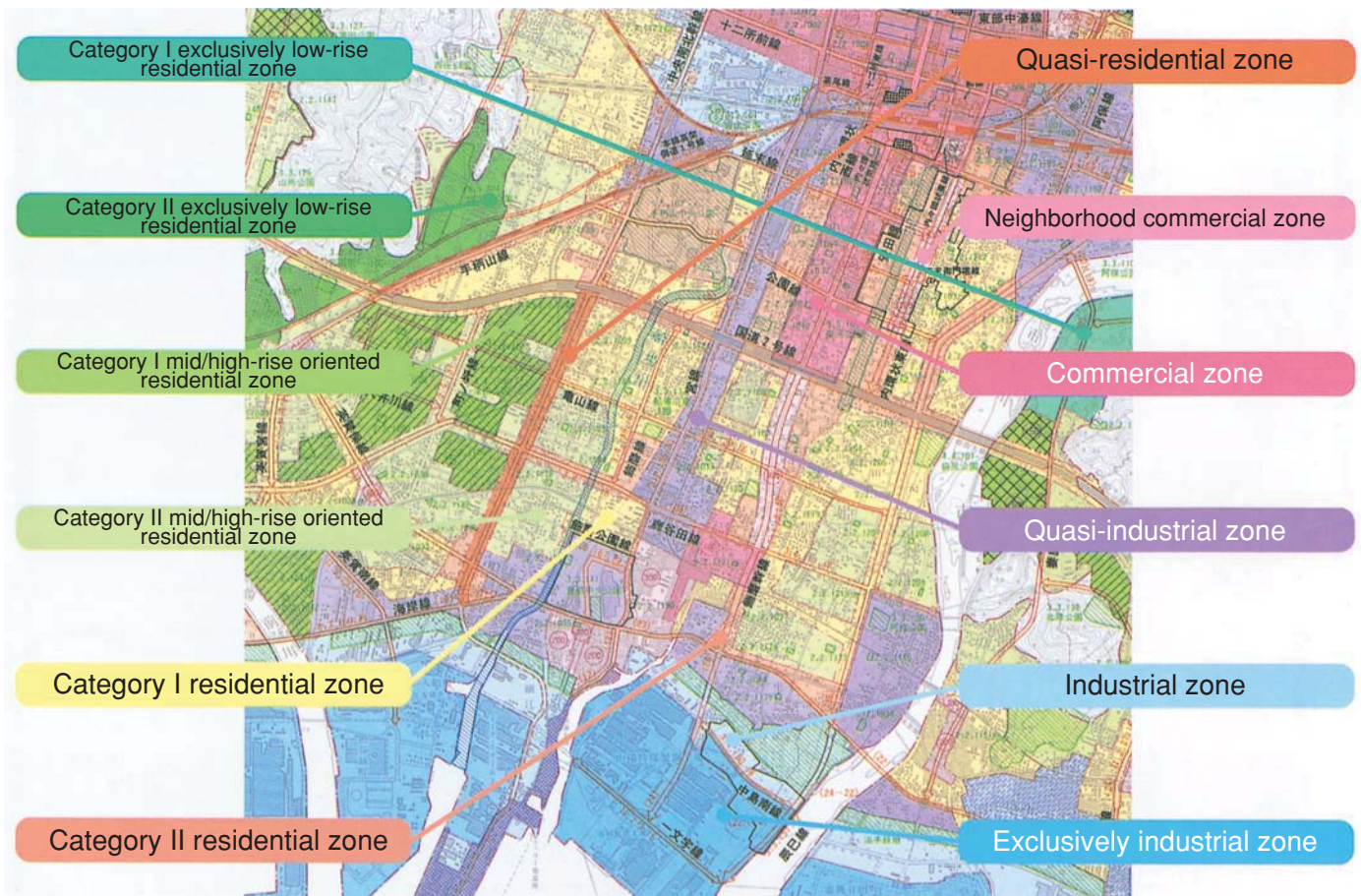


Introduction of Urban Land Use Planning System in Japan

Outline of City Planning System
Urbanization Promotion/Control Area
Land Use Zone and Regulation
Building Control
Incentive System
District Plan

