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MONTENEGRIN RURAL SETTLEMENT ATTRIBUTES, PROBLEMS, AND POSSIBILITIES  
FOR DEVELOPMENT ACCORDING TO THEIR REGIONAL AFFILIATION

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FIG. 1 THREE REGIONS OF MONTENEGRO

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# MONTENEGRIN RURAL SETTLEMENT ATTRIBUTES, PROBLEMS, AND POSSIBILITIES FOR DEVELOPMENT ACCORDING TO THEIR REGIONAL AFFILIATION

MONTENEGRIN SETTLEMENTS  
RURAL DEVELOPMENT  
RURAL SETTLEMENTS  
SETTLEMENTS ATTRIBUTES  
VERNACULAR ARCHITECTURE

The rural areas cover a significant part of the Montenegrin territory and play an essential role in its development potential. These areas have been exposed to various (more spontaneous and less planned) transformations throughout history, which has been reflected in their particular characteristics.

The three settlements, one from each region, were treated by analyzing identity attributes and complex issues of development and degradation of rural areas. This research aims to determine the reasons for the extinction of rural settlements and propose measures for

preserving the existing and restoration of the missing values of their natural and cultural heritage. The planning procedures for recognizing and determining the criteria for the detection (today visible ones) and assessing the lost values of rural settlements are proposed at the end of this paper. Future planning and design processes could acquire the gained knowledge about these values and be employed through future development, through creating new planning and economic models for the rural settlements' revival, protection, and improvement.

## INTRODUCTION

The paper deals with rural settlements in Montenegro, their historical origin, development, appearance, and position within the nowadays Montenegro settlement system. It is followed by the research of possibilities for their further development. The primary stimuli for this research came from the lack of scientific research on this topic. Up to nowadays, previous research in Montenegro has been more professional than scientific, even though problems of these areas are complex: insufficient focus on rural settlements and rural heritage through spatial planning documentation and legislation, inadequate construction of the new ones, and interventions on the existing traditional buildings, demographic depopulation, etc., so their solution must be scientifically based.

This research reveals the main drivers and conditions of the emergence and development of rural settlements in Montenegro, related to their location, environment, and history. The paper detects the reasons for the extinction and decay of these areas, their cultural and natural values, and future development possibilities. After analyzing and determining the identity attributes of each of the observed rural settlements, the authors will try to propose guidelines for preserving their existing values, restoration of the lost ones, and further steps for their improvement, their self-sustainability, and recognizability within the economic development sys-

tem of Montenegro. Later, the proposed improvement steps can be used in defining the new directions for the amendments and changes of the existing legal documents and current planning methods.

## THEORETICAL BACKGROUND

If a Place is a term that generally covers the part of Space where people reside, live for a part, or the whole life, we come to the point when we must name the Place differently – a Settlement (Lipovac, 2019). This term (settlement) is a very general one and is not connected to the area occupied size, population, or its importance. Speaking of its size, today, we are aware of additional names or terms used to define them: a city, town, village, hamlet. On the other hand, depending on the settlement region, we can distinguish two major types: urbanized settlements and rural settlements. Whichever approach we take, spatially and structurally, a settlement (besides residential buildings) should consist of some public buildings, public and private places (land) that are in function of it (Lipovac, 2019).

The term rural settlement is closely connected to another term – the rural area, which covers many issues, like natural and cultural landscapes, farmland, and other cultivated landscapes, forests, and wilderness, orchards and back gardens used for growing vegetables, along with parts of the land where they keep the livestock. The methodical thinking must also encompass all economic and social structures, in which farming, and forestry, handicraft, and small production create significant characteristics of living in rural areas and settlements (Dorrel, 2018).

The other term to be discussed is the rural settlement pattern. A simple definition could result from how the community arranges the houses for a living and other buildings. There is a considerable number of factors that determine the type and the pattern of a rural settlement. They can be recognized as the physical attributes: relief, quality of the land in the vicinity, nearness of water, availability of construction material, and cultural attributes: a social way of living and farming, need for protection, transportation, etc. (Lipovac, 2018). Scholars worldwide have tried to state many different attributes that might help in differing and grouping rural settlement patterns, highly connected with the public road approach and street network.

<sup>1</sup> Both are professors at the Philosophy Faculty, Department of Geography, University of Montenegro. In their research, they have been covering topics ranging from demography, socio-economy, and planning of settlements in Montenegro.



Speaking of physical appearance and following most of these factors, the authors have focused on the three major rural settlement patterns distinguished as linear, condensed, and dispersed in this paper.

The **linear pattern** of a rural settlement is typical in a valley, rarely in a hilly region. The first type covers the cases when a rural settlement is a collection of buildings built along the existing (transit) road following the river, coastline, or just winding among the hills and other topographic/natural features. Examples of this pattern are Vitojevci in Serbia, Miljevac in Bosnia and Herzegovina or Bošnjaci, Vukovarsko-Srijemska County in Croatia (Fig. 2) with cultivated land areas (gardens and agricultural fields for everyday usage) at the back of family buildings belt with pastureland or woodland, further away from that settlement.

