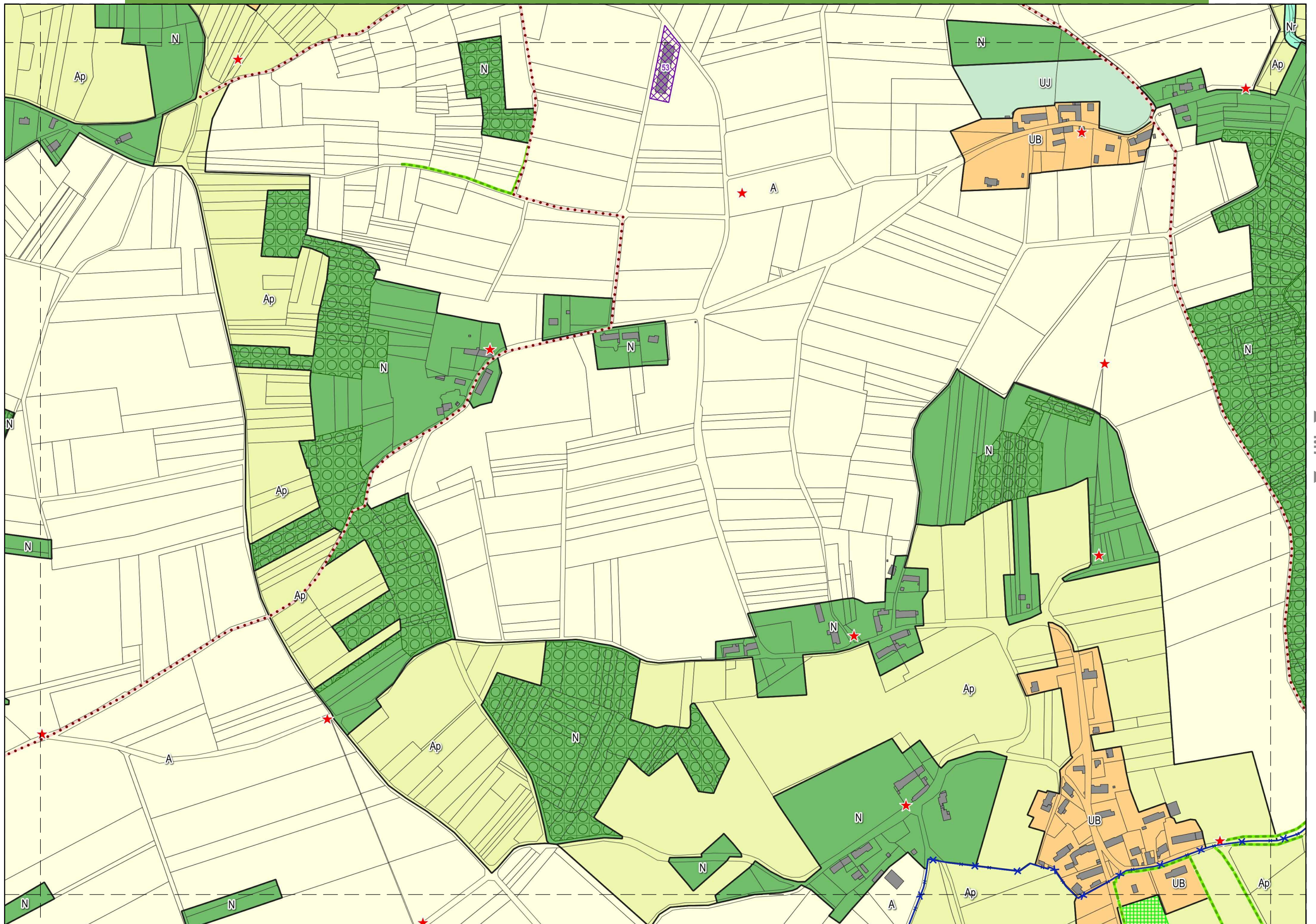


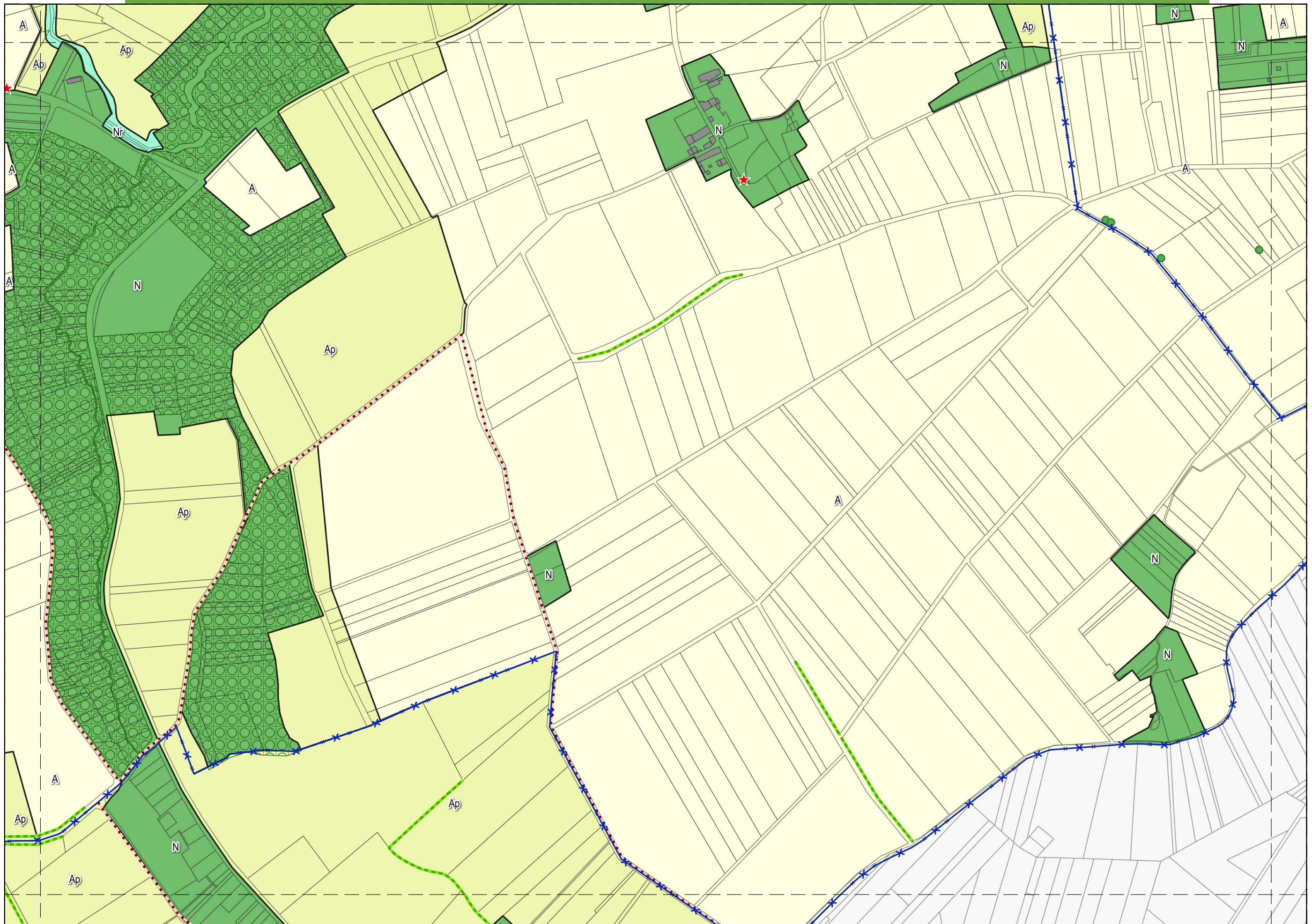




▲ M5 ▲

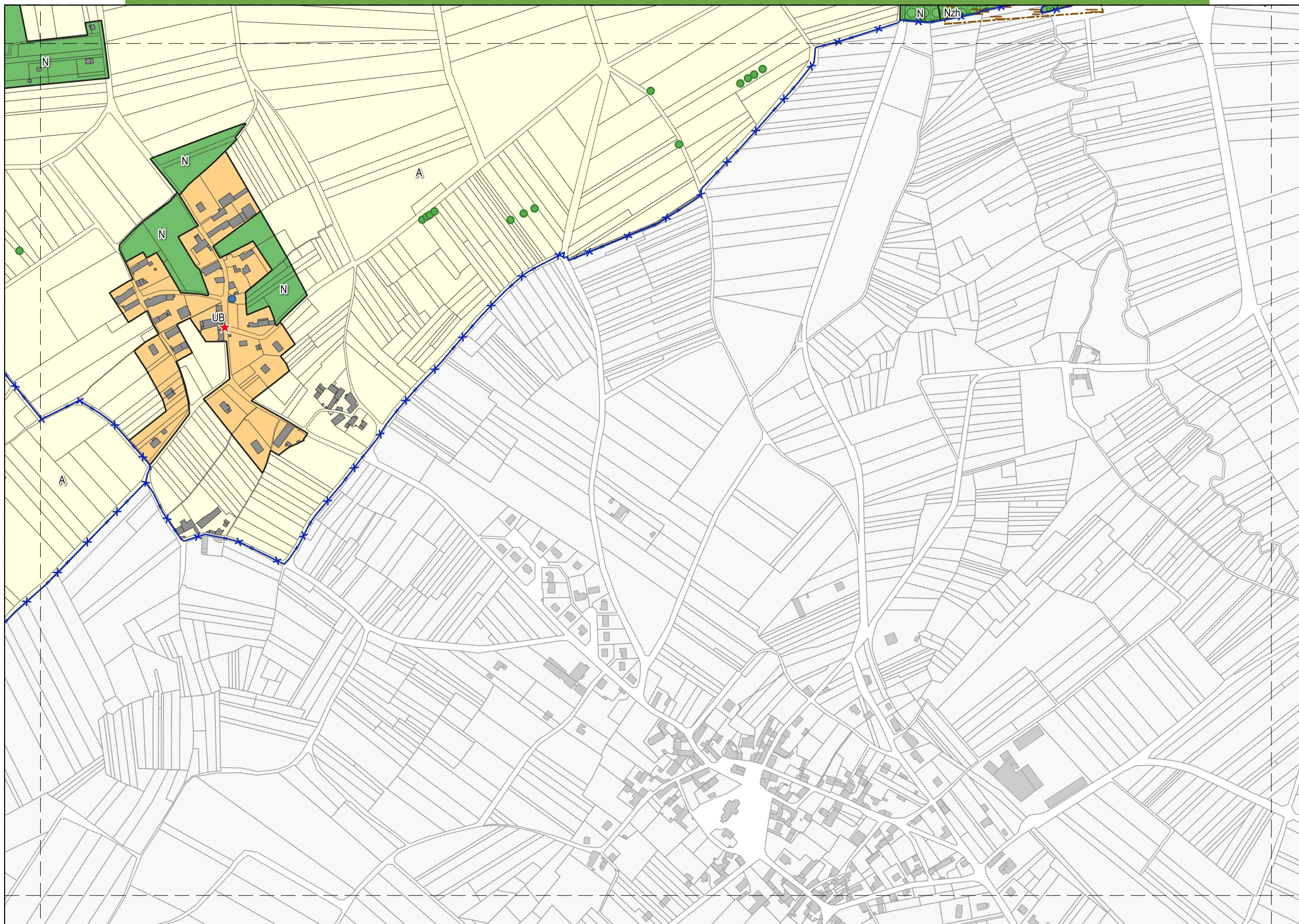
