

# Chapter 3 City Planning

## Section 1 Land Use Plans

### 1 City Planning Areas

The city planning area is the bounds of an area subject to city planning, which is to be designated first in the establishment of a city plan.

This is an area in which urban facilities are placed according to the state of urban development, which includes a range of areas in which smooth urban activities are carried out, and in which society, economy and traffic are, and will be, organically integrated.

**Reference: Table 3-1 City planning areas on page 140**

### 2 Master Plan for City Planning Areas, and Districts and Zones

The Master Plan for City Planning Areas specifies “goals of the city plan,” “decision status and policy of area classification,” and the “policy for major city planning decision,” thereby providing a basis for setting individual city plans and realizing the future urban vision that we should aim for.

Also, along with the Master Plan for City Planning Areas, the Districts and Zones provide a basis for land use plans to induce an image of desirable urban areas based on the past trends and future prospects of land use, thereby aiming to ensure comfortable urban environments and rational urban structures.

In addition, the “area classification” and “urban redevelopment policy” that was previously specified as part of the former “policy for improvement, development or preservation of urbanization promotion areas and urbanization control areas” are currently set forth as independent city plans.

The Tokyo Metropolitan Government (hereinafter “TMG”) decided on the area classification of urbanization promotion areas and urbanization control areas in December 1970 and designated eight use districts in 1973. Afterwards, against a background of social and economic circumstances and of changes in residents' awareness, TMG carried out the first and second reviews in FY 1981 and FY 1989, respectively.

Moreover, in light of soaring land costs and falling night-time population, the City Planning Act and the Building Standards Act were revised in June 1992 to introduce more detailed subdivisions into the residential use districts and to expand the special use district system. In this regard, TMG carried out the third review in May 1996.

In addition, the area classification of the Tama City Planning Area was publicly noticed in August 1997 because it was planned to be decided simultaneously with the Area's land adjustment project that is subject to environmental impact assessment (hereinafter “EIA”).

Afterwards, the TMG Governor consulted the Tokyo City Planning Council on the “basic policy on land use in Tokyo” in October 2001 and obtained the report in March 2002. Based on this, TMG formulated the “guidelines and standards for the designation of use districts” in July 2002

and reviewed districts, zones and use districts across Tokyo in June 2004. This review took into account “A New Urban Development Vision for Tokyo” formulated in October 2001 and responded to “the partial revisions of the City Planning Act and the Building Standards Act” that were enforced in January 2003.

### **(1) Master Plan for City Planning Areas (Policy for Improvement, Development, and Preservation of City Planning Areas)**

The revised Acts of 2000 entitled prefectures to decide on policies for improvement, development, and preservation of all City Planning Areas.

The Master Plan for City Planning Areas was to be made by prefectures. This plan defines the future vision of the city from a long-term perspective and the path to follow to make that vision a reality.

Individual city plans such as those for use districts, city-planned roads and urban redevelopment projects are required to be set up in accordance with the Master Plan for City Planning Areas or city redevelopment policy.

TMG formulated Master Plan for City Planning Areas for 25 city planning areas (except the Plan for Miyake Village that had still suffered from a volcanic eruption) in April 2004 and afterwards for the Miyake City Planning Area (Miyake Island) in March 2008.

Subsequently, revisions were made in December 2014 to reflect changes in social conditions, and in March 2021 to reflect the content of the Grand Design for Urban Development and the Future Tokyo strategy.

The major items and gist provided in each Master Plan for City Planning Areas in Tokyo are as follows.

a. Goals and strategies for urban development and future vision to aim for

As a highly mature city, it shows that Tokyo aims to become a Zero Emission Tokyo while utilizing advanced technologies such as AI and IoT, to develop in harmony with the global environment, and based on the basic strategy in the Future Tokyo strategy with sustainable development as a concept, defines the direction of urban development in the wake of the new Corona crisis.