The **condensed or clustered pattern** can be observed in a hilly and mountain-like region, a region with a very demanding topography and not such a large flat area of land. Throughout history, condensed settlements were built due to defense reasons on the hilltops or hilltop mesas like Petrijevo in Serbia or Lukomir in Bosnia and Herzegovina. There is a center with several public buildings (church, shop, community house), surrounded by family buildings built on small plots with small gardens next to the buildings. They are all connected with the center by several streets, for pedestrian usage only. There are two general sub-types of condensed pattern rural settlement: organic type like Oportalj and geometric or radial one like Beram (Fig. 3), both in Istria, Croatia.

The **dispersed pattern** has houses that are spread around the landscape with no set pattern. This rural settlement type is characteristic of very remote rural areas, primarily

mountains, or in the vast farmland areas, like Sirogojno in Serbia, Zahum in Bosnia and Herzegovina, or like the ones in Gorski Kotar, Croatia. These groups of houses can be separated from each other by several kilometers. The road network is also unique: the roads are winding or zigzagging through the landscape like a village in Marija Bistrica municipality in Krapinsko-zagorska County, Croatia (Fig. 4).

#### LITERATURE REVIEW

In this scholarly paper, the authors will focus on the rural settlement types of Montenegro. Previously, this topic was partly covered by academic research performed by two Montenegrin professors<sup>1</sup>: Bakic R. and Doderovic M. On the other hand, two other Montenegrin scholars, Pasinovic M. (natural and cultural heritage of Boka Kotorska Bay) and Skataric G. (sustainable development), were performing their research on Montenegrin rural settlements, too. Several scientific meetings were organized in Montenegro with the same topic, with presentations published as pro-



FIG. 2 BOŠNJACI, SLAVONIA, CROATIA

FIG. 3 BERAM, ISTRIA, CROATIA

FIG. 4 A VILLAGE NEAR MARIJA BISTRICA, CROATIA





FIG. 5 MUNICIPALITIES OF SOUTHERN REGION, WITH POSITIONS OF GORNJA LASTVA, GOŠIĆI AND KRAŠIĆI RURAL SETTLEMENTS

ceedings<sup>2</sup>, by the Montenegrin Academy of Science and Art. Besides, the University of Montenegro has also contributed to this topic by accepting several student master theses<sup>3</sup> to be prepared and presented. Although all these researchers were investigating the Montenegrin rural settlement, each one within his field of interest, there is no comprehensive analysis concerning typology, attributes, and contemporary rural settlement problems. That kind of approach is proposed by researchers of Serbian settlements (Kojic, Simonovic, 1975).<sup>4</sup>

Due to the very small number of scientific papers on this topic, the analysis of the Montenegrin rural area started from the European criteria for delimitation and definition of urban and rural areas (Lukić, 2010: 49). However, applying these methods to the subject area, it was revealed that internationally accepted methods for delimitation of settlements are not appropriate for the area of Montenegro. According to this method, areas with less than 150 inhabitants per km<sup>2</sup> are considered rural. Peri-urban areas, with more or less developed agriculture elements, should also be considered (Vresk, 1997).<sup>5</sup>

The study of the rural settlements typology, their evaluation, and planning of the sustainable development (Lukić, 2012: 282) was helpful for the comparison of the Montenegrin settlements types with the examples from the region. The genesis of the expansion of rural settlements was studied through a review of physical planning documents and their restoration (Kranjčević, 2005). The perception of the complex rural settlement problems in the region is based on Studies for physical planning documentation, legal regulations, and noticing gaps in their adoption and implementation (Petrić, Obad Šćitaroci, 2015).

Criteria and models for preserving, improving, and revitalizing rural areas (Gligorić, 2002: 565; Kasalica, 2002: 523; Mrvaljević, 2002: 167) were the starting point for defining the guidelines for their future development. From the aspect of tourism, the sustainability of rural settlements is gaining more and more attention in nowadays research so that numerous studies have developed sustainability indicators, including social, economic, and environmental aspects. Based on the international experiences in rural protection as a successful model for its revitalization (Gao, Wu, 2017: 223), guidelines for rural tourism development are given. Among the recommendations for the overall rural development, the following measures were of particular interest for the investigation: the participation of local communities, their actions, and activities, and quality partnership between the inhabitants of rural settlements and institutions. (Hwang, Steward, 2012: 328).

## MONTENEGRIN RURAL SETTLEMENT ATTRIBUTES

According to the Territorial Organization of Montenegro Act [TOMN], adopted for the first time in 2011 and all additional Amendments, the entire territory of Montenegro has been divided into three regions and 20 Municipalities.<sup>6</sup> The mentioned Act has entirely accepted the division of Monte Negro territory, as stated in the first Physical Plan of Montenegro – PPCG, from 1986 (amended in 1991 and 1997). That PPCG had divided Montenegro's territory into three different spatial units<sup>7</sup>: Southern (Coastal) Region, Central Region, and Northern Region (Fig. 1).