▲ M7 ▲





▲ M7 ▲

▲ M9 ▲



▲ N2 ▲

▲ N4 ▲

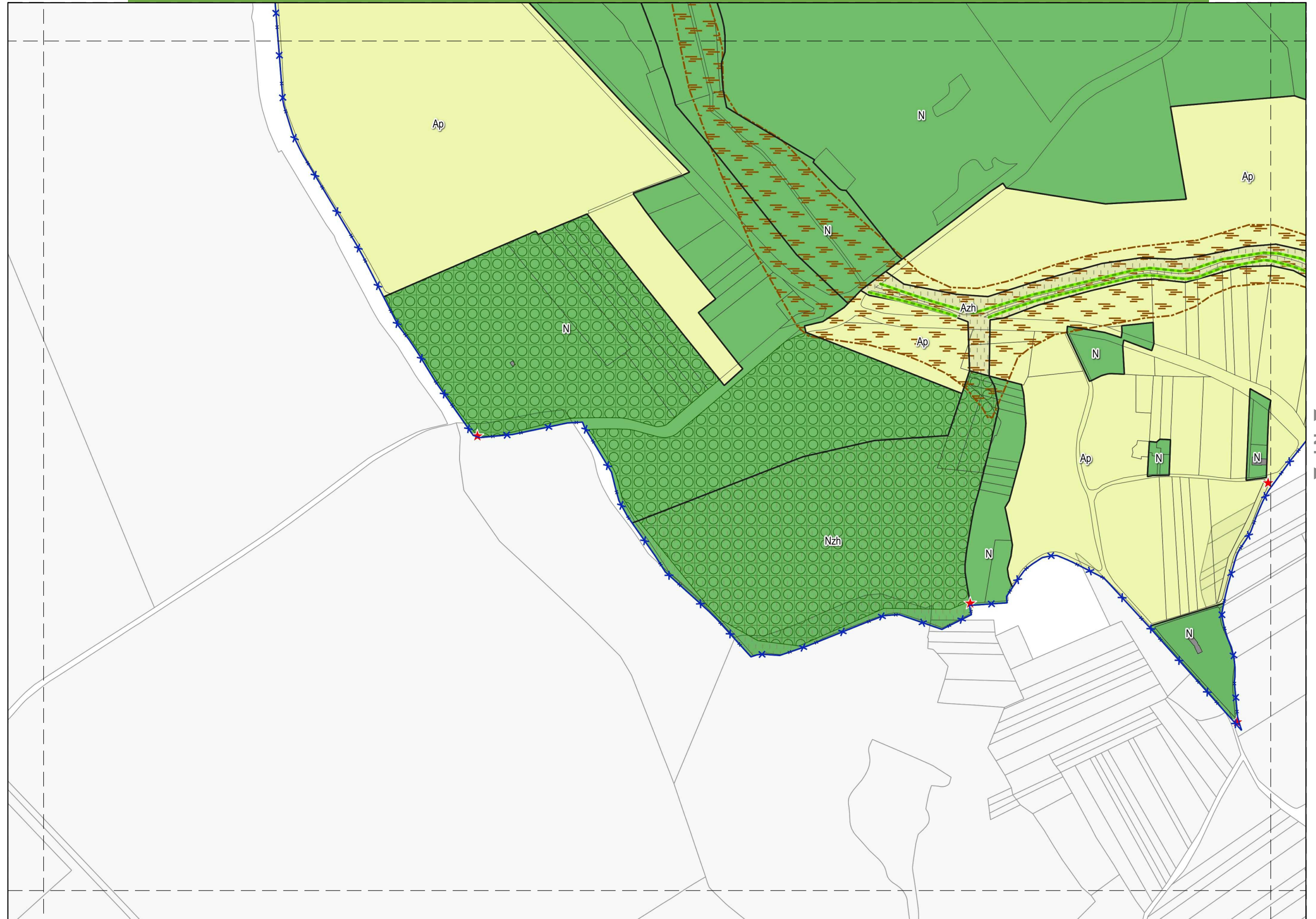
▼ O3 ▼

Sources : Cadastre DGFiP, 2018