It also presents an easy-to-understand "urban structure of Tokyo" and "future vision for each region" in order to realize a city chosen from around the world.

b. Whether or not an area classification decision has been made and the policy on area classification

Prefectures can choose whether or not to make a decision on area classification (i.e. classification between urbanization promotion areas and urbanization control areas). Thus, they first determine “whether or not a decision has been made on area classification,” and then “the policy on area classification”: target years; approximate populations and the sizes of industry to be allocated to urbanization promotion and control areas; approximate sizes of urbanization promotion areas; and the relations with areas where urbanization is currently in progress.

c. Policy for decision making on major city plans

In addition to setting the policies for major city planning decisions regarding land use, the development of urban facilities, and urban development projects as stated in the City Planning Act, TMG has also established policies regarding disasters, the environment, and urban landscape related city planning.

## **(2) Area Classification (Classification between Urbanization Promotion Areas and Urbanization Control Areas)**

The division between urbanization promotion areas and urbanization control areas is intended to prevent unregulated urbanization by classifying the City Planning Areas into those that are to be systematically developed as urban areas and those that are to be controlled urbanization for the time being in view of the development trends in the City Planning Areas.

Urbanization promotion areas are those that are already built-up or should be urbanized preferentially and systematically within about 10 years, while urbanization control areas are those where urbanization should in principle be controlled and thus development activities (e.g. residential land development) are in principle prohibited.

In the Tokyo City Plan (the special wards), areas except for major rivers (e.g. Tamagawa, Arakawa and Edogawa), river beds and sea surfaces are urbanization promotion areas.

Also, in the Tama area, areas for greenery conservation and agricultural promotion are classified as urbanization control areas to preserve the urban environment in order to control the expansion of unregulated urbanization.

**Reference: see Table 3-2 Scale of urbanization promotion areas on page 141**

## **(3) Urban Redevelopment Policy, Etc.**

The Tokyo City Plan (the special wards) and the City Plans of 14 city planning areas in Tama area (Hachioji, Tachikawa, Musashino, Mitaka, Fuchu, Chofu, Ome, Machida, Koganei, Hino, Kodaira, Kokubunji, Higashimurayama, Kunitachi, Nishitokyo, Fussa and Tama) set forth “policy for urban redevelopment” as the master plans that organize comprehensively and on a long-term basis the urban-area redevelopment measures that are required under the Urban Renewal Act.

Also, 20 City Plans set forth the “policies for the development of residential urban areas” as master plans for good urban development, reflecting the “Tokyo Metropolitan Housing Master Plan.”

Moreover, “Policies for the development of disaster resistant blocks” are set forth as the master plans to improve disaster prevention blocks in wooden house areas based on the “Act for Promoting the Development of Disaster Resistant Blocks in Concentrated Urban Areas.”

## **(4) Districts and Zones**

The Districts and Zones is a zoning system that is intended to ensure reasonable land use by classifying land within the City Planning Areas according to the purposes of use and imposing certain restrictions on buildings and structures. The Districts and Zones are divided into use districts, special use districts that complement use districts and other districts and zones.

Use Districts are intended to control usage, building coverage, floor area ratio (hereinafter “FAR”), and height of buildings. Use Districts are required to be designated for urbanization promotion areas among “urbanization promotion areas and urbanization control areas” that were newly stipulated in the revised City Planning Act of 1968.

Although there used to be four types of Use Districts, the revised Act of 1968 set out eight types by adding neighborhood commercial zones, special industrial zones and two types of exclusive residential zones.

Moreover, the revised City Planning Act of June 1992 has further divided residential use districts and thus increased the number of types of use districts from eight to 12, and now became 13 from 12 after “Rural residential district” was added with the amendment of the same Act in May 2017.

A special use district is a district that is to be designated to complement existing designated use districts to ensure the realization of special purposes such as the promotion of land use in a way suitable to the characteristics of given districts and environmental protection. When it was established, there were originally three types of special use districts: exclusive industrial zones, educational zones and retail store zones. They were later expanded to eight (i.e. office zones, welfare zones, entertainment and recreation zones, sightseeing districts and special business zones added) in the revised Act of June 1968 and then to 11 (mid-high rise exclusive residential zones, exclusive commercial zones and research and development zones were added) in the revised Act of June 1992. Afterwards, the Act was partially revised in May 1998, which abolished the special use district system that was previously limited to 11 types and removed the constraints of type-bound designation to promote town-building according to local characteristics and circumstances.

In June 1997, the City Planning Act and the Building Standards Act were partially revised; the “high-rise residential attraction zones” were established as new districts and zones. “Shibaura 4-chome district” and “Shinonome 1-chome district” were designated in Tokyo.