This delineation is based on the following attributes: natural features, zoning and spatial development, economic activities, and some other different comparative advantages for their independent development. In most cases, the region borderlines were following the borderlines of the Municipalities or cadastral municipalities. According to the basic PPCG, the Southern Region included the entire coastal area of the Adriatic coast, the second – Central Region covered the Zeta-Bjelopavlici valley.

The area of high mountains and river valleys was named the Northern Region. The TOMN Act amendments (2014-2018) have enlarged the number of municipalities in the Central and Northern Region, by one each. That means that, by January 2020, Montenegro had 23 Municipalities plus Podgorica as a capital. Unfortunately, these changes of the municipality number were not elaborated by the appropriate amendments to the PPCG<sup>8</sup> after its adoption in 2008 (as the development

<sup>2</sup> In 2002, the Montenegrin Academy of Sciences and Arts (CANU) organized a scientific conference covering the topic "Selo u Crnoj Gori – Rural Settlements in Montenegro", (2004), book 66.

<sup>3</sup> The title of the Master Thesis, prepared by one of the authors of this paper, was: "Historical and Urban Conditions for Shaping Orja Luka in Bjelopavlici Valley" presented at the Faculty of Architecture, the University of Montenegro in 2015. It covered the results of the search for historical and natural attributes that had influenced the occurrence of this rural settlement, its development through time, and its traditional architectural elements. The author has offered some critical guideline proposals for settlement improvement and historical and natural values protection through future planning documents.

<sup>4</sup> Branislav Kojic, architect, ruralist, professor, and Academy of Arts and Sciences member, focused his scientific research on observing the village in a broader social, spatial and institutional context. He also gave his scientific contribution to the field of protection of traditional architecture and the heritage of rural architecture while advocating establishing a unique science that would deal with rural issues. His studies of the village relied not only on history but also on anthropogeography.

<sup>5</sup> Milan Vresk, a scientist and honored member of the Croatian Geographical Society, expanded the scale of indicators and distinguished between independent urban settlements, more urbanized settlements, less urbanized

projections were planned up to the year 2020). In Montenegrin legal and professional settlement system, there is no firm definition for a rural settlement. Therefore in this paper, the authors will use the following definition: dispersed settlements characterized by agricultural and allied activities outside major urban areas as stated in the Multilingual Glossary of Human Settlements Terms (Lipovac, 2018: 164, term o896), followed by the definition of the “rural area” defined as the open country or village not part of an urban area, with limited population and rural character, i.e., pertaining to agriculture or farming and of simple, quiet living (Lipovac, 2018: 24, term o072) in the same Multilingual glossary.

Geographic and socio-economic issues have mainly influenced the development of the Montenegrin rural settlements throughout history. Furthermore, the settlement position within three regions has caused different ambient values, spatial layout, traditional building construction, etc. Therefore, the same criteria for rural settlements analyzed in this paper could not be applied within these regions.

### SOUTHERN (COASTAL) REGION

The Southern (Coastal) Region covers roughly 1590 km<sup>2</sup> and six municipalities: Herceg Novi, Tivat, Kotor, Budva, Bar, and Ulcinj (Fig. 5). It is the most densely populated region of Montenegro, with 91.8 residents per km<sup>2</sup>. Its 293.5 km long coast stretches from the Kotor Bay entrance to the mouth of river Bojana into Skadar Lake.

According to the previously adopted definition, this region contains 160 rural settle-

settlements, and rural settlements. This approach in classification was applied in the 1981 Census in the Republic of Croatia.

6 The territories are: Podgorica as the capital, the territory of Golubovci as a municipality within the capital, and the territory of the ex-capital Cetinje.

7 The Southern Region had six urban centers or municipalities with a total of 244 settlements. The Central Region had four municipalities with 423 settlements, while the Northern Region is the largest one and had 11 municipalities with 568 settlements: a total of 21 municipalities (urban centers) and 1,235 settlements. Each municipality has one settlement of an urban character (usually having the same name as the municipality). Some of the settlements within these municipalities are recognized as rural settlements.

8 The PPCG, adopted in 2008, was published in the *Official Gazette of Montenegro* no. 24/08. The collaborating institutions on preparing the PPCG were from three different states: “Montenegro inženjering”, Podgorica, Institut za arhitekturu i urbanizam Srbije, Beograd, and Urbaniški institut Republike Slovenije.

9 Coastal rural settlements are not to be observed in this research. They are at a higher development stage and with less articulated problems than rural settlements in the hinterland. The reason for that could be their close connection to the nearest urban centers and their inclusion in contemporary life.



FIG. 6 LAYOUT OF GORNJA LASTVA RURAL SETTLEMENT

ments, but following the data from the PPCG, there are 244 of them. This settlement number difference – 84 indicates the existence of so-called transitional settlements (from rural to urban settlements).