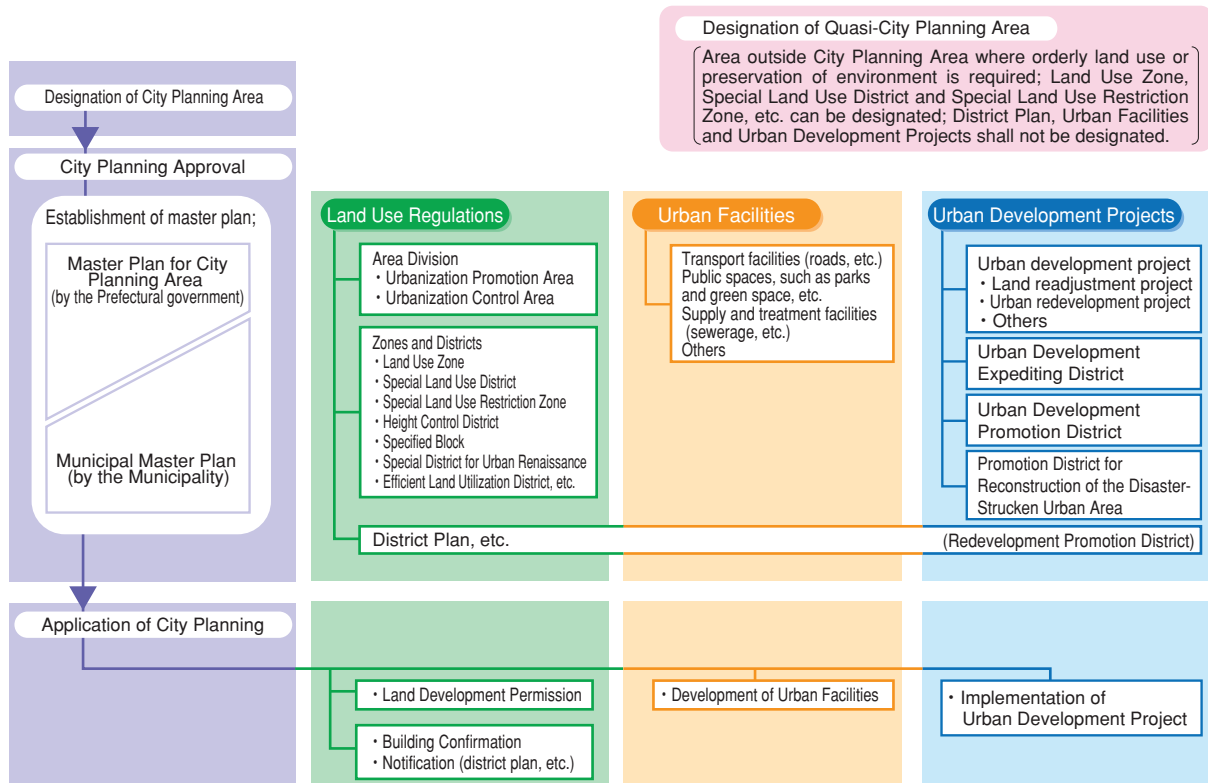
The urban land use planning system is established to support efficient urban activities, achieve a pleasant urban environment, and create townscapes with significant features. The system gives a set of rules concerning different types of land use, including residential, commercial, business and industrial use. This brochure will give a basic description of the urban land use planning system in Japan.



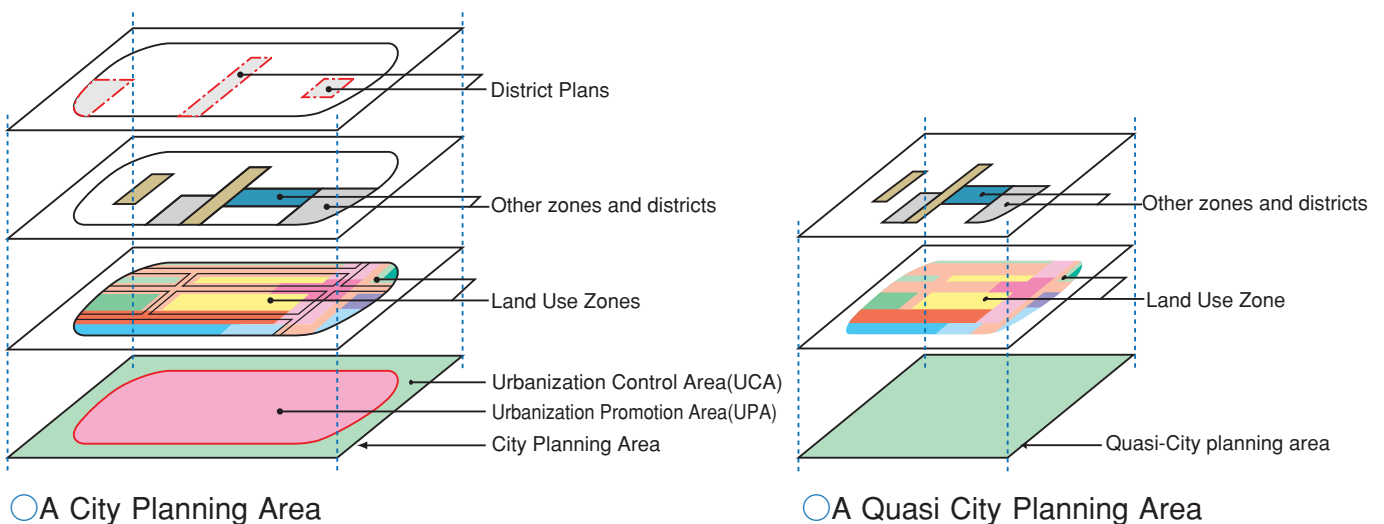
Outline of Urban Land Use Planning System