Exceptional FAR districts are those that have appropriately located and sized public facilities and are set forth in city plans for the purpose of utilizing unused floor areas (e.g. historic buildings) by relocating them to other lots. In June 2005, the enforcement of the Act for Partial Revision of the City Planning Act enabled designation of districts and zones also in other use districts, except Categories 1 and 2 low-rise exclusive residential districts and exclusive industrial districts, instead of exceptional FAR districts, the designation of which had been allowed only within commercial districts. In Tokyo, the “Otemachi, Marunouchi and Yurakucho District” has been designated under this category.

In order to promote reasonable land use according to the characteristics of the given districts, the Act of 2005 also allowed designation of “special use restriction districts” in districts of land (except an urbanization control area), in which use districts are not designated, in the City Planning Areas or Quasi-City Planning Areas. (No such districts are designated in Tokyo.)

In June 2003, the Partial Revision of the City Planning Act and the Act for Promoting the Development of Disaster Resistant Blocks in Concentrated Urban Areas established specified disaster prevention block improvement zones in order to ensure specified disaster prevention functions, which are to ensure of preventing the spread of fire, and secure evacuation in case of a fire or earthquake and promote the reasonable and sound use of land in populated urban districts.

**Table 3-3 Types of districts and zones**

Use districts	Other districts and zones
Category 1 low-rise exclusive residential district Category 2 low-rise exclusive residential district Category 1 mid-high-rise exclusive residential district Category 2 mid-high-rise exclusive residential district Category 1 residential district Category 2 residential district Quasi-residential district Rural residential district Neighborhood commercial district Commercial district Quasi-industrial district Industrial district Exclusive industrial district	Special use zone Special use restriction district Exceptional FAR zone High-rise residential attraction zone Height control zone or High-level use zone Specified block Special urban renaissance zone, Residential control district, Residential environment improvement use attraction zone or Special use attraction zone Fire prevention district and Quasi-fire prevention district Specified disaster prevention block improvement zone Landscape zone Scenic zone Parking place development zone Port zone Special historic natural features conservation zone Category 1 Historic natural features conservation zone or Category 2 Historic natural features conservation zone Green space conservation district, Special green conservation area or Greening district Distribution business zone Productive green zone Conservation zone for clusters of traditional structures Aircraft noise control zone or Aircraft noise control special zone

## (5) Types of Districts and Zones

The types and contents of currently designated districts and zones are as follows.

Reference: Table 3-4 Areas of districts and zones (page 142)

### a. Use districts

Category 1 low-rise exclusive residential district	District designated to conserve a favorable dwelling environment for low-rise housing
Category 2 low-rise exclusive residential district	District designated primarily to conserve a favorable dwelling environment pertaining to low-rise housing
Category 1 mid-high rise exclusive residential district	District designated to conserve a favorable dwelling environment for mid-high-rise housing
Category 2 mid-high-rise exclusive residential district	District designated to conserve a favorable dwelling environment for mid-high-rise housing
Category 1 residential district	District designated to conserve a favorable dwelling environment
Category 2 residential district	District designated primarily to conserve the dwelling environment
Quasi-residential district	District designated to conserve the dwelling environment concordant with the promotion of convenience to conduct business suitable to the roadside characteristics of the region
Rural residential district	District designated to protect a favorable residential environment relating to low rise dwellings that are in harmony with agriculture, while promoting convenience for agriculture
Neighborhood commercial district	District designated to promote the convenience to conduct commercial and other businesses, the primary concern of which is the provision of daily necessities to residents of neighboring residential areas.
Commercial district	District designated primarily to promote the convenience to conduct commercial and other businesses
Quasi-industrial district	District designated primarily to promote the convenience for industries that are not likely to degrade the environment
Industrial district	District designated primarily to promote the convenience for industries
Exclusive industrial district	District designated to promote the convenience for industries

b. Districts and zones by morphological structure

Fire prevention districts	Fire prevention district	District with high-density housing designated to promote the construction of fireproof buildings aiming to control fire hazards in urban areas.
	Quasi-fire prevention district	District designated to control fire hazards in urban areas by fireproofing large-sized and high-rise buildings and promoting fireproofing of other buildings to the extent possible.
Height control districts	Maximum height control district	District designated within use districts in which maximum building heights are stipulated in order to maintain the urban environment.
	Minimum height control district	District designated within use districts in which minimum building heights are stipulated in order to promote land use.