The coastal region settlements are nested mainly along with two altitude levels: by the coast – with urban and rural characteristics, and in the hinterland – with rural features. The dominant structure of rural coastal settlements is a compact type – a group of houses located close to each other. The slope of the terrain conditioned the development of two types of housing: rows of houses parallel to the landlines and /or perpendicular to the landlines. The function of coastal settlements is very diverse. It varies from maritime, trade, administrative, art-and-craft, tourist, and health resort. Simultaneously, the settlement function in the hinterland is dominated by livestock and agriculture, which makes them the rural ones.<sup>9</sup>

Almost all hinterland rural settlements had a very similar development course. Therefore, in terms of development, population, and architectural heritage, the current situation of rural settlements can be considered very similar. Special attention is given to one rural settlement – *Gornja Lastva*, a part of the Tivat Municipality (Fig. 5), and it is a typical representative of a condensed settlement. It is nested atop the Vrmac Hill, a hill that separates Tivat from the Kotor Bay and is 3 km from the Adriatic Highway. The built-up settlement area covers 3.26 ha, having only five permanent residents. According to geograph-



FIG. 7 MUNICIPALITIES OF CENTRAL REGION WITH POSITIONS OF ORJA LUKA, KUJAVA AND LIJEŠNJE RURAL SETTLEMENTS

ic attributes, this settlement is classified as a hilltop settlement at an altitude of 300 m a.s.l. The terrain configuration and rational usage of arable land have conditioned the settlement form – condensed pattern (Fig. 6), with densely concentrated residential and complementary buildings and the main square with a church as a gathering place for residents throughout history. The dominant residents' activity was cattle breeding and farming. Gornja Lastva is an example of a rural settlement with a clearly expressed architectural structure. It represents a traditional set of 55 buildings entirely preserved from all the negative influences derived from contemporary construction. Some of the buildings are public, sacral, and educational ones, with several unique vernacular buildings as olive mills, *guvna*<sup>10</sup>, watermills, and wells. For Gornja Lastva, no contemporary physical planning document has been prepared in the past 30 years.<sup>11</sup> The settlement has numerous abandoned residential houses – since the 1970s, there is a constant decline of residents, houses are abandoned, and historic functions are forgotten. One of the reasons could be the poor transportation and communal infrastructure, along with no interest of the state for investing. Fortunately, the authenticity of the traditional building system and the overall environment is still present, which could serve as the impetus for the return of life.

When discussing other settlement pattern types in this region, Gošići in Tivat Municipality could be an excellent example of a dispersed pattern. However, some extended linear settlement elements may be observed – having houses built along several local roads. Opposite to Gošići, rural settlement, Krasići can serve as an example of a settlement with a nearly single linear pattern. But even here, due to the topographic features, a distinctive form of a linear settlement can be observed – several rows of building plots parallel to the main road, which are served with very steep horse-cart passes. Both settlements are in Tivat Municipality (Fig. 5).

#### CENTRAL REGION

Central region – Zeta and Bjelopavlići plain and Nikšić field have a very pronounced morphological structure. It is declining and expanding from NW towards SE, open to the Adriatic Sea, which causes powerful Mediterranean climate influence to penetrate. It covers an area of sized over 4,900 km<sup>2</sup>, with four municipalities: Podgorica, Cetinje, Danilovgrad, and Nikšić (Fig. 7), and an average population density of 56.8 res/km<sup>2</sup>. According to the definition of a rural settlement, the region has more than 350 rural settlements nested on the hilltops or foothills. But following the

