

THE NATIONAL ARCHITECTURAL GUIDE

A STRATEGIC FRAMEWORK



LEPL SPATIAL AND URBAN
DEVELOPMENT AGENCY
OF GEORGIA

VISION

The National Architectural Guide represents an important milestone in advancing Georgia's spatial development framework. It reflects a strategic transition from fragmented and unregulated construction practices toward a more coordinated approach that promotes environmental, cultural and architectural harmony.

Integrating historical settlement morphology, traditional building types, and modern construction techniques, the state has established a rigorous roadmap for the nation's visual evolution. This framework ensures that every architectural intervention contributes to a coherent national image, recognizing that a country's visual code is a fundamental indicator of its social and spatial coherence.

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Signaghi, Kakheti Region, Georgia

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National Identity through Architecture

Through **integrated design principles**, the Guide ensures that architectural interventions contribute to the strengthening of the country's **cultural identity and spatial coherence**.

The Guide serves as a primary strategic instrument for architects and planners and is supported by technical research, field analysis and a territorial classification methodology developed to reflect Georgia's diverse spatial and cultural landscapes, resulting in the identification of approximately 300 homogeneous areas across the country.

The booklet further presents pilot initiatives across a range of geographical contexts, from mountainous to lowland settlements, demonstrating architectural approaches adapted to local environmental, cultural and settlement conditions. These initiatives serve as scalable prototypes for the phased nationwide implementation of a unified architectural governance framework across Georgia.

Beyond mere aesthetics, the guidelines prioritize **Systemic Design Integration** by providing open-access architectural sketches and technical toolkits to the wider public. This approach ensures that all citizens including individual homeowners and large-scale developers have access to professional design standards and locally appropriate sustainable materials.

Ultimately, this approach promotes a planning model in which design quality and contextual integration serve as fundamental principles, ensuring that the built environment remains resilient, coherent and closely connected to Georgia's natural and cultural landscape.



Ushguli, Svaneti Region, Georgia
© Romani Tolordava

Project Objectives

Strategic Objectives:

- » Territorial Classification and Architectural Governance
- » Promotion of Context-Responsive Design
- » Advancement of Digital Urban Management

This project aims to strengthen the architectural character of Georgian settlements through a comprehensive framework for architectural regulation. It promotes a **transition from generic and context-insensitive development toward design approaches** that respond to local topography, climate and cultural heritage.

Beyond conventional zoning approaches, the Guide introduces a multi-level territorial assessment methodology that evaluates the landscape and settlement character of each area before defining development parameters.

This approach supports the protection of environmentally and culturally sensitive territories while ensuring that new development remains compatible with **historical and spatial continuity**. Designed as an evolving framework, the methodology also allows for the integration of emerging technologies, sustainable construction practices and GIS-based monitoring tools.



Old Tbilisi, Georgia

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The Legal and Visionary Context

Primary Legislative Acts:

- » Code of Georgia on Spatial Planning, Architectural, and Construction Activity
- » Law of Georgia on Architectural Activities
- » Law of Georgia on Cultural Heritage
- » Government Decree No. 547 (2025)
- » Government decree No. 255 on the Procedures for Issuing Construction Permits and Commissioning Buildings

The Guide translates planning regulations into clear, site-specific **standards** in accordance with the Code of Georgia on Spatial Planning, Architectural and Construction Activity. It strengthens the implementation of architectural and spatial planning policies by establishing a unified technical framework, while supporting the preservation of regional identity and settlement character. Under Government Decree No. 547, the framework promotes a balanced approach between development interests, environmental quality and the public value of coherent spatial development.

The framework further integrates principles of environmental sustainability, resilience and context-sensitive design, recognizing the importance of high-quality built environments for social well-being and community cohesion. Drawing on pilot initiatives in regions such as **Tusheti and the Khada Valley**, the Guidelines provide scalable models that combine traditional knowledge with contemporary planning and construction approaches. Through this vision, the initiative promotes long-term spatial quality, sustainability and resilience as key foundations for future territorial development.