0 100 200 m

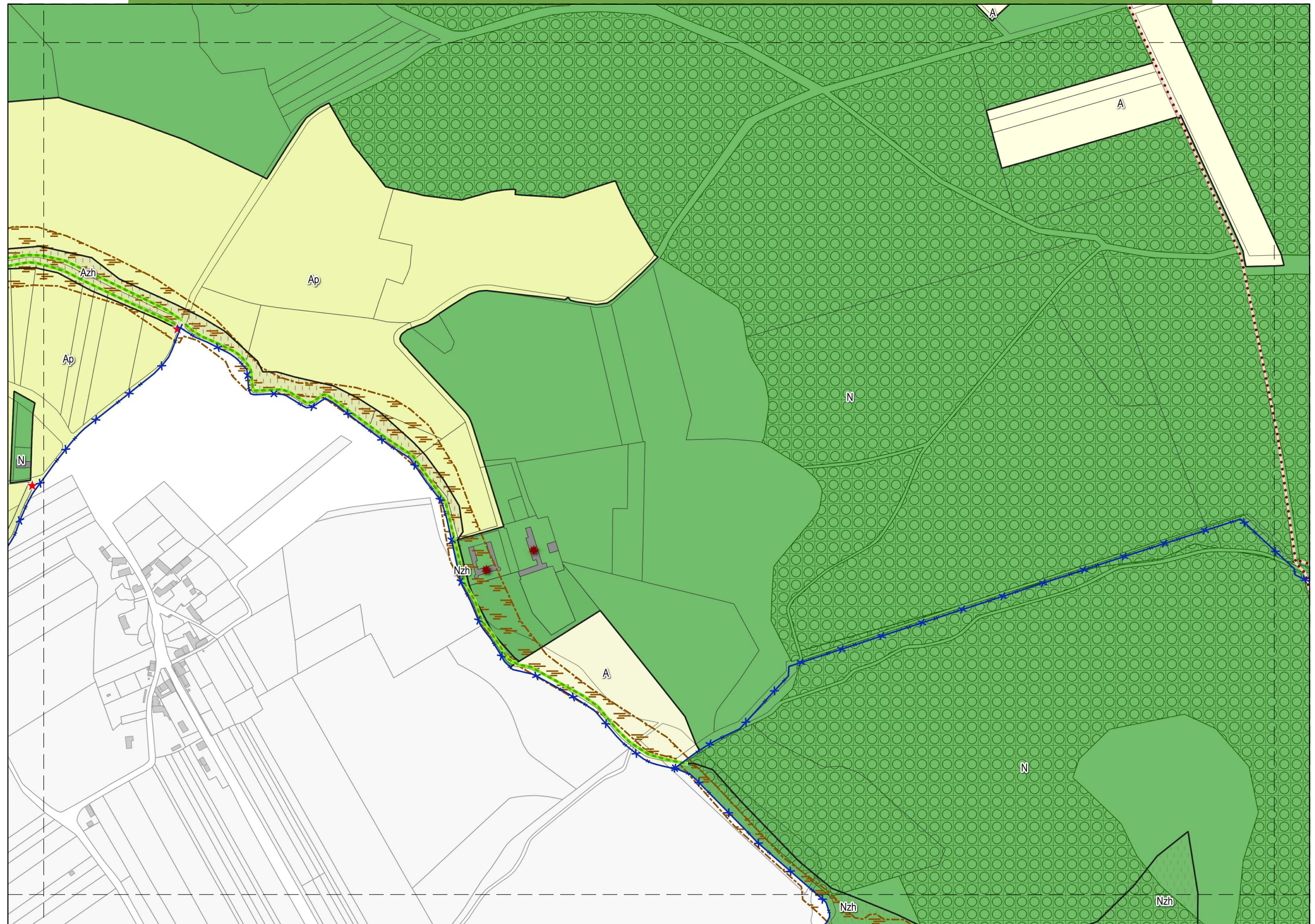
1 / 5000ème

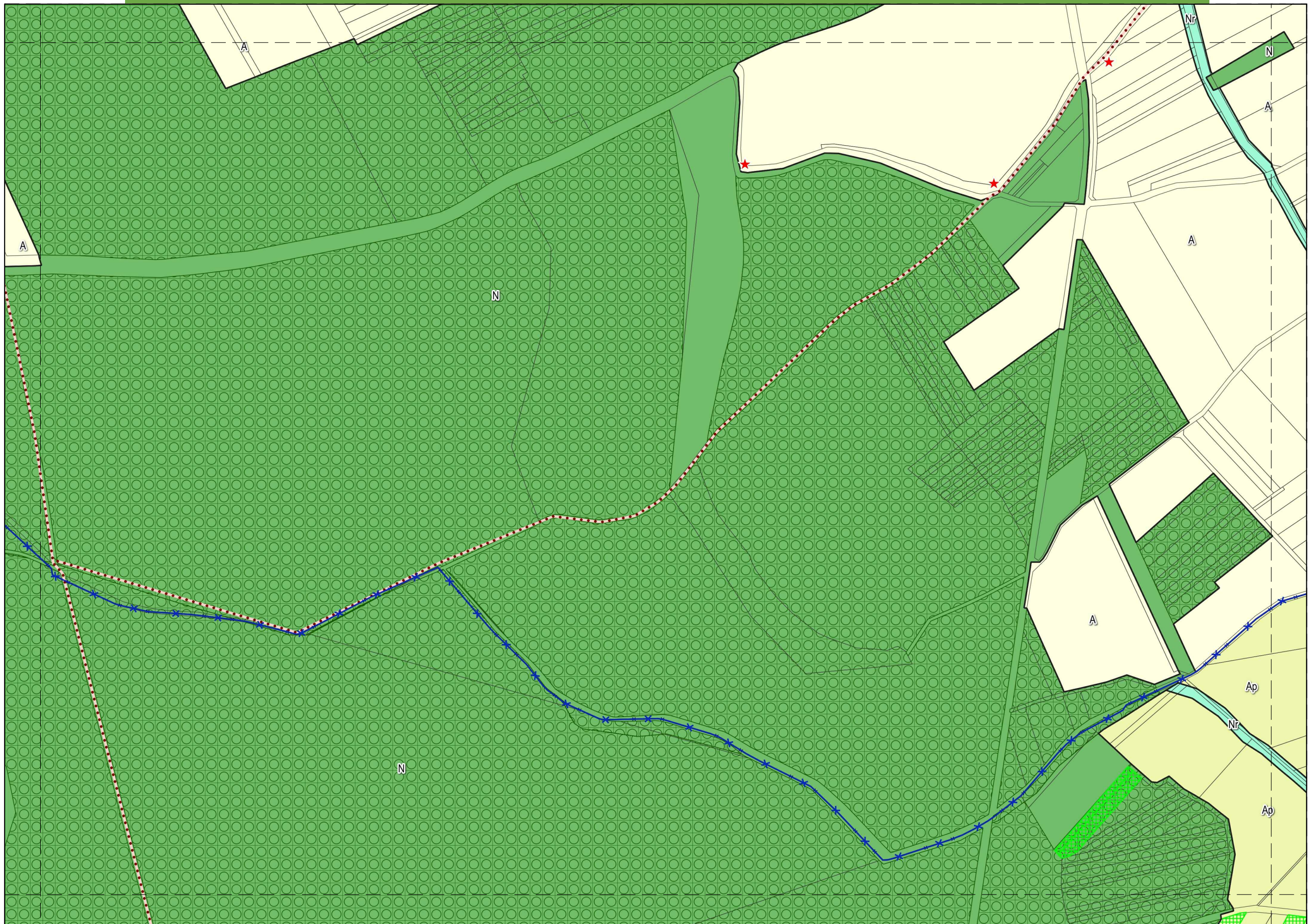