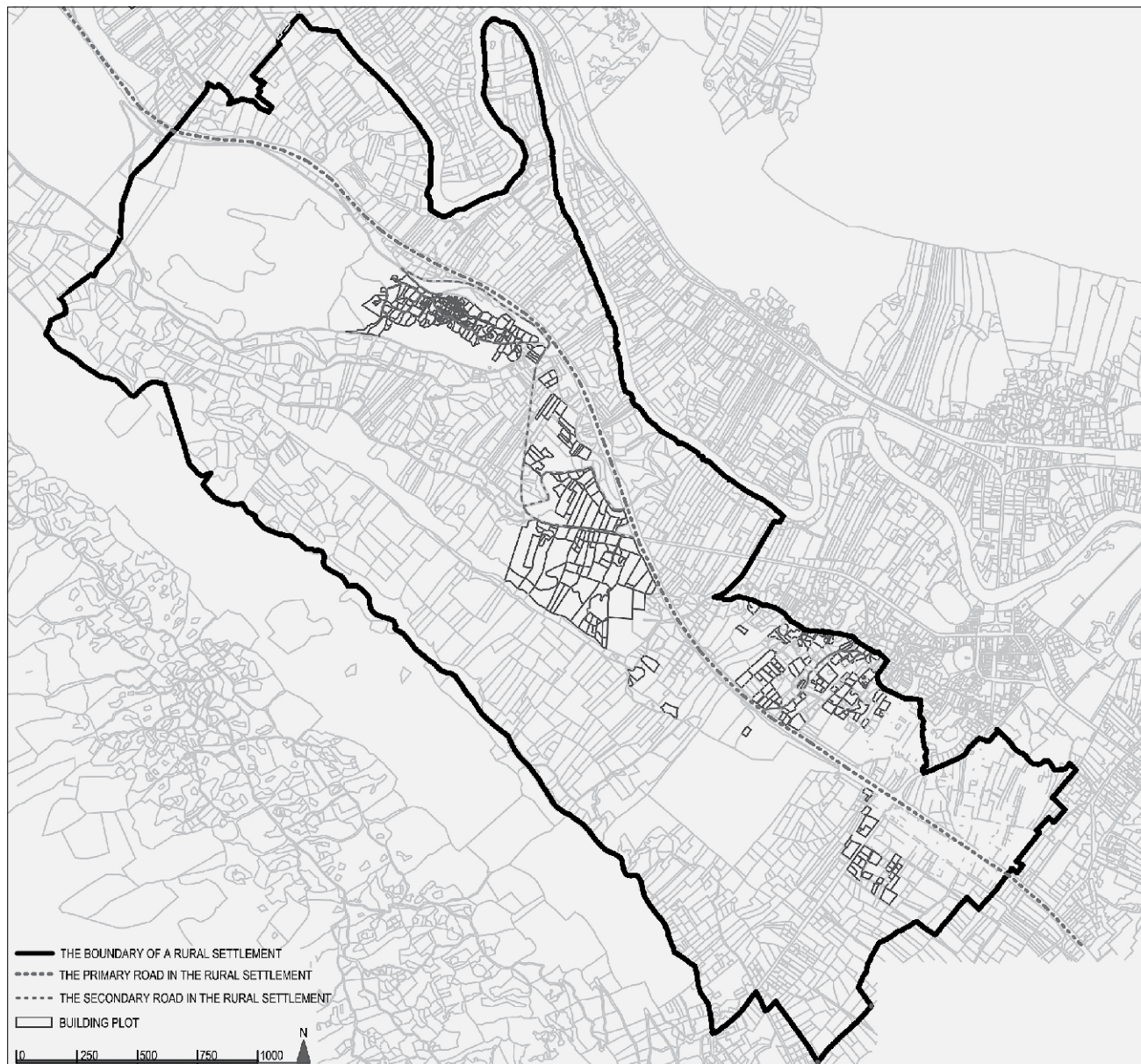
data from the PPCG, there are 423 of them. Today, they are fast spreading, owing to the enhanced construction of residential and other buildings on the fertile farmland that becomes neglected. Some of these settlements spatially merge with towns nearby, becoming their comfortable green zone for different uses. Thus, these settlements represent a special spatial appearance in Montenegro, as they permeate the rural-urban and urban-rural way of life, creating the first conurbation in Montenegro along the route Nikšić – Danilovgrad – Podgorica.

**Orja Luka** is a rural settlement within the Danilovgrad municipality (Fig. 7), only 3 km away from this municipality's central settlement. The building area covers 7.50 hectares, with 248 residents. It is a hilltop settlement, although some parts are spread downhill. It belongs to the condensed settlement type with densely concentrated buildings and arable land nearby (Fig. 8). The dominant activity of the residents has been cattle-breeding. The distinctive architectural accent is a residential building Knjazev dvorac – Duke's manor with its square as the prominent residents gathering place, the St. Nicolaus church with a cemetery, and several residential buildings that belonged to famous historical persons. It was meant to become the capital of Montenegro (during some historical periods) but never succeeded in that, although it had excellent traffic and communal infrastructure along with good defense features. Nevertheless, this settlement never played an essential role in the process of preparing the legally relevant PPD.<sup>12</sup> Today a significant number of valuable traditional buildings are abandoned while many new buildings have been constructed nearby. This could be a final call to properly evaluate the architectural heritage, including the building material and construction details, to achieve the new values to use in future attractiveness and development of this settlement. Previously mentioned vicinity and good transportation connections with nearby towns would undoubtedly enhance the values. But *Orja Luka* needs a proper evaluation of the entire heri-

<sup>10</sup> *Guvno* (or *gumno*) is a traditional place for grain threshing – flat, smooth, and circular in its form. It can be found in karst areas, paved with stone slabs and surrounded by a low stone wall. On the threshing floor, the grain is threshed by hand (with a sledgehammer or a mallet) or using cattle (horses, oxen, mules, etc.), tied to a pole in the middle of the threshing floor (pivot). In rural settlements of the Adriatic hinterland, *guvno* was also a place for social gatherings and was used for dancing.

<sup>11</sup> The last PP document was prepared by the Center for Urban Planning Development from Belgrade, in the 1990s, as part of the Urban Project for the Revitalization of Rural Settlements in the Tivat Bay. This PP document proposed low-density residential areas next to the farmland with additional recreational and tourism sites and areas for weekend housing. All that speaks about the planner's intention





tage with clear conditions for future development, which can be achieved only through

to activate the settlement life by introducing new tourism functions through architectural and environmental heritage protection.

