

3.ª ALTERAÇÃO DO PLANO DE PORMENOR DO NOVO POLO INDUSTRIAL DA GUARDA

Proposta de Alteração

Regulamento

Fevereiro de 2026



2.ª ALTERAÇÃO AO PLANO DE PORMENOR DO NOVO PÓLO INDUSTRIAL DA GUARDA

Artigo 1.º - Alteração ao regulamento do PPNPIG

É alterado o ANEXO I - Quadro de parcelas, do regulamento do Plano de Pormenor do Novo Pólo Industrial da Guarda, ratificado pela RCM n.º 97/2007, de 24 de julho, publicada na 1.ª série do Diário da República n.º. 141, de 24 de julho de 2007, e alterado pelo Aviso n.º 9666/2017, de 22 de agosto, e pelo Aviso n.º 7841/2024/2, de 12 de abril, que passa a ter a seguinte redação:

«

ANEXO I

(...)

Número da parcela	Área da parcela (m2)	Área de implantação máxima (m2)	Área bruta de construção máxima (m2)	Altura máxima da fachada (m)	Uso
1	9 915	2 950	8 850	15	RB/Com/serv/arm/Ind
2	4 250	4 250	12 750	15	Com/serv/arm/ind
3	2 325	2 325	6 975	15	RB/Com/serv/arm/Ind
4	2 325	2 325	6 975	15	Com/serv/arm/ind
5	2 325	2 325	6 975	15	Com/serv/arm/ind
6	8 860	6 713	6 713	15	Com/serv/arm/ind
7	9 088	6 890	6 890	15	Com/serv/arm/ind
8	10 058	7 818	7 818	15	Com/serv/arm/ind
9	11 177	8 903	8 903	15	Com/serv/arm/ind
10	8 473	5 774	5 774	15	Com/serv/arm/ind
11	1 670	1 250	1 250	15	Com/serv/arm/ind
12	1 848	1 250	1 250	15	Com/serv/arm/ind
13	1 848	1 250	1 250	15	Com/serv/arm/ind
14	1 848	1 250	1 250	15	Com/serv/arm/ind
15	1 848	1 250	1 250	15	Com/serv/arm/ind
16	1 848	1 250	1 250	15	Com/serv/arm/ind
17	1 848	1 250	1 250	15	Com/serv/arm/ind
18	1 848	1 250	1 250	15	Com/serv/arm/ind
19	1 848	1 250	1 250	15	Com/serv/arm/ind
20	1 848	1 250	1 250	15	Com/serv/arm/ind
21	1 848	1 250	1 250	15	Com/serv/arm/ind
22	14 001	7 487	7 423	15	Com/serv/arm/ind
23	9 838	4 974	4 197	15	Com/serv/arm/ind
24	1 073	625	625	15	Com/serv/arm/ind
25	1 073	625	625	15	Com/serv/arm/ind
26	1 073	625	625	15	Com/serv/arm/ind
27	1 073	625	625	15	Com/serv/arm/ind
28	1 073	625	625	15	Com/serv/arm/ind
29	1 073	625	625	15	Com/serv/arm/ind
30	1 073	625	625	15	Com/serv/arm/ind
31	1 073	625	625	15	Com/serv/arm/ind