c. Other districts and zones

Special use district	District designated within already designated use districts to complement those use districts in order to promote land use in a way suitable to the given district's characteristics and to realize a special purpose (e.g. environmental protection)
Exceptional FAR district	District designated to promote high-level land use by utilizing unused floor areas of buildings in areas that have public facilities with proper locations and sizes.
High-rise residential attraction district	District designated to promote living in central Tokyo and realize an urban structure that provides work-home proximity
High-level use district	District in which maximum and minimum limits on the building FAR, maximum building coverage ratio, minimum building area, and restrictions on the location of walls are stipulated in order to promote reasonable and sound high-level land use and to improve urban functions in use districts.
Specified block	Block designated to improve urban functions, and preserve and form attractive urban spaces with consideration based on city planning by constructing buildings with the good environment and sound form and ensuring efficient open spaces in districts where improvement and development of blocks will be implemented
Special urban renaissance district	District designated in a city plan as those deemed to contribute to urban renaissance and be necessary to attract construction of buildings with specific uses, floor-area, heights and arrangements in order to promote reasonable and sound high-level use of land in urban renaissance urgent redevelopment areas
Specified disaster prevention block improvement zone	Block designated to promote ensuring specific disaster prevention functions, and reasonable and sound land use in densely populated urban areas In this block, building structure restrictions for fire safety and minimum site area are stipulated, while restrictions on the location of walls, minimum opening ratio and building height are set forth as required.
Landscape zone	Zone designated to promote the formation of good urban landscapes
Scenic district	District where conservation of scenic beauty is needed in order to conserve the urban environment
Parking place development zone	District designated to keep the utility of roads and smooth road traffic in commercial districts and neighborhood commercial districts
Port zone	Zone designated for efficient management and administration of port functions



Special green conservation area	District under the Urban Green Space Conservation Act. Green spaces where favorable natural environments are formed in a city are designated, and its purpose is to form favorable urban environments.
Greening district	District under the Urban Green Space Conservation Act, and in urban areas where green spaces are lacking, when a building above a certain size is newly constructed or expanded, tree planting at more than a certain ratio of the site area is required.
Distribution business zone	Zone designated to ensure the improvement of the urban distributing functions and smooth road traffic by consolidating distribution facilities in areas surrounding built-up areas
Productive green zone	Zones under the Productive Green Space Act, and aimed to form more favorable urban environments while coordinating with farming, by designating farmlands to be continuously conserved in urbanization promotion areas.
※Suburban green space conservation zone	Large-scale zone designated under the Act for the Conservation of Suburban Green Zones in the National Capital Region in order to prevent unregulated urbanization, and maintain/improve healthy minds and bodies of urban and suburban residents

※These zones are designated as district-based green spaces, although not under Article 8 of the City Planning Act.

### 3 Building Restrictions within Use Districts

#### (1) Restrictions on Use

The Building Standards Act specifies the restrictions on building use within the use districts stipulated in city plans (see Table 3-3 on page 39), the major details of which are shown in Table 3-6 on page 47.

#### (2) Restrictions on Design Features of Buildings

##### a. Restrictions on the building coverage ratio (BCR) and the floor area ratio (FAR)

Restrictions on the BCR and the FAR suitable for the characteristics of given use districts are stipulated to ensure reasonable land use. The BCR means the ratio between the building area and the site area, while the FAR means that between the total area and the site area. A set of the BCR and the FAR is designated for each use district, the combinations of which are shown in Table 3-7 on page 48.

##### b. Height restrictions and setback restrictions

In Categories 1 and 2 low-rise exclusive residential districts, the building height shall not exceed the limit (i.e. 10 or 12 meters) stipulated in the city plan.

In order to ensure sunlight and ventilation, there are two kinds of setback restrictions: one is the north side setback restrictions for Categories 1 and 2 low-rise exclusive residential districts, Rural residential district, Category 1 or 2 mid-high rise exclusive residential districts; the other is the road setback restrictions and the adjacent land setback restrictions for areas other than Categories 1 and 2 low-rise exclusive residential districts or Rural residential districts (Figure3-8). There can also be a height restriction that is more stringent than the north side setback restrictions (Figure 3-9). Due to the revision of the Building Standards Act in July 2002, targeting all of road setback, adjacent land setback and north side setback, the system that exempts buildings securing lighting and ventilation equal to or greater than these setback restrictions from the application of the same restrictions was introduced (comparison using the sky view factor).