**12** The PP for Danilovgrad Municipality is the only valid PPD that addresses the rural areas through the goals and guidelines for spatial development, emphasizing improvement of agriculture, modest investments, and slow down the rural de-farming settlements. One of the planning goals for rural settlements is the decentralization of public services to bring services closer to rural settlements and create the living conditions for the population recovery, infrastructure reconstruction, and the reconstruction of destroyed and abandoned residential houses and other farm buildings, recultivation of neglected farmland. But one of the most important rules is, undoubtedly, the exact delineation of the building area and defining the usage of once-to-be public land.

the appropriate physical planning process and PPDs.

As mentioned before, in the Central Region, there are over 450 settlements, and nearly two-thirds are rural. Most of them are of a condensed pattern. However, there are remarkable examples for a linear pattern – *Kujava* in Danilovgrad municipality (Fig. 7), which has very few building plots along the main road but is divided with fertile land and wood lots. On the other hand, rural settlement *Liješnje* in Podgorica municipality (Fig. 7) is an excellent example of a dispersed settlement. It has some sixty buildings connected with a set of narrow dead-end roads that wind between the hilly landscape.

FIG. 8 LAYOUT OF ORJA LUKA RURAL SETTLEMENT

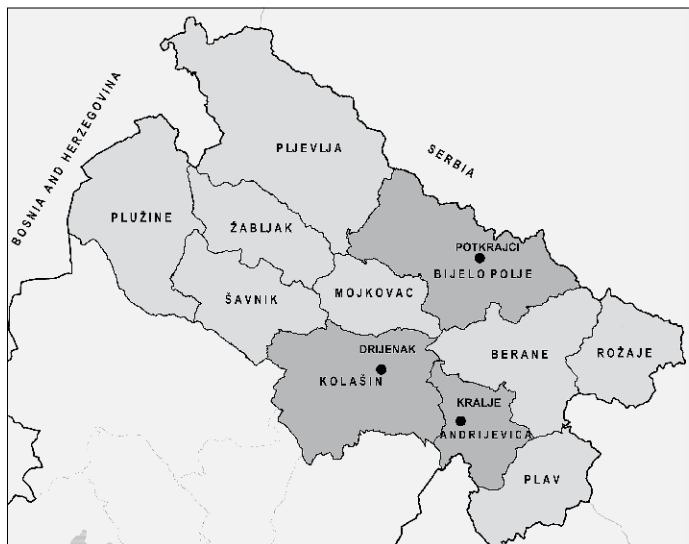


FIG. 9 MUNICIPALITIES OF NORTHERN REGION WITH POSITIONS OF KRALJE, POTKRAJCI AND DRIJENAK SETTLEMENTS

#### NORTHERN REGION

The Northern Region (covers the Montenegrin mountain area) is the largest of the three regions – over 7,300 km<sup>2</sup>, has eleven municipalities: Kolašin, Mojkovac, Plav, Andrijevica, Berane, Rožaje, Bijelo Polje, Pljevlja, Žabljak, Pluzine, Šavnik (Fig. 9) and population density of 26.6 res/km<sup>2</sup>. According to the adopted definition for a rural settlement, the number of rural settlements in this region is about 500. On the other hand, according to the PPCG, their number is 568. The stated difference between these data sources may represent a new phenomenon in the settlement system of Montenegro.

The rural settlement of *Kralje* is located within the Andrijevica municipality area (Fig. 9), some 3.0 km far from the central municipality settlement. The settlement building area covers 5.5 ha, having just 228 permanent residents. It is spread along the hillslope and by the foothill, at 952 m a.s.l. Its shape belongs to a dispersed settlement type (Fig. 10), as most of the rural settlements in this region. The most common residents' activity is mainly cattle-breeding and agriculture. The church of the *Holy Ascension of the Lord* (the end of the 19<sup>th</sup> century) stands as the dominant architectural landmark, with a cemetery nearby. The *Youth Home Building*, along with a *School Building* from the 19<sup>th</sup> century, indicates that *Kralje* served as a significant educational center for the entire area. Like most rural settlements in this region, it has a deficient infrastructure and communal support level. The insufficient investments into *Kralje* have affected frequent migrations to nearby urban centers.<sup>13</sup> The high age of the population is another reason for the lack of new developments, resulting in economic backward-

ness and poor usage of natural resources (Table I).

This region has all three types of previously mentioned settlement types. Among the *linear pattern* ones, the most representative rural settlement, by no doubt, is *Potkraji* in Bijelo Polje Municipality (Fig. 9). On the other hand, rural settlement *Drijenak* in Kolašin Municipality (Fig. 9) is an example of a condensed settlement type, a sub-type with several *nuclei* of building plots.