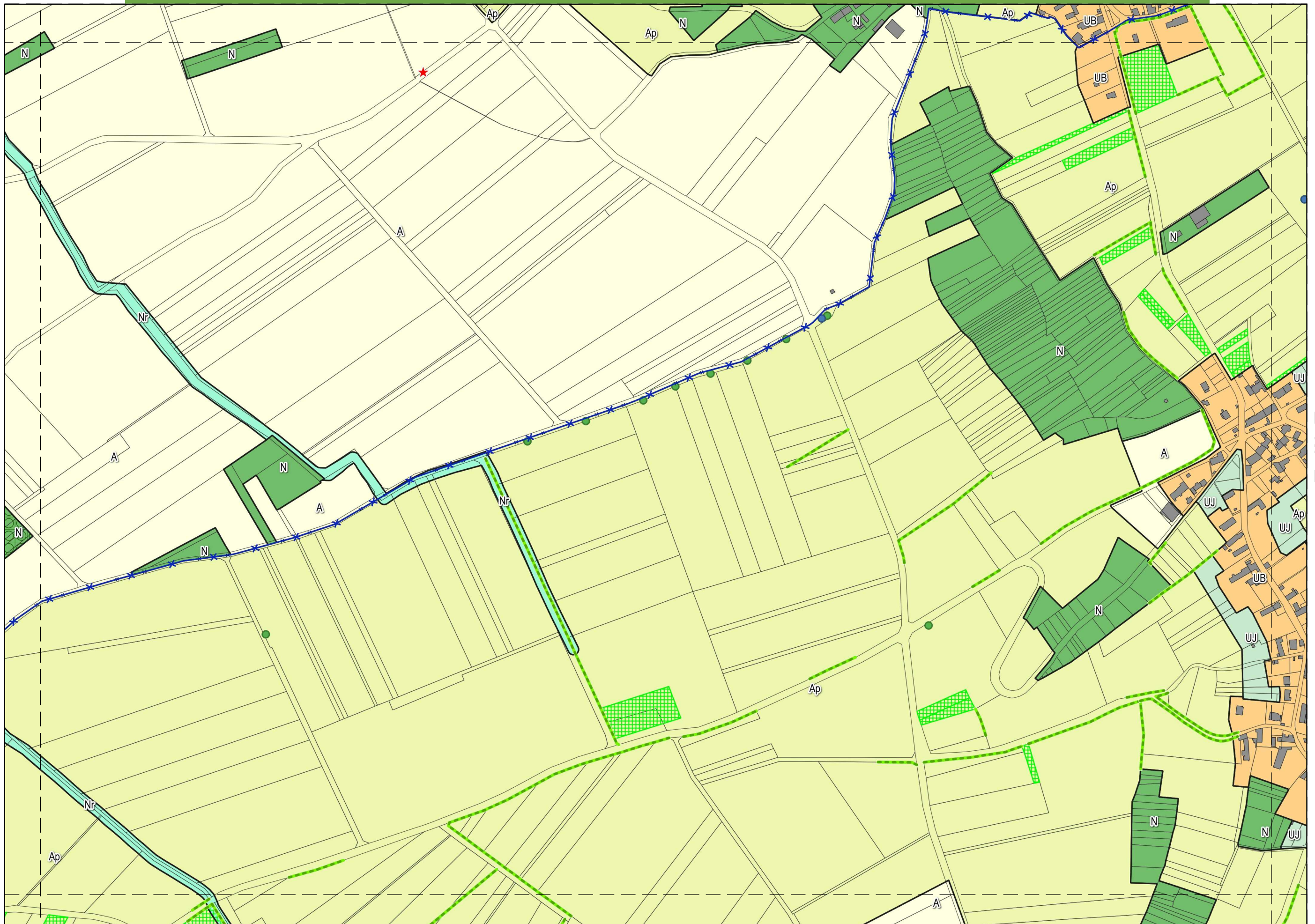
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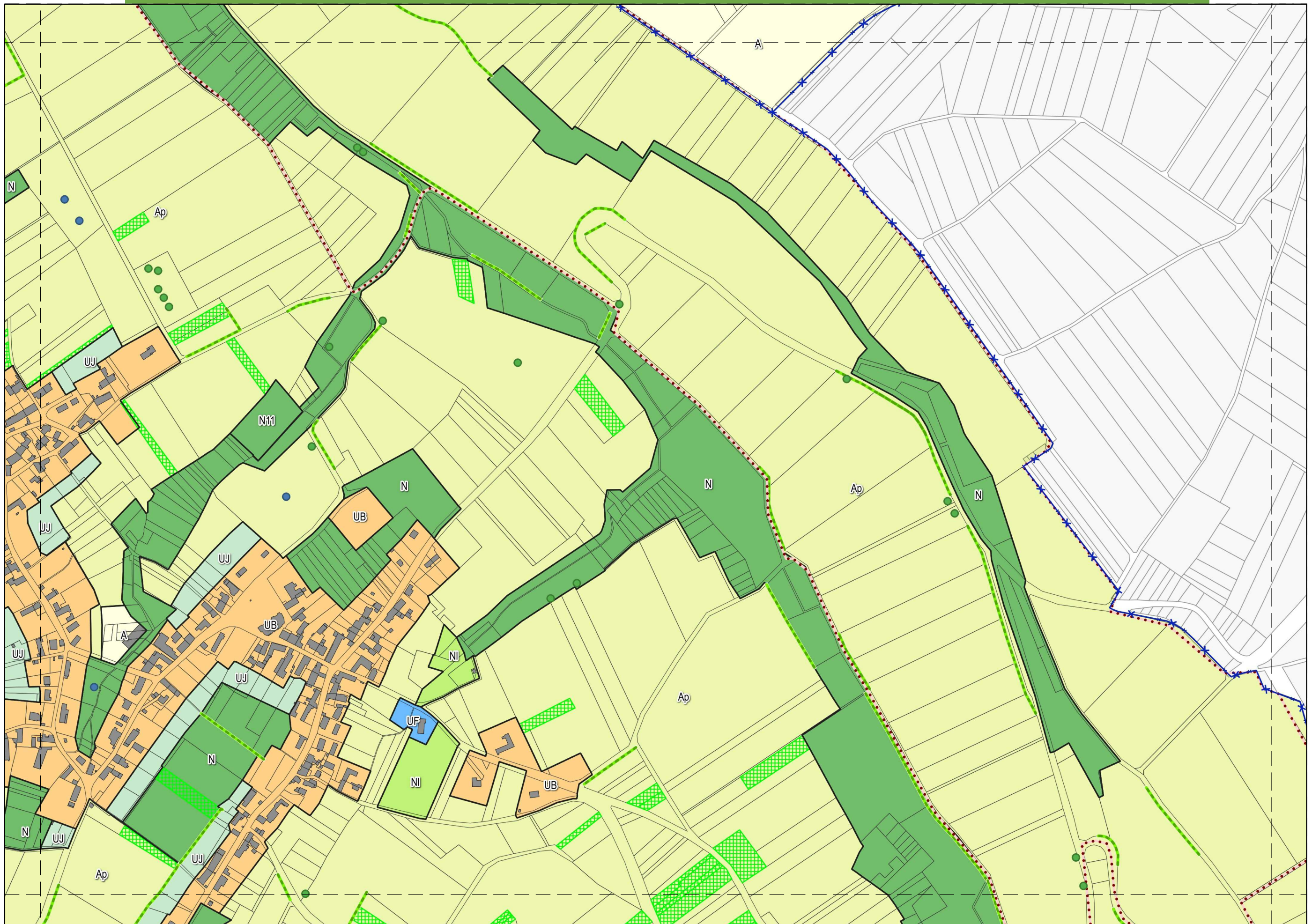
▲ N5 ▲