There are various different measures for City Planning, which are applied to each area by the local government depending on local circumstances under the City Planning Law. Land use system includes a wide range of measures on different dimensions, and the rules of land use are usually decided by a combination of individual measures.

Structure of City Planning System



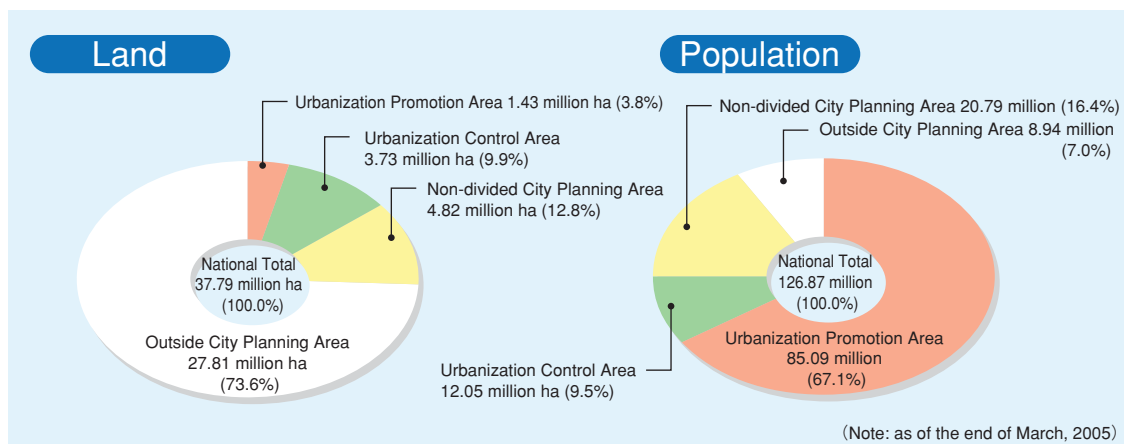
Concept of Land Use Planning System



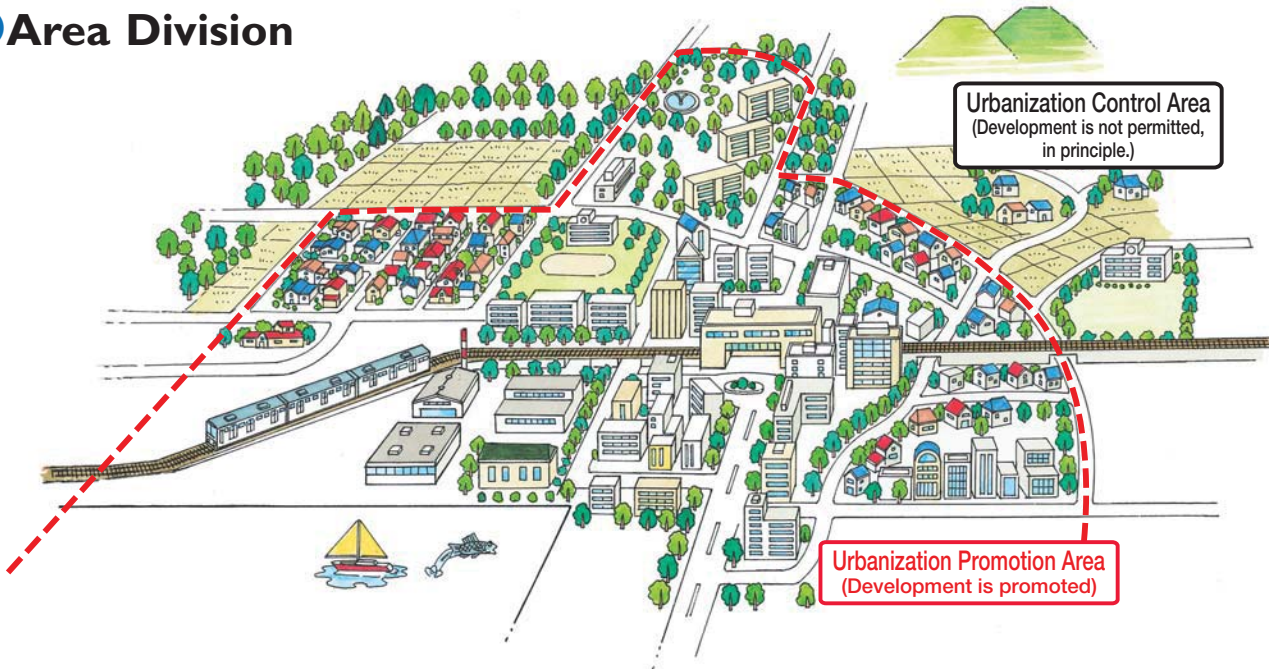
Area Division system

Under the Area Division system, a City Planning Area is classified into Urbanization Promotion Area and Urbanization Control Area so that public investment for the development of such urban infrastructure as roads, parks and sewerage can be efficiently made to create a high quality urban area. For the three metropolitan areas (Tokyo, Osaka and Nagoya) and specially designated large cities, further classification of Area Division shall be designated while the decision to introduce Area Division is left to the prefectural government in the case of other areas.

Land and Population by Area Division



Area Division



Flexible Review of Area Division

If an area which has no prospect of future adequate infrastructure development is designated as an Urbanization Promotion Area, a poor-quality built-up area may result due to uncontrolled and unplanned developments. The following reviews therefor are conducted to prevent such a scenario.

- [Regular Review]** Sets out the basic framework for Area Division by calculating a suitable population and industry for the future based on the findings of a Basic City Planning Survey which is conducted approximately every five years and incorporates such population figure into City Planning while coordinating the competent authorities for agriculture and forestry, etc.
- [Occasional Review]** In addition to the regular review, an occasional review is conducted for a specific district within the set framework for population when ever the prospects for systematic development, etc. become clear.

Land Use Zones

