

A determination appropriate zones for tall building (Case study: Rasht)

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Abstract This paper is a descriptive and analytical research to determine appropriate zones for tall building in Rasht by questionnaires and field studies. The purpose of this study was to identify zones which have tall building capabilities, investigate the potential and limitations of tall building, determining factors affecting zoning of urban for tall building and provide strategies to reduce and eliminate the problems arising the tall building in Rasht. The results of field studies, indicate that in recent decades have occurred a significant expansion in population of Rasht. The urbanization growth and expanding burgess is due to establish numerous social, economic and physical problems. Rasht body and its structure is what the most influenced by population growth. The city has a horizontal expansion and widespread more and more in effect of new construction in suburbs, so many of agricultural lands have been destroyed. While many of the problems associated with large cities that are incompatible with sustainable development can be resolved by increasing expansion within the city. In order to, vertical development and application of high-density construction and overcome the coherent range of city high (with emphasis on superior designs) are performed in Rasht. Accordingly, the tall building in addition to reduce the cost of construction (prime cost, land cost, etc.) and construction and infrastructure costs, prevent the overuse of land and destroy of agricultural land. In fact, the level of satisfaction of the tall building was very high in Rasht. They expressed that reasons for this such as existing further security is urbanization, avoiding wasting land and have a new life-style and believe that the tall building in Rasht is based on the principles of urban planning. The majority of respondents have suggested that tall building history in Rasht is less than 10 years and the most appropriate zones for the tall building is located in downtown area and suburbs. Also, they acknowledge that it has a positive significant role in making land use change and stated that it can be affordable in the urban centers. As well as, they added that economic factors, value and land price play a significant role in determining the tall

building zones.

Keywords : Keywords: Zone, Tall building, Appropriate, City, Rasht.

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