##### c. Structural restrictions

The structural restrictions within fire prevention and quasi-fire prevention districts are shown in the following Table 3-5.

There are other structural restrictions in areas designated by the governor of Tokyo in accordance with the Tokyo Metropolitan Building Safety Ordinance.

**Table 3-5 Structural building restrictions within fire and quasi-fire prevention districts**

Number of stories	Fire prevention districts			Quasi-fire prevention districts		
	50 m <sup>2</sup> or less	100 m <sup>2</sup> or less	More than 100 m <sup>2</sup>	500 m <sup>2</sup> or less	More than 500 m <sup>2</sup> and 1,500 m <sup>2</sup> or less	More than 1,500 m <sup>2</sup>
4 stories or more	Fireproof buildings			Fireproof buildings		
3 stories				Quasi-fireproof buildings		
2 stories	Quasi-fireproof buildings			Fire prevention structure		
Single story						

**Table 3-6 Restrictions on Building Use within Use Districts**

**(as of April 1, 2021)**

Restrictions on building use within use districts		Notes														
<ul style="list-style-type: none"> <li>○ Construction permissible</li> <li>× Construction impermissible</li> <li>①、②、③、④、▲ Restrictions on area, number of stories, etc.</li> </ul>		Exclusive industrial districts	Industrial districts	Quasi-industrial districts	Commercial districts	Neighborhood commercial districts	Rural residential districts	Quasi-residential districts	Category 2 Residential districts	Category 1 Residential districts	Residential districts	Category 2 mid-high rise exclusive residential	Category 1 mid-high rise exclusive residential	Category 2 low-rise exclusive residential	Category 1 low-rise exclusive residential	
House, apartment, dormitory, lodgings		○	○	○	○	○	○	○	○	○	○	○	○	○	○	×
Partly residential property, the non-residential floor area of which is 50 m <sup>2</sup> or less and constitutes less than one half of the total floor area of the building		○	○	○	○	○	○	○	○	○	○	○	○	○	○	×
Store, etc.	Store floor area: 150 m <sup>2</sup> or less	×	①	②	③	○	○	○	①	○	○	○	○	○	○	④
	Store floor area: more than 150 m <sup>2</sup> , up to 500 m <sup>2</sup>	×	×	②	③	○	○	○	■	○	○	○	○	○	○	④
	Store floor area: more than 500 m <sup>2</sup> , up to 1,500 m <sup>2</sup>	×	×	×	③	○	○	○	×	○	○	○	○	○	○	④
	Store floor area: more than 1,500 m <sup>2</sup> , up to 3,000 m <sup>2</sup>	×	×	×	×	○	○	○	×	○	○	○	○	○	○	④
	Store floor area: more than 3,000 m <sup>2</sup> , up to 10,000 m <sup>2</sup>	×	×	×	×	×	○	○	×	○	○	○	○	○	○	④
	Store floor area: more than 10,000 m <sup>2</sup>	×	×	×	×	×	×	×	×	○	○	○	○	○	○	×
Office, etc.	Office floor area: 150 m <sup>2</sup> or less	×	×	×	▲	○	○	○	×	○	○	○	○	○	○	○
	Office floor area: more than 150 m <sup>2</sup> , up to 500 m <sup>2</sup>	×	×	×	▲	○	○	○	×	○	○	○	○	○	○	○
	Office floor area: more than 500 m <sup>2</sup> , up to 1,500 m <sup>2</sup>	×	×	×	▲	○	○	○	×	○	○	○	○	○	○	▲
	Office floor area: more than 1,500 m <sup>2</sup> , up to 3,000 m <sup>2</sup>	×	×	×	×	○	○	○	×	○	○	○	○	○	○	○
	Office floor area: more than 3,000 m <sup>2</sup> *	×	×	×	×	×	○	○	×	○	○	○	○	○	○	○
Hotel, inn		×	×	×	×	▲	○	○	×	○	○	○	○	○	○	×
Amusement and entertainment facilities	Bowling alleys, skating rink, swimming pool, golf driving range, batting center, etc.	×	×	×	×	▲	○	○	×	○	○	○	○	○	○	×