#### POSSIBILITIES FOR FURTHER DEVELOPMENT OF RURAL SETTLEMENTS

Montenegrin rural settlement development problems have been increased throughout history. As a result of an all-about neglection, a general de-farming and depopulation of many rural settlements occurred in the 20<sup>th</sup> century. Parallel to these processes, the excessive population and economic concentration in urban settlements occurred, which negatively affected the economic, social, spatial, and environmental issues.

As it is well known, to provide the survival of villages, it is necessary to stimulate the development of their primary economic activities (agriculture, livestock, or fishing). In addition, acting on spatial structures can also positively influence the overall development of the village, which is the topic of this paper.

One of the critical reasons for the extinction and deterioration of rural settlements is the insufficient road and communal infrastructure network, especially in the Northern Region. The shape of rural settlements and their dispersion within the environment also aggravates infrastructure and communal equipped.

Finally, the existing Physical planning legislation does not regulate or prescribe the liability in preparing and adopting PPDs for rural settlements. Besides, the PPDs dating from 1986, 1991, and 2008 have a very similar approach to the rural settlement problems – very weak proposals for their future development and protection. In the last chapter of the PPCG – Basic Principles of the Physical Plan for long-term spatial development and

<sup>13</sup> Montenegro had 29 rural settlements with no permanent residents, 260 with less than 25 residents, and 659 with less than 100 residents. Besides, demographic aging is also a significant problem caused by mass migrations of young people from rural to urban areas and their transfer from agricultural to non-agricultural activities offered in urban centers. This process had a negative impact on urban areas because it created an inevitable "urban" sprawl and the increase in social costs and lack of proper housing in urban centers, which resulted that the outer urban neighborhoods look more like rural.

<sup>14</sup> Physical Plan for Montenegro up-to 2020, part 3, section 1.3.2 (*Specific Physical Planning Principles and Goals*), p. 101

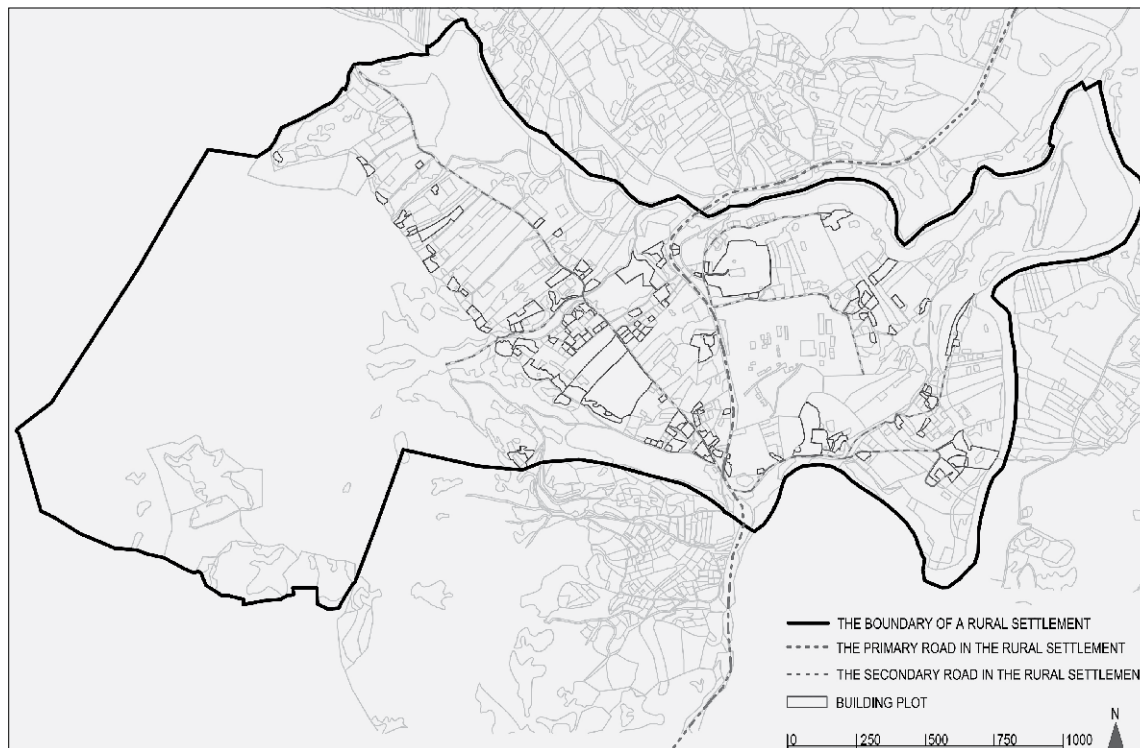


FIG. 10 LAYOUT OF KRALJE RURAL SETTLEMENT

organization<sup>14</sup>, the following principles should be assigned to rural settlements:

- Tourism within the (rural) settlements should be planned following their capacities and sustainable development principles and goals.
- Rural settlements' functions should be supplemented through urban usage of their spatial possibilities for specific economic development.
- In rural areas and settlements, the construction should be allowed only within its historic building boundaries with the betterment of their residing conditions and enforcement of agricultural and similar activities.
- In rural settlements, it is necessary to preserve the existing architectural identity, which comes from the current values, spatial organization, and built heritage.