Número da parcela	Área da parcela (m2)	Área de implantação máxima (m2)	Área bruta de construção máxima (m2)	Altura máxima da fachada (m)	Uso
32	1 073	625	625	15	Com/serv/arm/ind
33	923	625	625	15	Com/serv/arm/ind
34	1 073	625	625	15	Com/serv/arm/ind
35	1 073	625	625	15	Com/serv/arm/ind
36	1 073	625	625	15	Com/serv/arm/ind
37	1 073	625	625	15	Com/serv/arm/ind
38	1 073	625	625	15	Com/serv/arm/ind
39	1 073	625	625	15	Com/serv/arm/ind
40	1 073	625	625	15	Com/serv/arm/ind
41	1 073	625	625	15	Com/serv/arm/ind
42	1 073	625	625	15	Com/serv/arm/ind
43	1 073	625	625	15	Com/serv/arm/ind
44	1 323	875	875	15	Com/serv/arm/ind
45	4 397	2 205	2 205	15	Com/serv/arm/ind
46	4 762	2 480	2 480	15	Com/serv/arm/ind
47	3 682	1 913	1 947	15	Com/serv/arm/ind
48	5 638	3 219	3 219	15	Com/serv/arm/ind
49	4 676	1 257	1 257	15	Com/serv/arm/ind
50	7 493	2 892	2 892	15	Com/serv/arm/ind
51	5 280	3 196	3 196	15	Com/serv/arm/ind
52	5 761	3 626	3 626	15	Com/serv/arm/ind
53	5 463	3 626	3 626	15	Com/serv/arm/ind
54	1 062	625	625	15	Com/serv/arm/ind
55	1 062	625	625	15	Com/serv/arm/ind
56	1 062	625	625	15	Com/serv/arm/ind
57	2 125	1 250	1 250	15	Com/serv/arm/ind
58	2 125	1 250	1 250	15	Com/serv/arm/ind
59	2 125	1 250	1 250	15	Com/serv/arm/ind
60	2 125	1 250	1 250	15	Com/serv/arm/ind
61	1 062	625	625	15	Com/serv/arm/ind
62	1 062	625	625	15	Com/serv/arm/ind
63	1 062	625	625	15	Com/serv/arm/ind
64	912	625	625	15	Com/serv/arm/ind
65	1 062	625	625	15	Com/serv/arm/ind
66	1 323	875	875	15	Com/serv/arm/ind
67	1 323	875	875	15	Com/serv/arm/ind
68	1 323	875	875	15	Com/serv/arm/ind
69	1 323	875	875	15	Com/serv/arm/ind
70	1 323	875	875	15	Com/serv/arm/ind
71	1 323	875	875	15	Com/serv/arm/ind
72	1 073	625	625	15	Com/serv/arm/ind
73	1 073	625	625	15	Com/serv/arm/ind
74	1 073	625	625	15	Com/serv/arm/ind
75	1 073	625	625	15	Com/serv/arm/ind
76	1 073	625	625	15	Com/serv/arm/ind
77	1 073	625	625	15	Com/serv/arm/ind
78	1 073	625	625	15	Com/serv/arm/ind
79	1 073	625	625	15	Com/serv/arm/ind
80	1 073	625	625	15	Com/serv/arm/ind
81	1 073	625	625	15	Com/serv/arm/ind
82	1 073	625	625	15	Com/serv/arm/ind
83	1 073	625	625	15	Com/serv/arm/ind
84	1 073	625	625	15	Com/serv/arm/ind



Número da parcela	Área da parcela (m2)	Área de implantação máxima (m2)	Área bruta de construção máxima (m2)	Altura máxima da fachada (m)	Uso
85	1 073	625	625	15	Com/serv/arm/ind
86	1 073	625	625	15	Com/serv/arm/ind
87	1 073	625	625	15	Com/serv/arm/ind
88	1 073	625	625	15	Com/serv/arm/ind
89	1 073	625	625	15	Com/serv/arm/ind
90	1 073	625	625	15	Com/serv/arm/ind
91	1 073	625	625	15	Com/serv/arm/ind
92	1 073	625	625	15	Com/serv/arm/ind
93	1 073	625	625	15	Com/serv/arm/ind
94	1 073	625	625	15	Com/serv/arm/ind
95	1 073	625	625	15	Com/serv/arm/ind
96	1 073	625	625	15	Com/serv/arm/ind
97	1 073	625	625	15	Com/serv/arm/ind
98	1 073	625	625	15	Com/serv/arm/ind
99	1 073	625	625	15	Com/serv/arm/ind
100	1 073	625	625	15	Com/serv/arm/ind
101	1 073	625	625	15	Com/serv/arm/ind
102	1 073	625	625	15	Com/serv/arm/ind
103	1 073	625	625	15	Com/serv/arm/ind
104	1 073	625	625	15	Com/serv/arm/ind
105	1 073	625	625	15	Com/serv/arm/ind
106	1 073	625	625	15	Com/serv/arm/ind
107	1 073	625	625	15	Com/serv/arm/ind
108	1 073	625	625	15	Com/serv/arm/ind
109	923	625	625	15	Com/serv/arm/ind
110	1 073	625	625	15	Com/serv/arm/ind
111	1 073	625	625	15	Com/serv/arm/ind
112	1 073	625	625	15	Com/serv/arm/ind
113	1 073	625	625	15	Com/serv/arm/ind
114	1 073	625	625	15	Com/serv/arm/ind
115	1 073	625	625	15	Com/serv/arm/ind
116	1 073	625	625	15	Com/serv/arm/ind
117	1 073	625	625	15	Com/serv/arm/ind
118	1 073	625	625	15	Com/serv/arm/ind
119	1 073	625	625	15	Com/serv/arm/ind
120	1 073	625	625	15	Com/serv/arm/ind
121	1 073	625	625	15	Com/serv/arm/ind
122	1 073	625	625	15	Com/serv/arm/ind
123	1 073	625	625	15	Com/serv/arm/ind
124	1 073	625	625	15	Com/serv/arm/ind
125	1 073	625	625	15	Com/serv/arm/ind
126	923	625	625	15	Com/serv/arm/ind
127	1 073	625	625	15	Com/serv/arm/ind
128	1 073	625	625	15	Com/serv/arm/ind
129	1 073	625	625	15	Com/serv/arm/ind
130	1 073	625	625	15	Com/serv/arm/ind
131	1 073	625	625	15	Com/serv/arm/ind
132	1 073	625	625	15	Com/serv/arm/ind
133	1 073	625	625	15	Com/serv/arm/ind
134	1 294	864	864	15	Com/serv/arm/ind
135	1 323	875	875	15	Com/serv/arm/ind
136	1 323	875	875	15	Com/serv/arm/ind
137	1 323	875	875	15	Com/serv/arm/ind