	Karaoke boxes, etc.	×	×	×	×	×	▲	▲	×	○	○	○	○	○	○	▲
	Mahjong house, pachinko hall, shooting gallery, off-course betting shop, etc.	×	×	×	×	×	▲	▲	×	○	○	○	○	○	○	×
	Theater, movie theater, entertainment hall, auditorium	×	×	×	×	×	×	×	×	▲	×	○	○	○	×	×
	Cabaret, dance hall, private room bath, etc.	×	×	×	×	×	×	×	×	×	×	×	×	×	×	×
Public facilities, hospitals, schools, etc.	Kindergarten, and elementary, secondary and high schools	○	○	○	○	○	○	○	○	○	○	○	○	○	○	×
	College, technical college, special training school, etc.	×	×	×	×	○	○	○	×	○	○	○	○	○	○	×
	Library, etc.	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
	Police box, post office smaller than a certain size, etc.	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
	Shrine, temple, church, etc.	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
	Hospital	×	×	○	○	○	○	○	×	○	○	○	○	○	○	×
	Public bath, clinic, nursery, etc.	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
	Nursing home, welfare home for the physically disabled, etc.	○	○	○	○	○	○	○	○	○	○	○	○	○	○	×
	Welfare centers for the elderly, recreation facilities for children, etc.	▲	▲	○	○	○	○	○	▲	○	○	○	○	○	○	○
	Driving school	×	×	×	×	▲	○	○	×	○	○	○	○	○	○	○
Factories, warehouses, etc.	Independent parking lot (exc. attached one)	×	×	▲	▲	▲	▲	○	×	○	○	○	○	○	○	○
	Parking lot attached to a building	①	①	②	②	③	③	○	①	○	○	○	○	○	○	○
	As for ①, ②, and ③, one half or less of the total floor area of the building with restrictions described in the note.	※ Other restrictions exist in a complex site														
	Warehouse for warehousing business	×	×	×	×	×	×	×	×	○	○	○	○	○	○	○
	Warehouse for private use	×	×	×	①	②	○	○	■	○	○	○	○	○	○	○
	Cattle barn (more than 15 m <sup>2</sup> )	×	×	×	×	▲	○	○	■	○	○	○	○	○	○	○
	Bakery, rice shop, tofu maker, confectionery, tailor, floor mat maker, joiner, bicycle shop, etc.	×	▲	▲	▲	○	○	○	▲	○	○	○	○	○	○	○
	Working area: 50 m <sup>2</sup> or less	×	×	×	×	①	①	①	■	②	②	○	○	○	○	○
	Factory with very low risks and potential to cause environmental degradation	×	×	×	×	×	×	×	×	②	②	○	○	○	○	○
	Factory with low risks and potential to cause environmental degradation	×	×	×	×	×	×	×	×	×	×	×	×	×	×	○
	Factory with higher risks and potential to cause environmental degradation	×	×	×	×	×	×	×	×	×	×	×	×	×	×	○
	Factory with great or serious risks and potential to cause environmental degradation	×	×	×	×	×	×	×	×	×	×	×	×	×	×	○
	Auto repair shop	×	×	×	×	①	①	②	×	③	③	○	○	○	○	○
Quantity of storage and throughput of hazardous substances (gunpowder, petroleum, gas, etc.)	Facility with very small amount	×	×	×	①	②	○	×	○	○	○	○	○	○	○	○
	Facility with small amount	×	×	×	×	×	×	×	○	○	○	○	○	○	○	○
	Facility with larger amount	×	×	×	×	×	×	×	×	×	×	×	×	×	○	○
	Facility with great amount	×	×	×	×	×	×	×	×	×	×	×	×	×	×	○
Wholesale market, crematory, slaughterhouse, wastewater treatment facility, waste incineration plant		City planning decision is required for city planning areas														

(Note) \*This table is an outline of Appended Table 2 provided in the revised Building Standards Act, which does not cover all the restrictions.

\* wholesale markets, crematoriums, slaughterhouses, sewage treatment plants, garbage incineration plants, etc. are separately stipulated in the city planning area, such as in the need of city planning decisions.