თონის პრანოტი

RAL 2000



თონის პრანოტი

RAL 2008



თონის პრანოტი

RAL 2009



თუნუქი რანკვეტი
ნაკვეთი

RAL 3022



მუხალპრანოტი

RAL 3016



შონგლი

RAL 3016



პრანოტი

RAL 1005



შონგლი

RAL 8008



მუხალპრანოტი

RAL 8025



შონგლი

RAL 8012



თუნუქი რანკვეტი
ნაკვეთი

RAL 3007



შონგლი

RAL 8017



შონგლი

RAL 7022



მუხალპრანოტი

RAL 7005

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Regulatory Guidelines

Key Regulatory Components of Decree No. 547:

- » RAL Standardized Chromatic Sets for Roofs and Facades
- » Integrated Material Classification Framework
- » Technical Compliance Verification

These regulations address the spread of low-quality and context-insensitive development that has negatively affected the visual and spatial coherence of Georgian settlements. Particular attention is given to vulnerable development areas, including highway corridors and transitional zones between historic settlements, where construction activity often lacks adequate planning and design oversight.

Government Decree No. 547 (2025) provides the legal basis for the implementation of these standards, supporting the transition toward a more integrated and **context-responsive development model**. The decree is further supported by technical annexes and material guidelines that encourage the use of both traditional and contemporary construction solutions, including locally appropriate materials and modern sustainable technologies. By combining traditional knowledge with contemporary design and construction practices, the framework promotes architectural quality, cultural continuity and long-term resilience within Georgia's built environment.

National Level

A strategic framework is established to support high-quality architectural and settlement standards through coordinated regulatory approaches and a unified foundation for lower-level planning instruments.



Regional Level

Based on regional analysis of historical, cultural and spatial characteristics, the framework identifies homogeneous and distinctive territorial areas and establishes tailored mandatory and advisory architectural guidelines for each development context.



Local Level

A strategic framework establishes high-quality architectural and settlement standards through coordinated regulations and a unified foundation for lower-level planning instruments.



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The Taxonomic Hierarchy

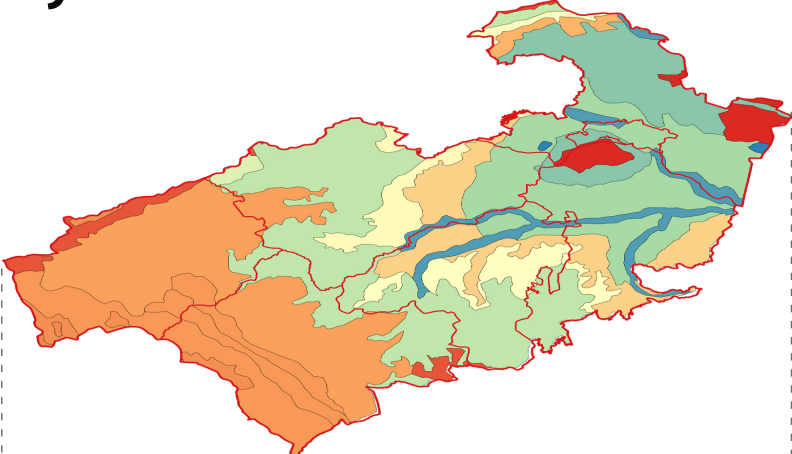
At the regional level, the framework is based on the identification of **homogeneous areas** defined by shared landscape, historical and functional characteristics requiring a coordinated architectural and spatial development approach.

This three-level framework balances national standards with local spatial and cultural contexts. At the national level, the system establishes a unified strategic framework, while the regional level translates these principles into context-specific architectural and spatial guidelines. Through the identification of homogeneous areas, the framework promotes development approaches that respond to shared geographical, cultural and settlement characteristics.