Twelve categories of Land Use Zone provide a pattern for land-use zoning in each type of urban area. These can be generally categorized into residential, commercial and industrial uses. Each Land Use Zone has specifications concerning the uses of buildings which can be constructed in the zone. As described in the City Planning map (see cover page), Land Use Zones are allocated according to a future vision of land-use pattern.

Category I exclusively low-rise residential zone



This zone is designated for low rise residential buildings. The permitted buildings include residential buildings which are also used as small shops or offices and elementary/junior high school buildings.

Category II exclusively low-rise residential zone



This zone is mainly designated for low rise residential buildings. In addition to elementary/junior high school buildings, certain types of shop buildings with a floor area of up to 150m² are permitted.

Category I mid/high-rise oriented residential zone



This zone is designated for medium to high residential buildings. In addition to hospital and university buildings, certain types of shop buildings with a floor area of up to 500m² are permitted.

Category II mid/high-rise oriented residential zone



This zone is mainly designated for medium to high rise residential buildings. In addition to hospital and university buildings, the permitted buildings include certain shops and office buildings with a floor area of up to 1,500m² to provide conveniences for the local community.

Category I residential zone



This zone is designated to protect the residential environment. The permitted buildings include shops, offices and hotel buildings with a floor area of up to 3,000m².

Category II residential zone



This zone is designated to mainly protect the residential environment. The permitted buildings include shops, offices and hotel buildings as well as buildings with karaoke box.

Quasi-residential zone



This zone is designated to allow the introduction of vehicle-related facilities along roads while protecting the residential environment in harmony with such facilities.

Neighborhood commercial zone



This zone is designated to provide daily shopping facilities for the neighbourhood residents. In addition to residential and shop buildings, small factory buildings are permitted.