**Table 3-7 Shape restrictions**

Items subject to restrictions		Use districts										Areas without designation as use districts		
		Category 1 low-rise exclusive residential districts	Category 2 low-rise exclusive residential districts	Rural residential districts	Category 1 mid-high rise exclusive residential districts	Category 2 mid-high rise exclusive residential districts	Category 1 residential districts	Category 2 residential districts	Quasi-residential districts	Neighborhood commercial districts	Commercial districts		Quasi-industrial districts	Industrial districts
FAR	Restrictions set forth in the city plan (%)	※ 50, 60 80, 100 150, 200			※ 100, 150 200, 300 400, 500						※ 200, 300 400, 500 600, 700 800, 900 1,000,1,100 1,200,1,300	※ 100 150 200 300 400 500	※ 100 150 200 300 400	50 80 100 200 300 400 ⑨
	Restrictions based on the frontal road width (less than 12 m only) ①	Frontal road width ×0.4 [If there is a designation of the wall surface line or the restriction on the location of walls: width + setback × 0.4 and width × 0.6]						Frontal road width ×0.6  ( Districts where a specific administrative agency designates after discussion by the city planning council: width × 0.4 or 0.8 )						
BCR (%)		※ 30,40 50,60			※ 50 60 80			※ 60 80	80	※ 50 60 80	※ 50 60	※ 30 40 50 60	30,40,50,60,70  ⑨	
	Frontal road setback line (inclination) ②	$\frac{1.25}{1}$			Frontal road width < 12 m $\frac{1.25}{1}$ Frontal road width ≥ 12m ④、⑥			$\frac{1.5}{1}$					$\frac{1.25}{1}$ $\frac{1.5}{1}$ ⑨	
Setback restrictions	Applicable distance ③	20 m, 25 m, 30 m, 35 m						20 m, 25 m, 30 m, 35 m, 40 m, 45 m, 50 m			20 m, 25 m, 30 m, 35 m		20 m, 25 m, 30 m	
	Adjacent land setback line restrictions (rising + inclination) ②	—						20 m + $\frac{1.25}{1}$			31 m + $\frac{2.5}{1}$		20 m + $\frac{1.25}{1}$ 31 m + $\frac{2.5}{1}$ ⑨	
	North setback line (rising + inclination)	5 m + $\frac{1.25}{1}$		10 m + $\frac{1.25}{1}$ ⑤		—		—		—		—		
Height restriction	※10 m or 12 m										—			
Exterior wall's setback distance from the property line	※1 m or 1.5 m										—			

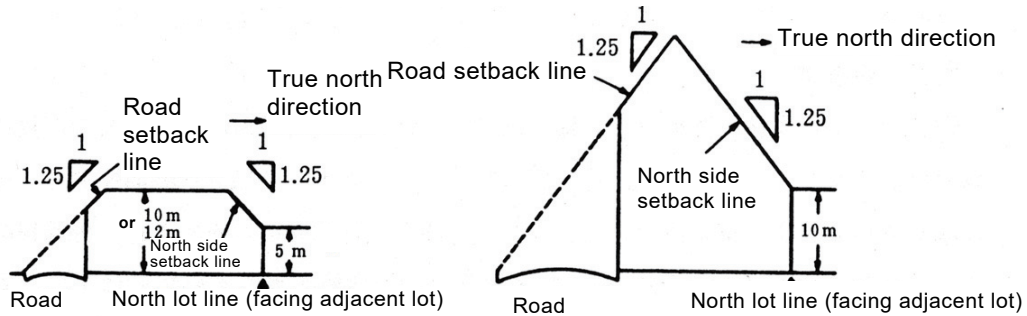
※Restrictions with asterisks indicate those set forth in the city plan.