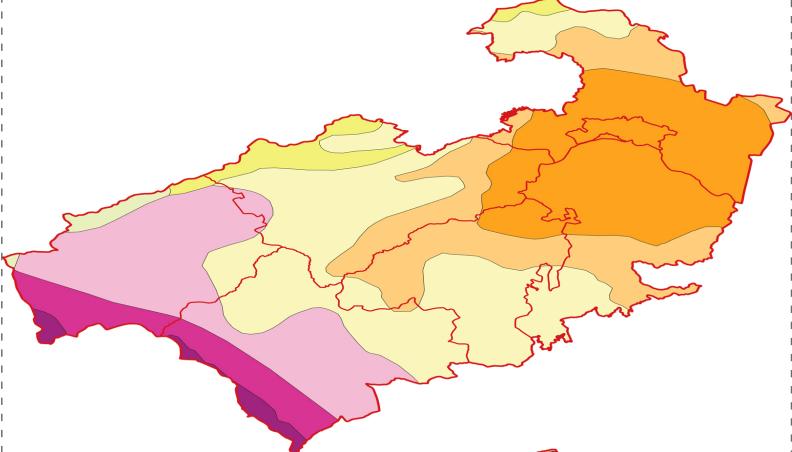
At the **local level**, the Guidelines provide more detailed requirements for sensitive and **distinctive areas**, including the protection of important visual corridors, settlement patterns and traditional architectural features. The framework is designed as an adaptive system, allowing information and experience from local implementation processes to contribute to the continuous improvement of national standards and methodologies. This approach supports long-term spatial quality while safeguarding the regional identity and authenticity of Georgia's built environment.