▼ O4 ▼









▲ N7 ▲

▲ N9 ▼

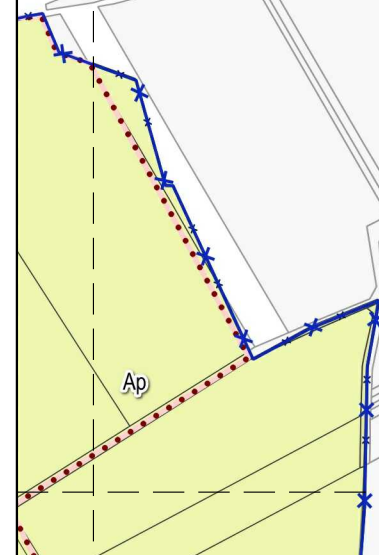
▼ O8 ▼

Sources : Cadastre DGFIP, 2018



0 100 200 m

1 / 5000ème



▲ O3 ▲

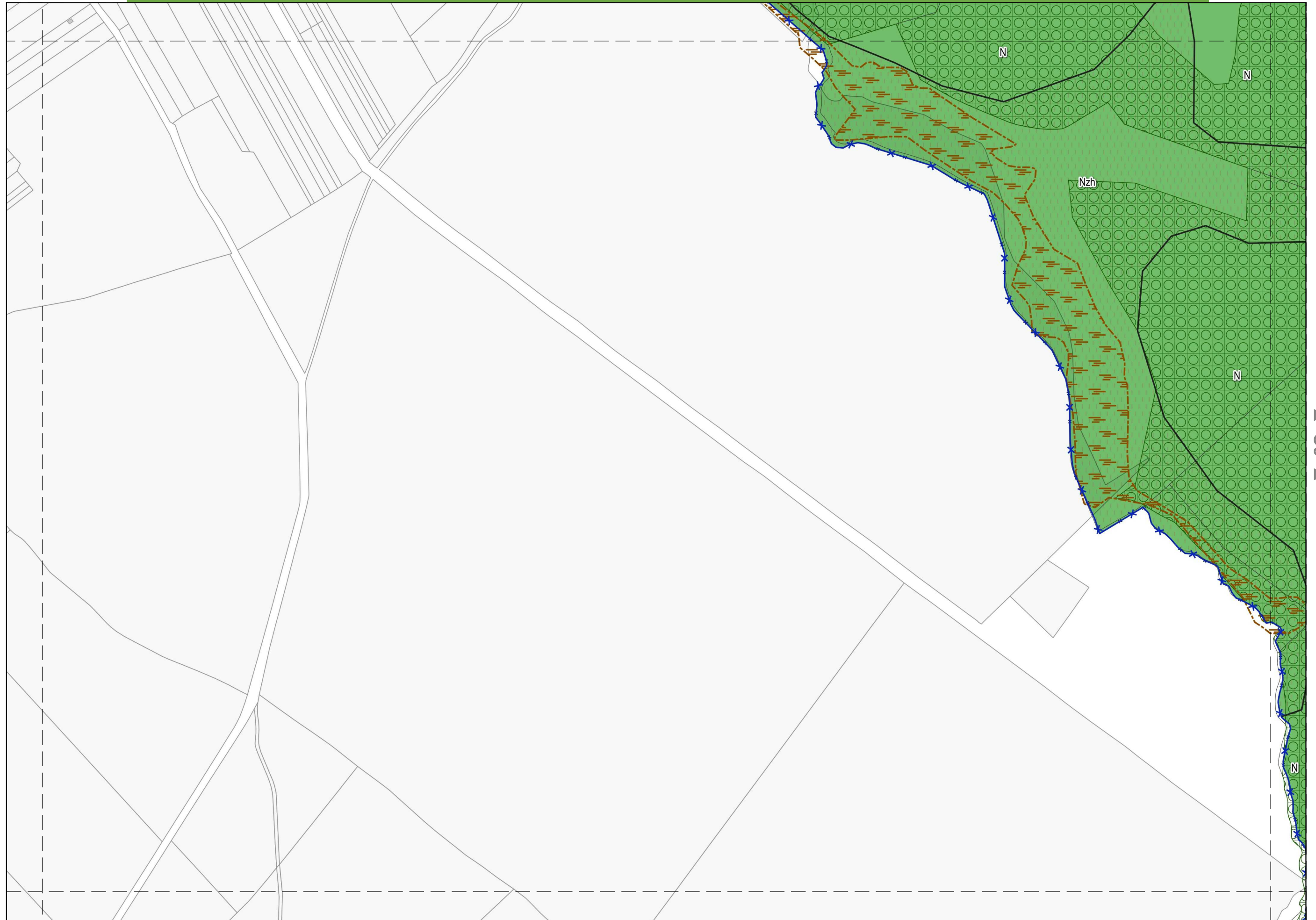
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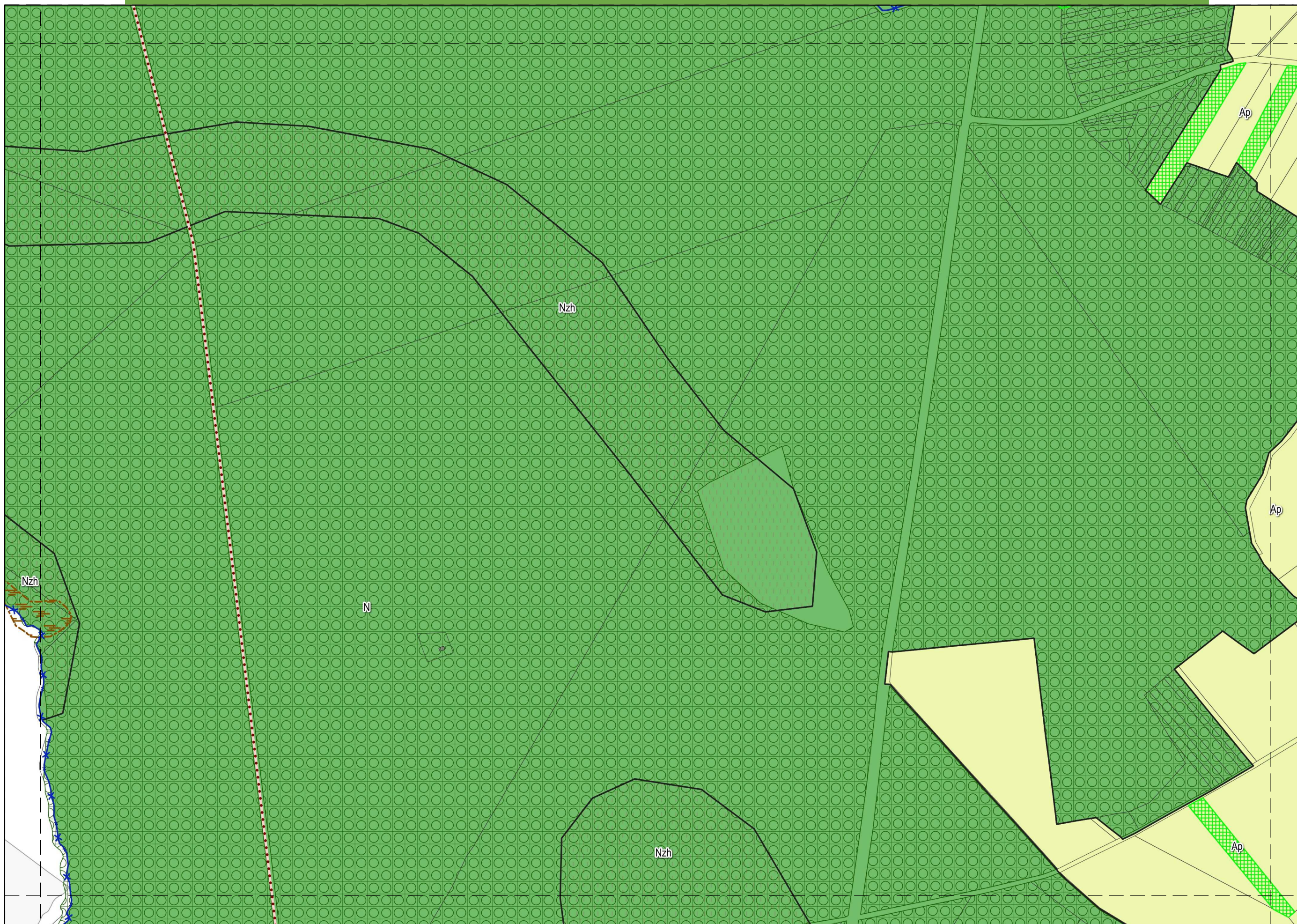
▼ P4 ▼

Sources : Cadastre DGFIP, 2018



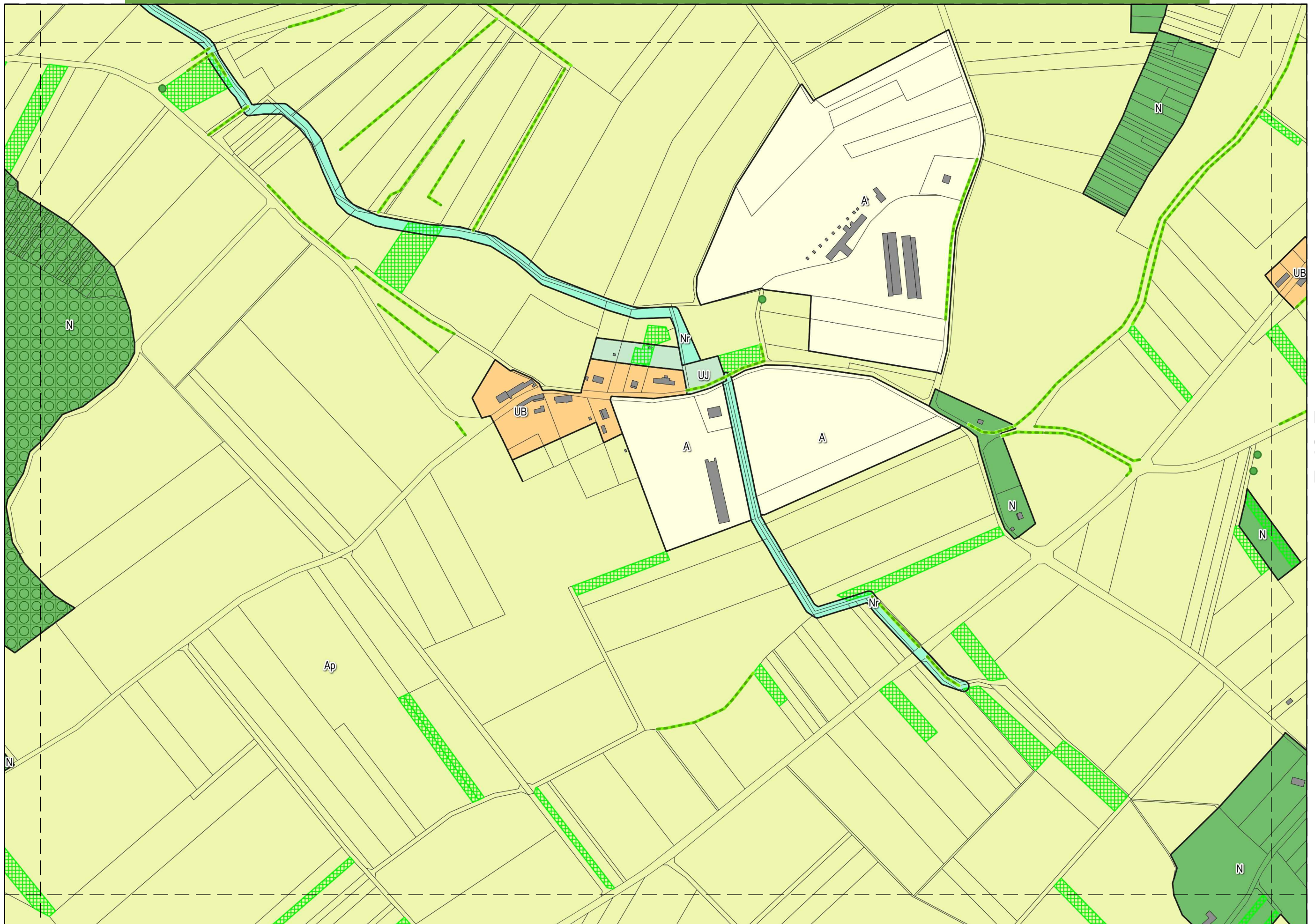
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1 / 5000ème

