

# Outline of the City Planning

2021 Version



 Bureau of Urban Development  
Tokyo Metropolitan Government

# Contents

## Chapter 1 Transition of Tokyo's Urban Planning

1	Transition of Laws and Regulations for Urban Planning .....	1
2	Enactment of the New City Planning Act .....	2
3	Revisions of the City Planning Act and the Building Standards Act .....	3
4	Enactment of the Revised City Planning Act .....	4

## Chapter 2 Structure of Urban Planning

### Section 1 Basic Laws and Regulations .....

1	National Spatial Planning Act .....	6
(1)	National Spatial Strategy (National Plan) .....	6
(2)	Capital Regional Plan .....	6
2	National Land Use Planning Act .....	9
(1)	National Land Use Plans .....	9
(2)	Land Use Master Plans .....	9
3	National Capital Region Development Act .....	10
(1)	Policy Areas .....	11
(2)	National Capital Region Development Plan .....	11

### Section 2 City Planning Act .....

1	City Planning Areas .....	14
2	Quasi-City Planning Areas .....	14
3	Details of City Plans .....	15
(1)	Policies for Improvement, Development, and Preservation of the City Planning Areas (Master Plan for City Planning Area) .....	15
(2)	Area Classification .....	15
(3)	Urban Redevelopment Policies, Etc. ....	15
(4)	Districts and Zones .....	15
(5)	Project Promotion Areas .....	15
(6)	Unused Land Use Promotion Areas .....	16
(7)	Urban Disaster Recovery Promotion Areas .....	16
(8)	Urban Facilities .....	16
(9)	Urban Development Projects .....	16
(10)	Scheduled Areas for Urban Development Projects, Etc. ....	16
(11)	District Plans, Etc. ....	17
4	City Planning Restrictions .....	17
5	Development Permission System .....	18
6	City Planning Projects .....	18
7	Decision Procedures for City Planning .....	18

8	The Social Infrastructure Improvement Councils, City Planning Councils and Development Investigation Committees .....	24
9	Tax Measures and Others .....	24
10	Environmental Impact Assessment .....	24
	(1) Relations with City Planning Procedures .....	25
	(2) Target Projects .....	25
	(3) Procedures for Environmental Impact Assessment .....	25
	<Topic> “Grand Design for Urban Development” .....	37

## Chapter 3 City Planning

Section 1	Land Use Plans .....	38
1	City Planning Areas .....	38
2	Master Plan for City Planning Areas, and Districts and Zones .....	38
	(1) Master Plan for City Planning Areas (Policy for Improvement, Development, and Preservation of City Planning Areas) .....	39
	(2) Area Classification (Classification between Urbanization Promotion Areas and Urbanization Control Areas) .....	40
	(3) Urban Redevelopment Policy, Etc. ....	40
	(4) Districts and Zones .....	40
	(5) Types of Districts and Zones .....	43
3	Building Restrictions within Use Districts .....	47
	(1) Restrictions on Use .....	47
	(2) Restrictions on Design Features of Buildings .....	47
Section 2	Facility Plans .....	51
1	Transport Facilities .....	51
	(1) Roads .....	51
	(2) Urban Rapid-Transit Railroad .....	54
	(3) Parking Place Development zones and Parking Lots (Cars, Bicycles) .....	58
	(4) Airport (Airfield) .....	58
	<Topic> Tokyo BRT .....	59
2	Parks and Green Spaces .....	60
	(1) Parks and Green Space Planning .....	60
	(2) Urban Landscape .....	60
3	Supply and Treatment Facilities .....	66
	(1) Water Supply Facilities .....	66
	(2) Sewage Facilities .....	66
	(3) Waste Incineration Plants .....	68
	(4) District Heating and Cooling .....	68
4	Rivers and others .....	69
	(1) Rivers .....	69
	(2) Canals .....	69
	(3) Tidal Sluices .....	69

5	Other Urban Facilities .....	69
(1)	Markets .....	69
(2)	Slaughterhouses .....	69
(3)	Crematoria .....	70
(4)	Collective Housing Facilities .....	70
(5)	Collective Government and Public Office Facilities .....	70
(6)	Distribution Business Parks (Projects for Developing Urban Distribution Centers) ...	70
<b>Section 3 Development and Redevelopment of Urban Areas</b> .....		<b>72</b>
1	Policy for Urban Redevelopment .....	72
2	Urban Redevelopment Projects .....	72
(1)	Relationship between City Plans and Projects .....	73
(2)	Requirements for the Urban Redevelopment Project Areas Designated in City Plans	73
(3)	Types of Urban Redevelopment Projects .....	74
(4)	Executors of Urban Redevelopment Projects .....	75
(5)	Implementation Status of Urban Redevelopment Projects .....	76
3	Land Readjustment Projects .....	76
(1)	Outline of Land Readjustment Projects .....	76
(2)	Implementation Status of Land Readjustment Projects .....	77
4	Specified Blocks .....	78
5	Special Urban Renaissance Districts .....	79
6	Comprehensive Development Project of Residential Urban Areas .....	82
7	Comprehensive Design System .....	83
8	Cadastral Survey Projects .....	84
(1)	Outline of Cadastral Survey Projects .....	84
(2)	Implementation Status of Cadastral Survey Projects .....	84
9	New Housing and Urban Development Project (Tama New Town) .....	85
(1)	Background of the Project .....	85
(2)	Basic Concepts of Planning .....	85
(3)	Project Implementation Plans .....	86
(4)	Revitalization of Tama New Town .....	86
10	Disaster Prevention Block Improvement Projects .....	90
(1)	Requirements of Execution Zones .....	90
(2)	Executors .....	90
11	Outline of Main Urban Development Planning Projects .....	91
12	Base Site Use Plans .....	101
<b>Section 4 District plans, etc</b> .....		<b>102</b>
1	District Plans .....	102
	District plans that designate redevelopment promotion districts .....	102
2	Roadside District Plans .....	103
	Roadside district plans that designate promotion areas for roadside redevelopment ...	103
3	Disaster Prevention Block Improvement District Plans .....	104
4	District Development Plans for the Maintenance and Improvement of Historic Scenery	104

<b>Section 5</b>	<b>Urban Disaster Prevention</b>	<b>105</b>
1	Basic Concepts of Disaster-Resistant Urban Development	105
	(1) Community Earthquake Risk Assessment Study	105
	(2) Promotion Plan for Disaster-Resistant City	109
	(3) Advance Urban Recovery Approach	111
2	Measures for Building Disaster-Resistant Cities	114
	(1) Policy for Disaster Prevention Block Improvement	114
	(2) Projects in Densely-Built Wooden Residential Area	114
	(3) Urban Disaster Prevention and Fireproofing Promotion Project	115
	(4) Designation of the Evacuation Sites, Areas Designated to Remain within the District, and Evacuation Roads	117
	(5) Tokyo Metropolitan Ordinance on Safety Construction (New Fire Prevention Regulation)	120
	(6) Seismic Retrofitting of Buildings and Disaster Prevention Volunteers	120
	<Topic> To Prepare for Building Damages due to Liquefaction	123
	<Topic> Efforts in the Fireproof Special Zone System and Specified Implementation Lines	124
3	Comprehensive Flood Control Measures	126
	(1) Tokyo Metropolitan Torrential Rain Measures Basic Policy	130
	(2) Torrential Rain Measures Plan by River Basin	130
	(3) Future Torrential Rain Measures Based on Recent Typhoon Damage	

## Information Materials

1	Urban Planning Chronology	132
2	Data	139