Kvemo Kartli Region Analysis

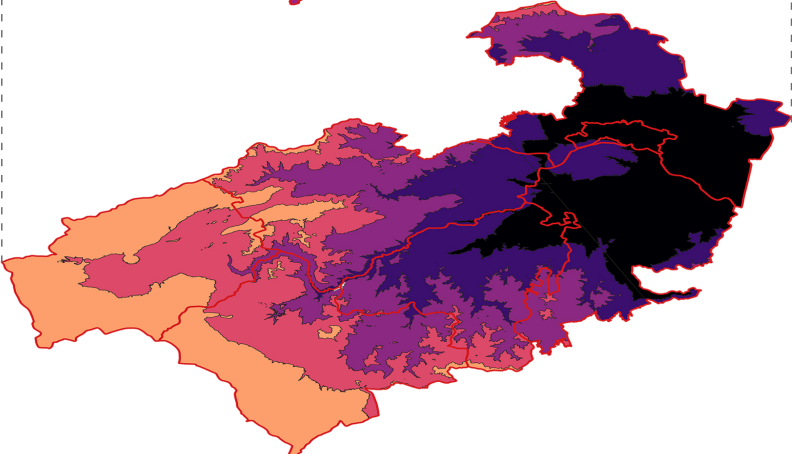
Landscape Morphology Layer



Climate Data Layer



Altitude Zone Layer



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Research Methodology

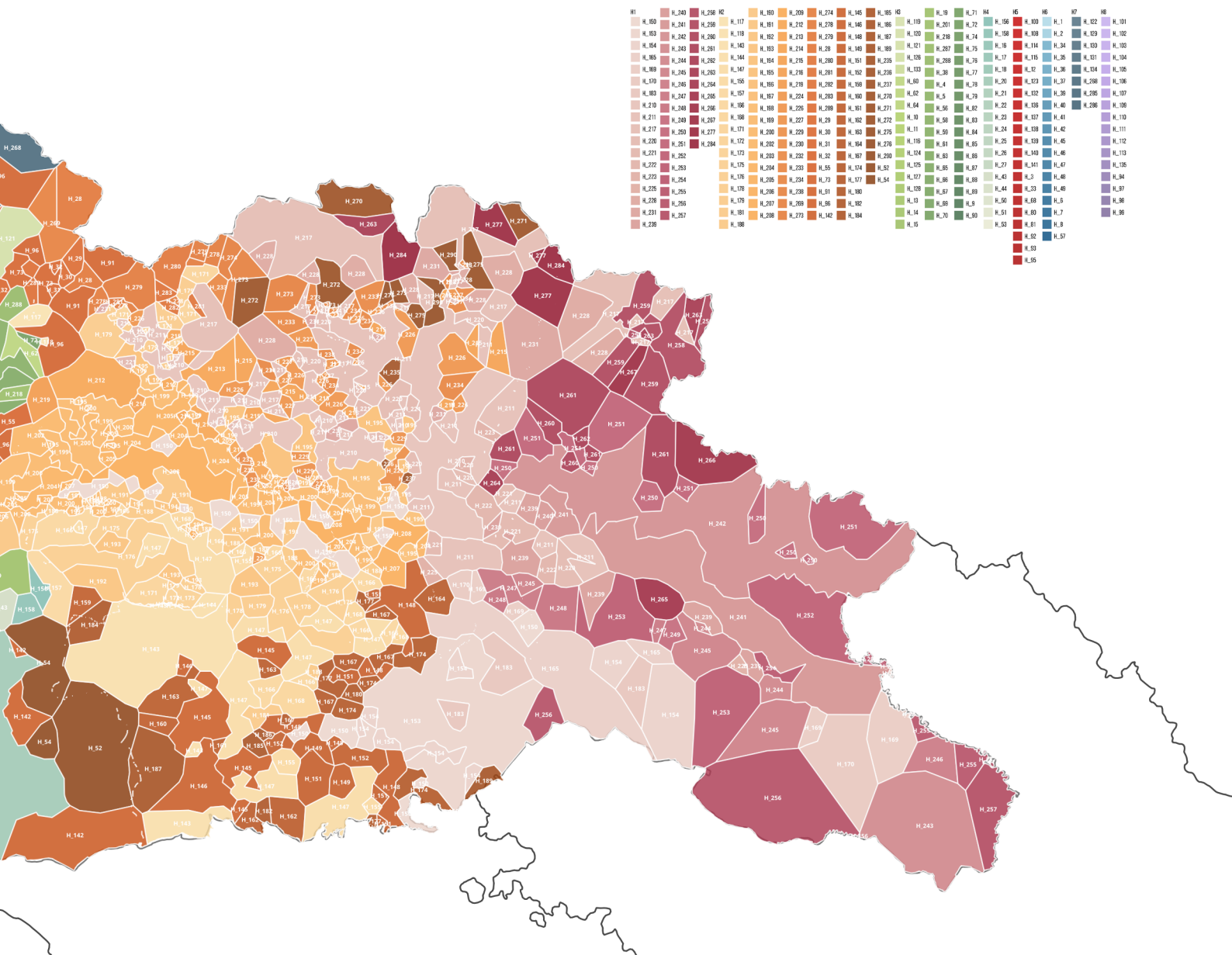
The Landscape Character Map integrates altitude zones, landscape morphology and climatic conditions into a unified analytical framework, resulting in the identification of approximately 300 homogeneous areas across Georgia.

The research methodology applied in the preparation of these guidelines combines archival research with field documentation to ensure that recommendations are evidence-based and context-sensitive. Using high-resolution **GIS mapping**, the study analyses settlement patterns, landscape morphology, and historical development processes, while field research documents architectural typologies, construction details, and material characteristics. This approach supports the development of objective design standards grounded in both historical context and environmental considerations.

A key component of the project is the **Landscape Character Map**, which identifies **Homogeneous Areas** based on the relationship between altitude, landscape morphology, and climatic conditions. Additional analytical layers include historical architecture and existing conditions documented through field research. Together, these layers ensure that planning and architectural regulations are rooted in the physical and cultural characteristics of each area.

7 Landscape Character Map

Homogenous Areas





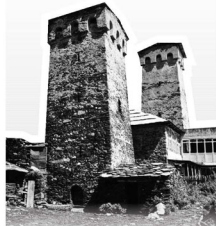
აფხაზური
ფანჯა

Apkhazian Hut



მეგრული
ოდა

Megrelian Oda



სვანური ბაქანი
და კოშკი

Svan Tower



გურული
ოდა

Guruli Hut



აჭარული
სახლი

Adjarian House



რაჭული
ოდა

Racha House



იმერული
ოდა

Imereti Oda



სამშენ-ჯაჯანური
დაბაზული

Darbazi



ქვემო ქართლი
დაბაზული სახლი

Kartli House



შირაქართლი
ბანიური სახლი

Bani House



მშენთა მთიანეთი
ბაჯილი

Shatili Tower



კახეთი
სახლი

Kakhétian house

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The Historical Narrative

The Guidelines integrate historical and ethnographic data to support the preservation of Georgia’s architectural heritage and traditional building practices. This approach encourages new development that responds to and builds upon local architectural typologies and cultural context.