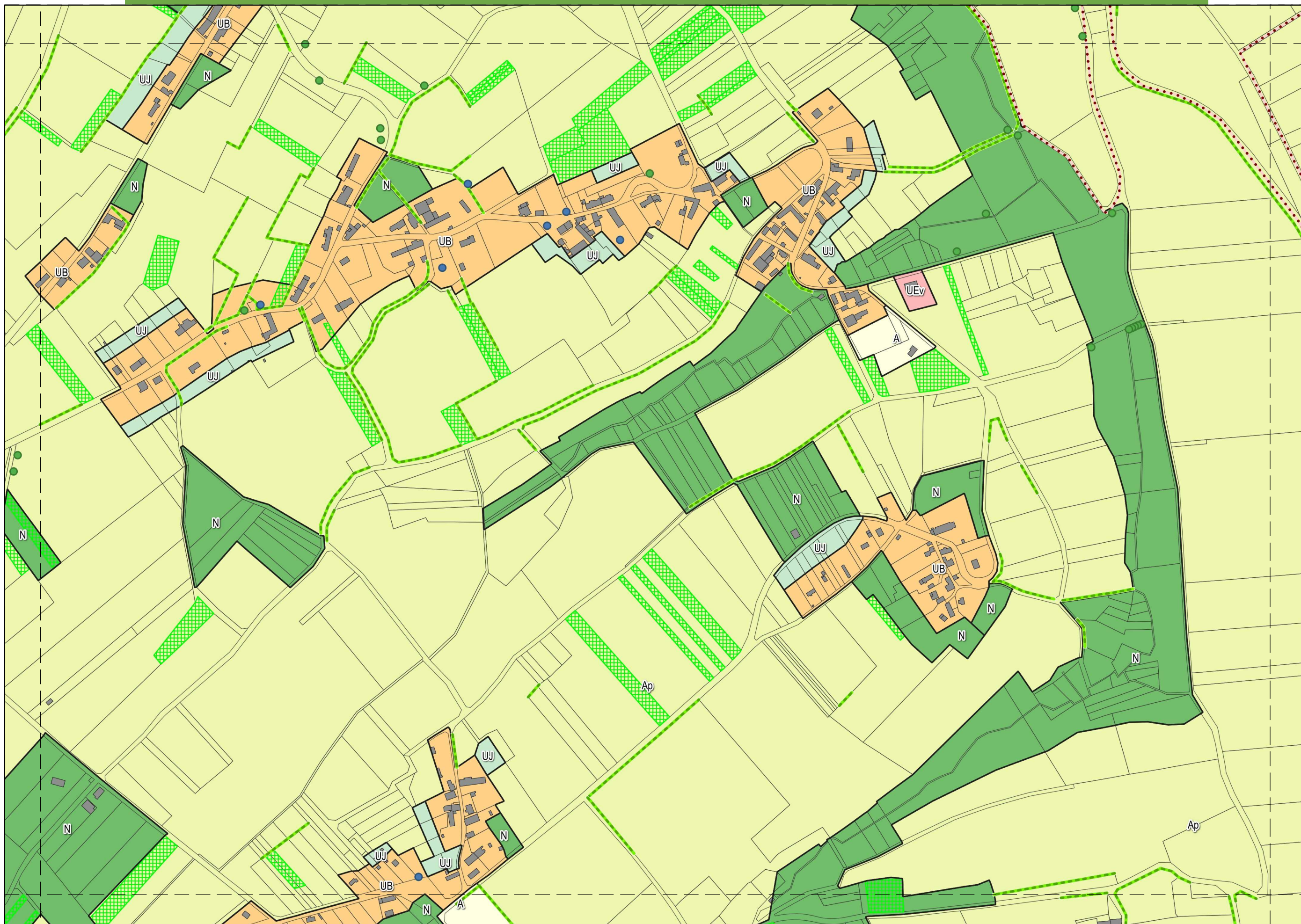




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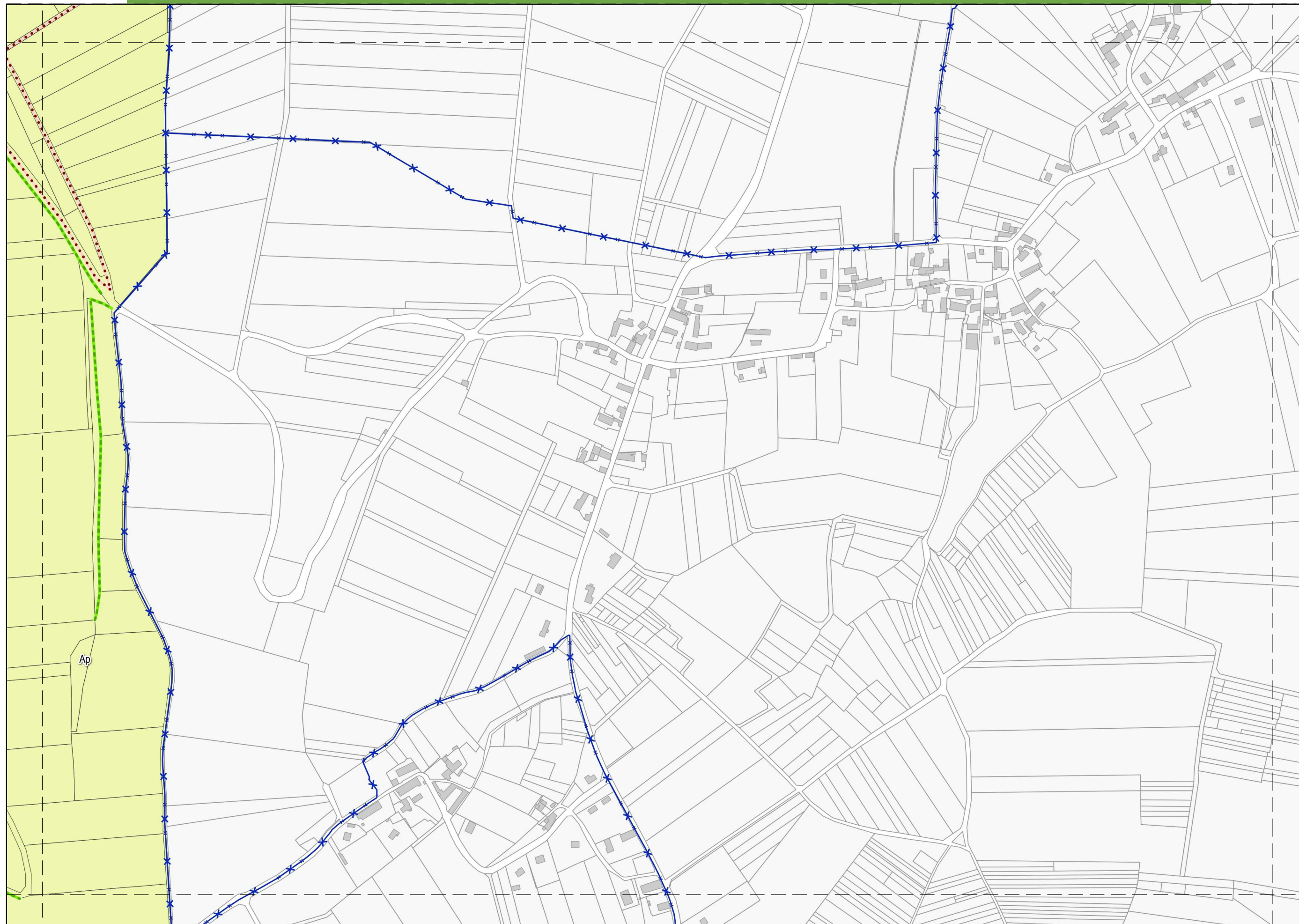
▲ O7 ▲