Número da parcela	Área da parcela (m2)	Área de implantação máxima (m2)	Área bruta de construção máxima (m2)	Altura máxima da fachada (m)	Uso
138	1 323	875	875	15	Com/serv/arm/ind
139	1 323	875	875	15	Com/serv/arm/ind
140	1 323	875	875	15	Com/serv/arm/ind
141	1 323	875	875	15	Com/serv/arm/ind
142	10 651	5 507	6 443	15	Com/serv/arm/ind
143	1 323	875	875	15	Com/serv/arm/ind
144	1 323	875	875	15	Com/serv/arm/ind
145	1 323	875	875	15	Com/serv/arm/ind
146	1 323	875	875	15	Com/serv/arm/ind
147	1 323	875	875	15	Com/serv/arm/ind
148	1 323	875	875	15	Com/serv/arm/ind
149	1 323	875	875	15	Com/serv/arm/ind
150	1 323	875	875	15	Com/serv/arm/ind
151	1 334	875	875	15	Com/serv/arm/ind
152	1 330	875	875	15	Com/serv/arm/ind
153	1 327	875	875	15	Com/serv/arm/ind
154	1 324	875	875	15	Com/serv/arm/ind
155	1 321	875	875	15	Com/serv/arm/ind
156	1 443	995	995	15	Com/serv/arm/ind
157	1 436	995	995	15	Com/serv/arm/ind
158	1 435	995	995	15	Com/serv/arm/ind
159	1 432	995	995	15	Com/serv/arm/ind
160	1 429	995	995	15	Com/serv/arm/ind
161	1 477	1 031	1 031	15	Com/serv/arm/ind
162	1 568	1 116	1 116	15	Com/serv/arm/ind
163 (72a)	1 073	625	625	15	Com/serv/arm/ind
164	1 705	1 301	1 301	15	Com/serv/arm/ind
165	1 698	1 250	1 250	15	Com/serv/arm/ind
166	1 698	1 250	1 250	15	Com/serv/arm/ind
167	1 698	1 250	1 250	15	Com/serv/arm/ind
168	1 698	1 250	1 250	15	Com/serv/arm/ind
169	1 698	1 250	1 250	15	Com/serv/arm/ind
170	1 698	1 250	1 250	15	Com/serv/arm/ind
171	1 812	1 364	1 364	15	Com/serv/arm/ind
172	1 687	1 239	1 239	15	Com/serv/arm/ind
173	1 602	1 154	1 154	15	Com/serv/arm/ind
174	1 517	1 069	1 069	15	Com/serv/arm/ind
175	1 432	984	984	15	Com/serv/arm/ind
176	1 348	900	900	15	Com/serv/arm/ind
177	1 323	875	875	15	Com/serv/arm/ind
178	1 323	875	875	15	Com/serv/arm/ind
179	1 323	875	875	15	Com/serv/arm/ind
180	1 323	875	875	15	Com/serv/arm/ind
181	1 323	875	875	15	Com/serv/arm/ind
182	1 323	875	875	15	Com/serv/arm/ind
183	1 323	875	875	15	Com/serv/arm/ind
184	605	248	496	15	RB/Com/serv/arm/Ind
185	5 699	3 134	5 000	15	Com/serv/arm/ind
186	12 303	2 500	5 000	15	Com/serv/arm/ind
187	3 827	875	875	15	Com/serv/arm/ind
188	2 785	875	875	15	Com/serv/arm/ind
189	2 823	875	875	15	Com/serv/arm/ind
190	2 863	875	875	15	Com/serv/arm/ind