- ① The restrictions in the site adjacent to the frontal road (6 m width or more) within 70 m from a specific road (15 m width or more) may be moderated within a certain range of requirements.
- ② The frontal road setback line restrictions and the adjacent property setback line restrictions may be moderated by being set back from the road line and the adjacent lot line, respectively.
- ③ This refers to the distance from the border of the opposite side of the frontal road, which is to be defined by the use district and the FAR.
- ④ The range of width × 1.25 from the frontal road line on the other side, width × 1.25; others, width × 1.5
- ⑤ The restrictions do not apply to parts of shadow restriction areas.
- ⑥ Districts that are to be designated by a specific administrative agency after discussions by the city planning council:  $\frac{1.5}{1}$   
As for Category 1 and 2 mid-high rise exclusive residential districts, this applies to only districts with 400% or more of FAR.
- ⑦ Districts that are to be designated by a specific administrative agency after discussions by the city planning council:  $31m + \frac{2.5}{1}$   
As for Category 1 and 2 mid-high rise exclusive residential districts, this applies to only districts with 400% or more of FAR.
- ⑧ Except districts that are to be designated by a specific administrative agency after discussions by the city planning council.
- ⑨ To be designated by specific administrative agency after discussion by the city planning council.

**Figure 3-8 North side setback line restrictions under the Building Standards Act**

● Category 1 low-rise exclusive residential districts or Category 2 low-rise exclusive residential districts

● Category 1 mid-high rise exclusive residential districts or Category 2 mid-high rise exclusive residential districts



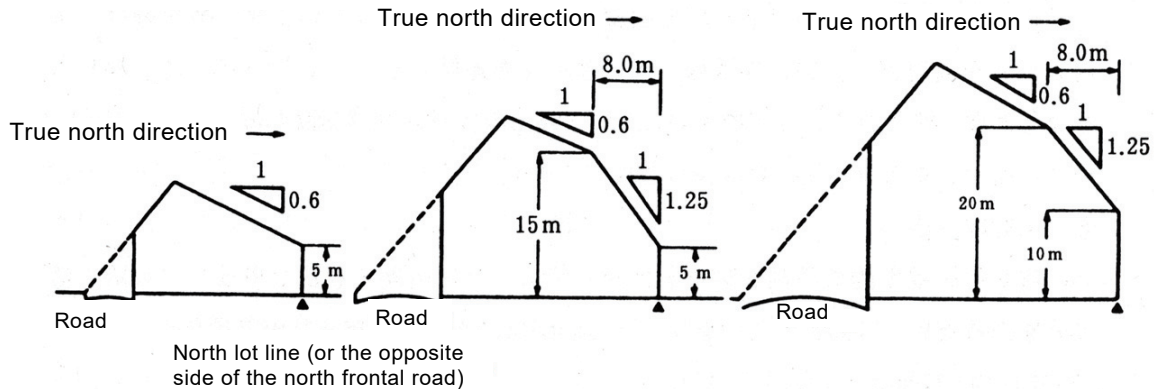
Note: No restrictions apply to shadow restriction areas.

**Figure 3-9 Height control districts**

● Category 1 height control districts

● Category 2 height control districts

● Category 3 height control districts

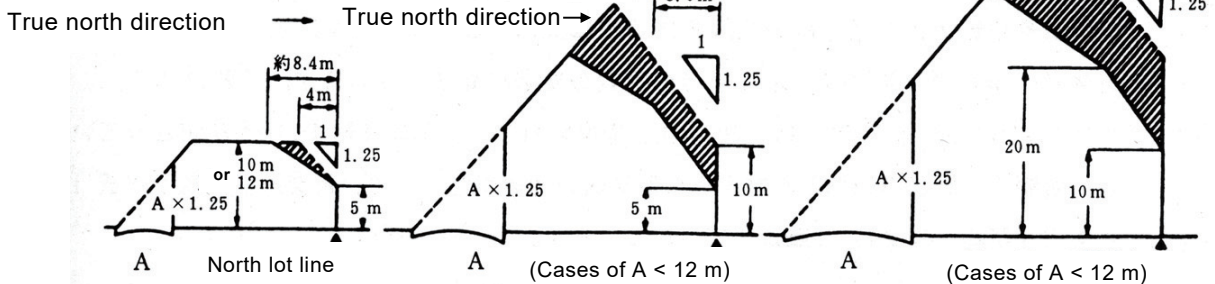


**Examples of combinations between use districts and height control districts**

(1) A case where a Category 1 height control district is designated within a Category 1 or 2 low-rise exclusive residential district

(2) A case where a Category 2 height control district is designated within a Category 1 or 2 mid-high rise exclusive residential district

(3) A case where a Category 3 height control district is designated within a Category 1, 2 or quasi-residential district



This part is not available for construction.