▲ 07 ▲

▲ 60 ▲



▲ P3 ▲

▲ P5 ▲

▼ Q4 ▼

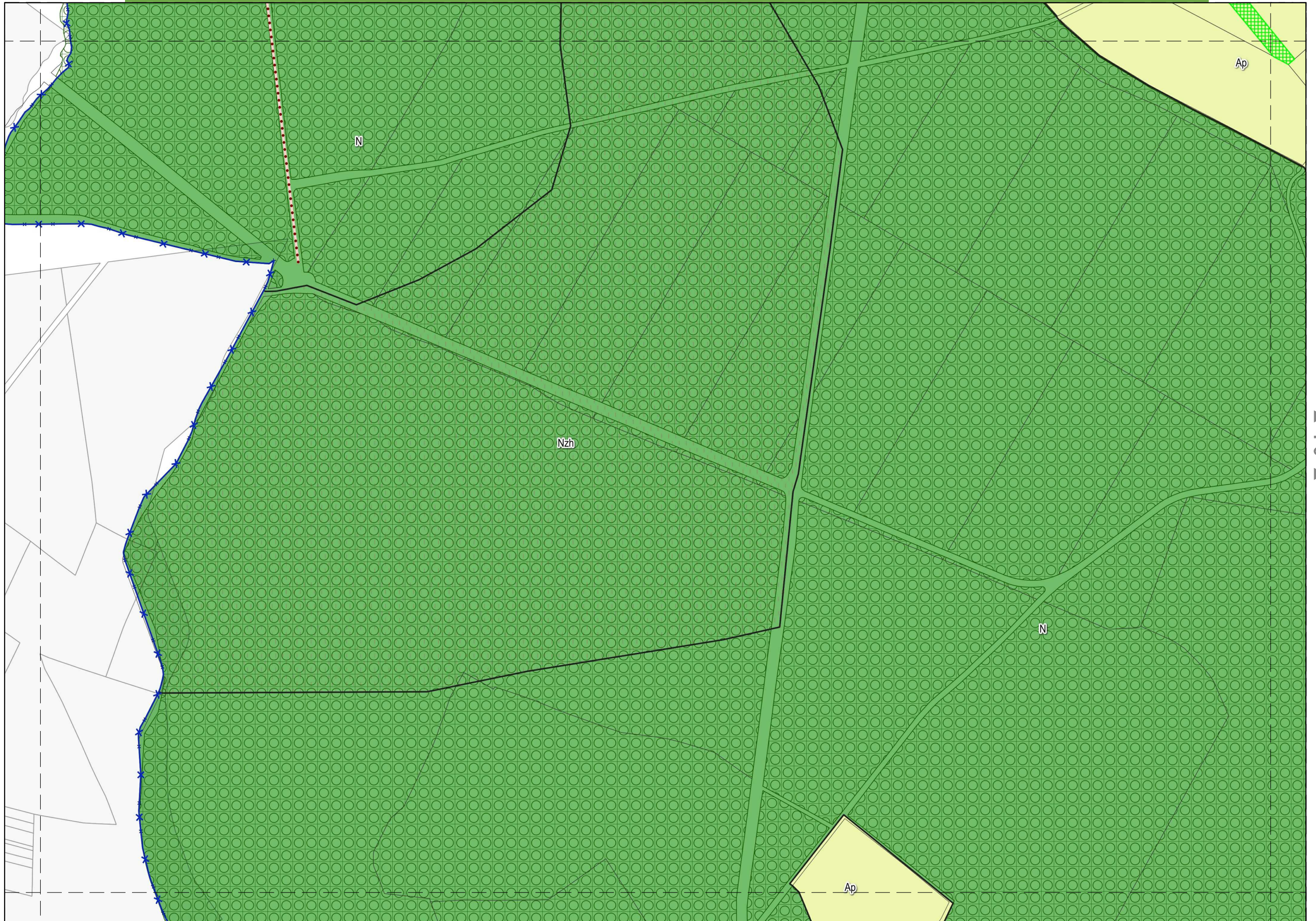
Sources : Cadastre DGFIP, 2018

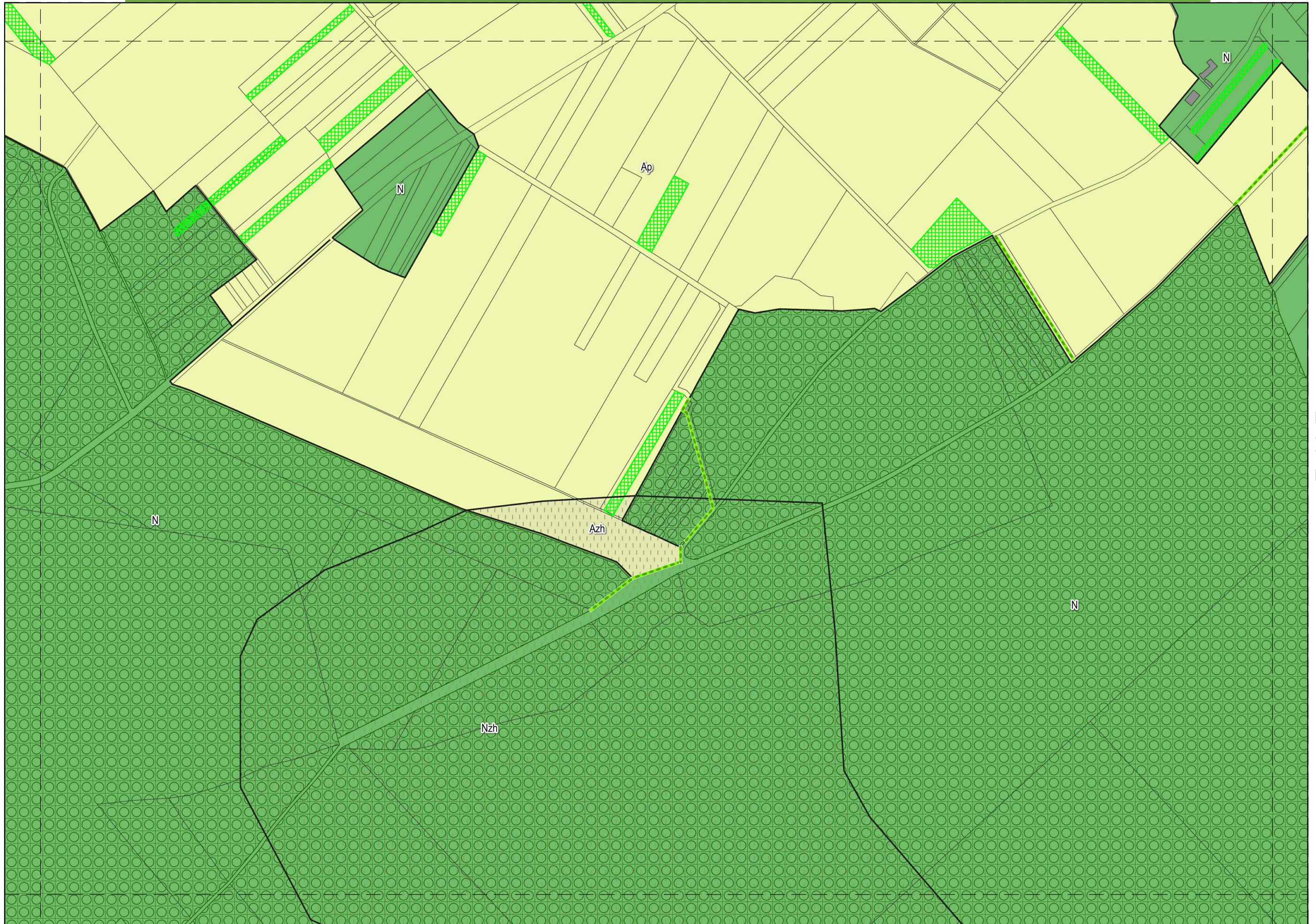