Número da parcela	Área da parcela (m2)	Área de implantação máxima (m2)	Área bruta de construção máxima (m2)	Altura máxima da fachada (m)	Uso
191	2 911	875	875	15	Com/serv/arm/ind
192	2 973	875	875	15	Com/serv/arm/ind
193	3 174	875	875	15	Com/serv/arm/ind
194	3 138	875	875	15	Com/serv/arm/ind
195	3 207	875	875	15	Com/serv/arm/ind
196	21 594	6 049	6 049	15	Com/serv/arm/ind
197	1 667	91	91	5	ETAR
198	4 422	236	236	5	SUBESTAÇÃO
199	1 023	625	1 000	10	RB/Com/serv/arm/Ind
200	788	625	1 000	15	Com/serv/arm/ind
201	788	625	1 000	15	Com/serv/arm/ind
202	788	625	1 000	15	Com/serv/arm/ind
203	788	625	1 000	15	Com/serv/arm/ind
204	788	625	1 000	15	Com/serv/arm/ind
205	788	625	1 000	15	Com/serv/arm/ind
206	788	625	1 000	15	Com/serv/arm/ind
207	788	625	1 000	15	Com/serv/arm/ind
208	788	625	1 000	15	Com/serv/arm/ind
209	788	625	1 000	15	Com/serv/arm/ind
210	788	625	1 000	15	Com/serv/arm/ind
211	788	625	1 000	15	Com/serv/arm/ind
212	788	625	1 000	15	Com/serv/arm/ind
213	1 287	875	875	15	Com/serv/arm/ind
214	1 122	875	875	15	Com/serv/arm/ind
215	1 383	995	995	15	Com/serv/arm/ind
216	8 743	5 520	6 443	15	Com/serv/arm/ind
217	10 201	5 520	6 443	15	Com/serv/arm/ind
223	1 073	625	625	15	Com/serv/arm/ind
224	1 073	625	625	15	Com/serv/arm/ind
225	1 073	625	625	15	Com/serv/arm/ind
226	1 073	625	625	15	Com/serv/arm/ind
227	1 073	625	625	15	Com/serv/arm/ind
228	1 073	625	625	15	Com/serv/arm/ind
229	1 073	625	625	15	Com/serv/arm/ind
230	1 073	625	625	15	Com/serv/arm/ind
231	1 073	625	625	15	Com/serv/arm/ind
232	1 073	625	625	15	Com/serv/arm/ind
233	1 073	625	625	15	Com/serv/arm/ind
234	1 073	625	625	15	Com/serv/arm/ind
243	1 448	875	875	15	Com/serv/arm/ind
244	1 448	875	875	15	Com/serv/arm/ind
245	1 448	875	875	15	Com/serv/arm/ind
246	1 448	875	875	15	Com/serv/arm/ind
247	1 448	875	875	15	Com/serv/arm/ind
255	2 679	900	1 800	15	RB/com/serv/arm/Ind
256	1 575	750	750	15	Com/serv/arm/ind
257	1 575	750	750	15	Com/serv/arm/ind
258	1 575	750	750	15	Com/serv/arm/ind
259	1 575	750	750	15	Com/serv/arm/ind
260	2 822	900	1 800	15	RB/com/serv/arm/Ind

Totais 493 762 280 870 322 859

Usos: RB – Restauração e bebidas; Com – Comércio; serv – Serviços; arm – Armazéns; Ind – indústria



Artigo 2.º - Entrada em vigor

A presente alteração entra em vigor no dia seguinte à data da sua publicação no Diário da República.

Guarda, fevereiro 2026