Finally, the existing Physical planning legislation does not regulate or prescribe the liability in preparing and adopting PPDs for rural settlements. Besides, the PPDs dating from 1986, 1991, and 2008 have a very similar approach to the rural settlement problems – very weak proposals for their future development and protection. In the last chapter of the PPCG – Basic Principles of the Physical Plan for long-term spatial. The cited principles and goals are supposed to protect rural settlements from further deterioration. Among other principles, there is a suggestion that, besides native residents, the migration and

residing of other people (working in urban places by the coast) within these settlements. One way to encourage people to come and live is to improve road and communal infrastructure. This improvement would undoubtedly enhance tourism based on ecological food, healthy living, but they do need to have a certain infrastructural standard to offer all that. One way to pave the road towards such goals is to prepare and adopt the physical planning documents that would serve as a tool for all that, previously mentioned. But there is no legal support for that.

## CONCLUSION

The role of rural areas in the overall country development is significant, and no one cannot view contemporary life separately from them. Hence, their deliberate planning is a crucial key. The paper reviews the possibilities of improving spatial structures to strengthen primary economic activities, considering that their development is a necessary condition for the village's survival.

The Physical Planning Act and Cultural Values Protection Act should be changed to obligate the preparation and adoption of detailed PPDs, which must be very comprehensive, protective, and promising due to the mentioned complexity and problems. During the process of their preparation, it is of utmost importance to do the proper evaluation of the spatial and architectural aspects for each of

TABLE | NUMBER OF INHABITANTS IN RURAL SETTLEMENTS IN 1948 AND 2003

category of rural settlement	number of inhabitants	1948.		2003.	
		number of rural settlements	participation in the number of settlements	number of rural settlements	participation in the number of settlements
1.	0-25	7	0.6	260	21.4
2.	26-50	31	2.6	165	13.6
3.	51-100	174	14.5	234	19.3
4.	101-200	400	33.3	236	19.4
5.	201-300	260	21.7	112	9.2
6.	301-500	219	18.2	102	8.4
7.	501-1000	105	8.8	76	6.2
8.	over 1000	4	0.3	31	2.5
<b>Total</b>		<b>1200</b>		<b>1216</b>	

them, considering their significant differences that are derived from their historical, geographic, and traditional causes.

The possibilities for developing and improving ecological, rural, and cultural tourism in Montenegro rural areas are very significant. They are mirrored through the existing natural and anthropogenic values within three Montenegrin regions. This has led to the appearance of a new type of a settlement – ethno-village, with a very affirmative effect on future rural development. Therefore, we have an increased need for a new generation of PPDs – Preservation Development Plans [PPPs], the plans that would evaluate the existing values, restore those close to disappearing, and use all that to present the cultural and historical values to the World.

The existing Cultural Heritage Protection Act (2019) defines the types and categories of cultural properties, the ways of their protection establishing, and the rights and obligations of the cultural property owners. However, the shortcoming of the law is in proposing insufficiently effective protection mechanisms. But the Act does not have fully and clearly proposed solutions to numerous issues in the overall protection cycle, which makes the existing protection system inert, inefficient, and in specific segments impotent to respond to various contemporary challenges. A minimal number of PPDs treat the traditional architecture, but only through providing foggy guidelines for reintegrating into modern life, without any significant interdisciplinary research results based upon recognized, systematized, and adequately evaluated heritage values.

Following the observed and discussed problems of rural settlements in Montenegro, the authors would like to outline the following conclusions:

- The data collected from the General Census (2011) represent their condition during the past decade. Therefore, they cannot be used for any serious and in-depth scientific research, definition, and classification.
- The decline of residents' numbers within these settlements can relate to different reasons.
- The architectural and traditional values are numerous. Still, it is needed to prepare a very comprehended study for their proper evaluation to preserve them and enable their exposure to new groups of people and attract them to move in as steady residents.
- The enhancement of the road network and other infrastructural and communal equipped within the settlements.
- Preparation and adoption of new generation plans would provide not only the planning ordinances on how to restore, reconstruct or preserve the existing architectural and spatial values of a rural settlement, but give unambiguous proposals connected with their future economic and sustainable development.

The last one is undoubtedly calling for a much wider web of professionals and scholars that would be part of a planning team. This planning team will propose preservation or conservation methods and offer new steps towards sustainable planning and life.

[Translated by Nenad Lipovac]

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## ILLUSTRATION SOURCES

- FIG. 1, 5, 7, 9 Montenegro Physical Plan, up-to 2020, adapted by the authors
- FIG. 2-4 photo by N. Lipovac
- FIG. 6, 8, 10 State cadastre plan from 2008, adapted by authors
- TABLE I authors

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