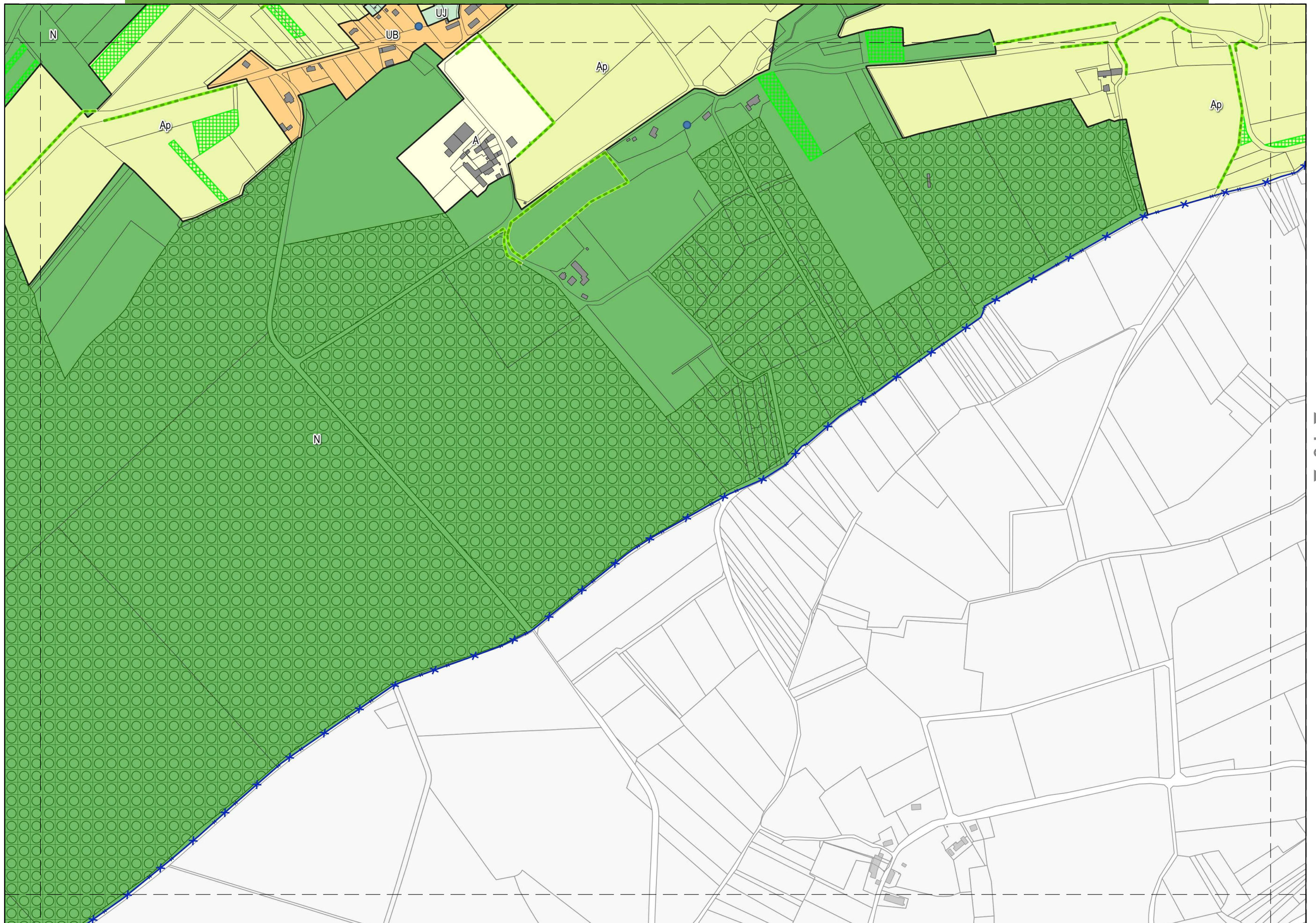
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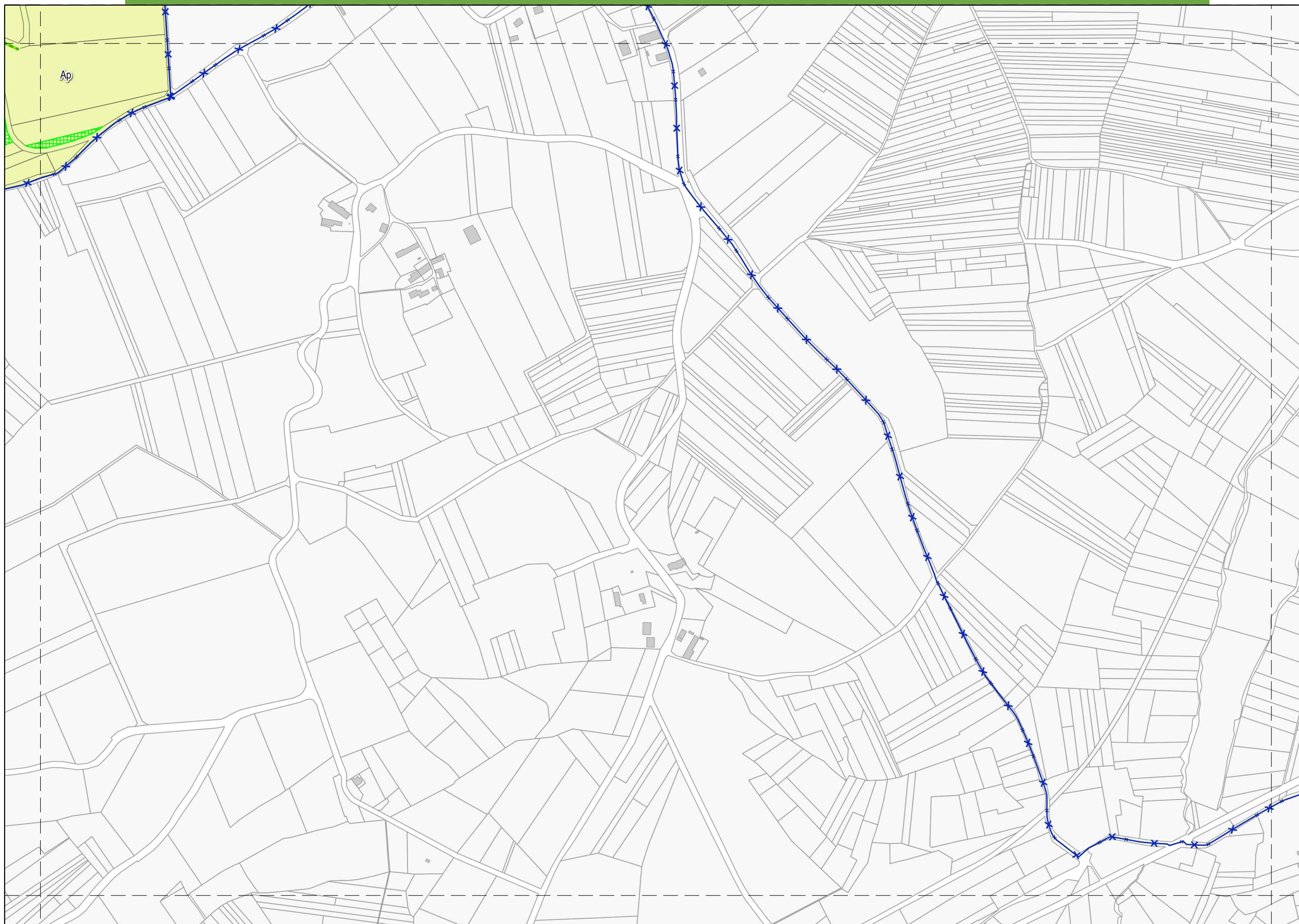
1 / 5000ème











▲ Q4 ▲

▲ Q6 ▲