Georgian architecture constitutes an integral part of the country’s cultural heritage, and these guidelines aim to ensure that contemporary development respects **the historical and ethnographic characteristics of each region**. Through the analysis of settlement formation and traditional building typologies, the document establishes a framework that supports the preservation of cultural identity and architectural continuity. At the same time, new development is encouraged to reinterpret traditional elements through contemporary approaches and technologies.

This diversity is reflected in regional architectural traditions such as the Svan dwelling, the Megrelian Oda, and the Bani house of eastern Georgia. Each typology evolved in response to specific climatic, geographical, and social conditions, shaping distinct construction methods, materials, and spatial forms. By documenting their structural logic, proportions, and defining characteristics, the guidelines seek to ensure that new construction builds upon regional architectural traditions in a contemporary and context-sensitive manner, rather than through generic imitation.



Megrelian Oda



Wood



Stone



Kakhuri House



Clay Tiles



Lime



Stone



Clay Tiles



Brick



Mixed Materials

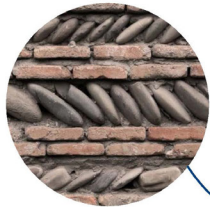


Traditional House in Mountains

9 Materials in Traditional Housing



Stone



Mixed Materials



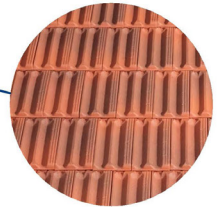
Stone



Wood



Traditional House from Kartli



Clay Tiles



Stone



Machubi



Svan House

Morphological Patterns

The framework introduces a differentiated regulatory approach that replaces uniform standards with site-specific development requirements.

The study of settlement morphology represents a key analytical tool for understanding the spatial structure and development patterns of Georgia's towns and villages. The methodology supports the development of context-sensitive approaches to street networks, public spaces, and infrastructure integration, by assessing whether settlement forms are organic, planned, or mixed, while respecting the existing urban fabric and landscape characteristics.

The analysis further identifies key public and cultural anchors, including historic churches, civic spaces, and traditional settlement cores, while examining their relationship with surrounding rural landscapes. This **multi-scale approach** contributes to the preparation of planning and design guidelines that support coherent spatial development, strengthen local identity, and ensure that future interventions respond to the functional, social, and cultural characteristics of each area.

Existing Situation

Khada Valley, Village Tskere



Photomontage



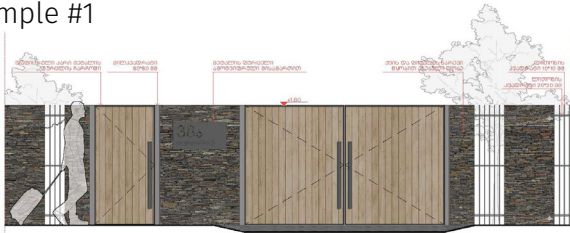
Component-Based Analysis

The proposed framework recognizes roofscape as key elements of territorial identity.

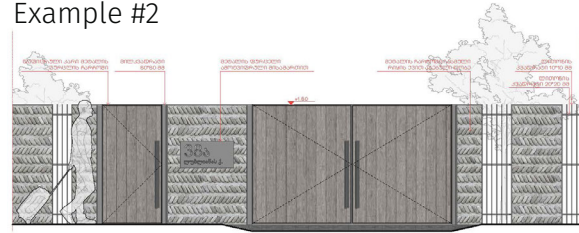
Within the architectural guide each building is understood as a composition of interconnected elements, including roofs, facades, balconies and other architectural details that contribute to regional identity and settlement character. The collective visual quality of a settlement is shaped through the relationship between these elements and their integration within the surrounding landscape. The Guide therefore establishes clear principles regarding proportions, materials, roof forms and architectural composition to support coherent and context-sensitive development.

Particular attention is given to **roofscares as one of the most visually significant components** of Georgian settlements. The framework introduces parameters related to roof materials, slopes, proportions and volumetric composition in order to preserve settlement silhouettes and maintain visual harmony within the landscape.

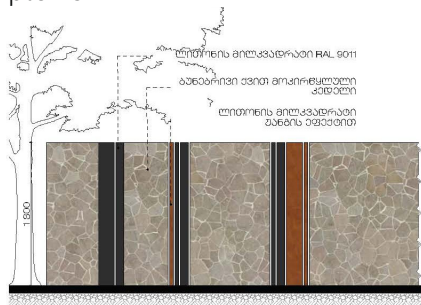
Example #1



Example #2



Example #3



Example #4

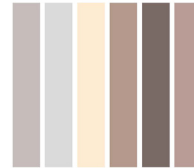
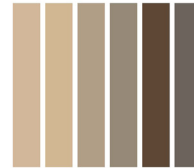
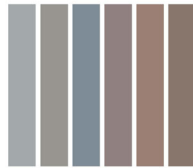
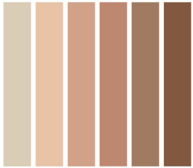
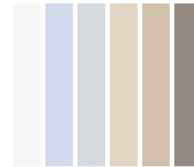
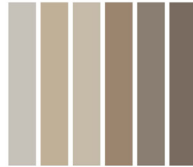
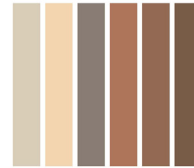
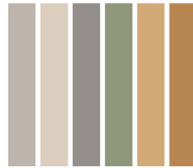
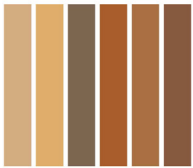
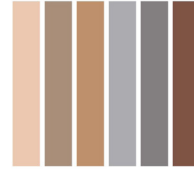
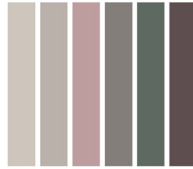
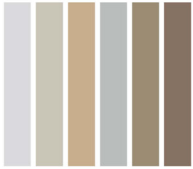
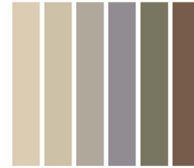
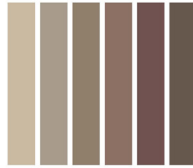
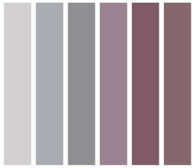
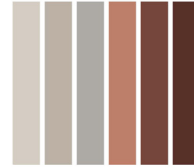
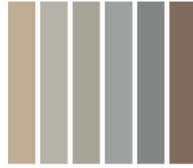
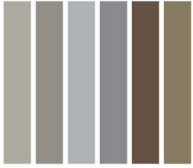
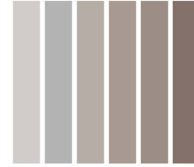
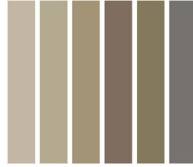


Boundary Elements

The Guide regulates fences as important architectural elements, promoting transparent designs and locally appropriate materials to support coherent and accessible streetscapes.

Fences and boundary elements represent an important interface between private property and public space, significantly influencing the visual character and spatial quality of the built environment. The guide therefore promotes context-sensitive and visually permeable boundary solutions that support **landscape integration, spatial continuity, and coherent streetscapes.**

In this regard, Government Decree No. 547 provides a range of design typologies adapted to different regional and environmental contexts. The proposed approaches are classified according to material characteristics, permeability, and local architectural traditions, ensuring that boundary solutions respond appropriately to the specific climatic, geographical, and cultural conditions of each area.



Color Palette Methodology

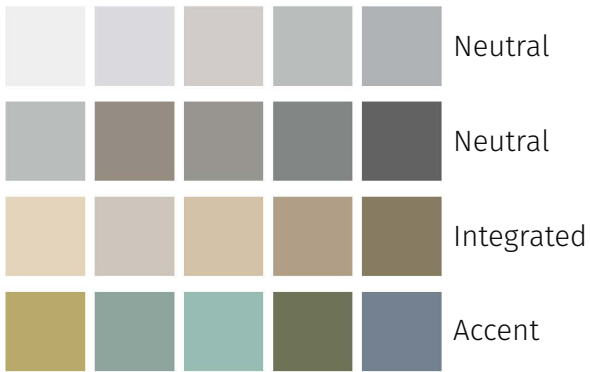
Systematic photographic documentation is used to analyze the natural and architectural colour characteristics of each region across different seasons.

The proposed chromatic methodology is based on a detailed, site-specific analysis of the natural and built environment. Through **multi-scalar photographic surveys and territorial analysis**, the framework identifies colour palettes derived directly from local landscapes, traditional architecture and existing settlement characteristics. This approach supports the development of architectural interventions that remain visually integrated with the broader environmental and spatial context.

The methodology further examines the relationship between **materiality, texture, light and colour within existing buildings and public spaces**, with particular attention given to traditional construction materials and regional architectural features. High-resolution material analysis is used to document local chromatic characteristics and support the development of context-sensitive design guidance.

Draft Color Palette

General Color Palette



Plaster

Brick

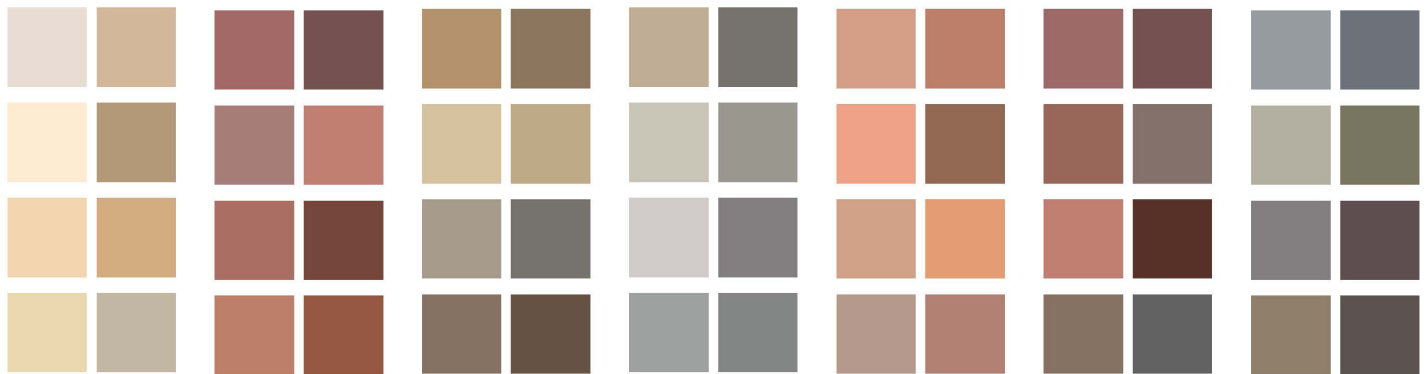
Wood

Stone

Clay Tile

Tin Roof

Shingle



Adaptive Color Palettes

Adaptive colour systems establish context-sensitive palettes for building exteriors, supporting visual harmony and alignment with regional architectural identity.

The adaptive colour palette establishes a context-sensitive framework for the application of colours in contemporary architecture through three principal categories: **Neutral, Accent, and Integrated tones**. The approach seeks to ensure that new development remains compatible with the broader visual and cultural identity of its surrounding environment, while still allowing for architectural distinction and diversity.

To support consistent implementation, the guidelines include defined **RAL colour references** derived from landscape and environmental analysis, together with recommendations for their application across facades, roofs, and architectural details. This approach promotes architectural quality and visual coherence, while preventing visually disruptive interventions and supporting harmonious settlement character.

Local Materials

To support accessible and high-quality design practices, the framework provides open-access **architectural sketches and standard design** references for public use.

The guide promotes the use of local and sustainable materials, including regionally available stone and timber, as part of a broader approach to environmental sustainability, architectural continuity, and resource efficiency. The framework supports regional craftsmanship, reduces the environmental impacts associated with transportation and logistics, and strengthens the relationship between the built environment and the surrounding landscape.

To support practical implementation, the guide also provides publicly accessible architectural sketches and standardized design templates intended to facilitate the application of high-quality design principles across different types of development, including residential and public buildings. By making these resources openly available, the guidelines aim to improve access to professional design approaches and support more coherent, sustainable, and context-sensitive development practices.



16 Typical Projects





SPATIAL AND URBAN PLANS
IN GEORGIA 2026



PARTICIPATORY PLANNING PRACTICES
NATIONAL AND INTERNATIONAL



THE NATIONAL ARCHITECTURAL GUIDE
A STRATEGIC FRAMEWORK FOR SPATIAL GOVERNANCE



MINISTRY OF ECONOMY
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OF GEORGIA



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2026 YEAR



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