Commercial zone



Banks, cinemas, restaurants and department stores are constructed in this zone. Residential buildings and small factory buildings are also permitted.

Quasi-industrial zone



This zone is mainly occupied by light industrial facilities and service facilities. Almost all types of factories are permitted excepting those which are considered to considerably worsen the environment.

Industrial zone



Any type of factory can be built in this zone. While residential and shop buildings can be constructed, school, hospital and hotel buildings are not permitted.

Exclusively industrial zone



This zone is designated for factories. While all types of factory buildings are permitted, residential, shop, school, hospital and hotel buildings cannot be constructed.

Special Land Use District

A Special Land Use District is designated as a supplement to the land-use regulations on the Land Use Zone. It is designated within a Land Use Zone aiming at specific purposes, such as achieving more effective land use or a more pleasant environment. Regulations under Land Use Zone are applied uniformly nationwide. However, in the Special Land Use District, Land Use Zone regulations can be modified by municipal bylaw. In correspondence with the local characteristics, each municipality can stipulate the strengthening or relaxation of Land Use Zone regulations.

Land Use Zone and Building Regulation

Land Use Zone controls volume, height of buildings as well as use of them under provisions of the Building Standard Law. These regulations are designed to prevent a mixture of buildings used for different purposes in one area, and to ensure the suitable environment for the specific type of land use.

Control of Building Use by Land Use Zones

☐ can be built ☐ usually cannot be built

Examples of buildings	Category I exclusively low-rise residential zone	Category II exclusively low-rise residential zone	Category I mid/high-rise oriented residential zone	Category II mid/high-rise oriented residential zone	Category I residential zone	Category II residential zone	Quasi-residential zone	Neighborhood commercial zone	Commercial zone	Quasi-industrial zone	Industrial zone	Exclusively industrial zone	Areas with no land-use zone designation (Urbanization Control Areas are excluded)
Houses, Houses with other small scale function(store, office, etc.)	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Kindergartens, Schools (Elementary, Junior High, Senior High)	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Shrines, Temples, Churches, Clinics	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Hospitals, Universities	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Stores (mainly selling dairy commodities)/Restaurants with floor space of 150m ² max. on the first or second floor (excluding※)	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	D	☐
Stores/Restaurants with floor space of 500m ² max. on the first or second floor (excluding※)	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	D	☐
Stores/Restaurants not specified above (excluding※)	☐	☐	☐	☐	A	B	☐	☐	☐	☐	☐	☐	☐
Offices, etc. not specified above	☐	☐	☐	☐	A	B	☐	☐	☐	☐	☐	☐	☐
Hotels, Inns	☐	☐	☐	☐	☐	B	☐	☐	☐	☐	☐	☐	☐
Karaoke boxes (excluding※)	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Theaters, Movie theaters (excluding※)	☐	☐	☐	☐	☐	☐	☐	C	☐	☐	☐	☐	☐
※Theaters, Movie theaters, Stores, Restaurants, Amusement facilities and so on, with more than 10,000m ² of floor area	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Bathhouses with private rooms	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Independent garage with floor space of 300m ² max. on the first or second floor	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Warehouse of warehousing company, Independent garage of other types than specified above	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Auto repair shop	☐	☐	☐	☐	☐	E	E	F	G	G	☐	☐	☐
Factory with some possibility of danger or environmental degradation	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Factory with strong possibility of danger or environmental degradation	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

Note A : Must not be built on the third floor or higher. Must not exceed a floor area of 1,500m².
 B : Must not exceed a floor area of 3,000m².
 C : Audience seating floor area must not exceed 200m².

D : Stores and restaurants must not be built
 E : Floor area must not exceed 50m².
 F : Floor area must not exceed 150m².
 G : Floor area must not exceed 300m².

Floor-area Ratio and Building Coverage Ratio Regulations in Land Use Zones

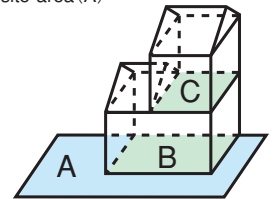
Category of Land Use Zone	Maximum floor-area ratios (%)	Maximum building coverage ratios (%)
Category I exclusively low-rise residential zone	50 60 80 100 150 200	30 40 50 60
Category II exclusively low-rise residential zone	50 60 80 100 150 200	30 40 50 60
Category I mid/high-rise oriented residential zone	100 150 200 300 400 500	30 40 50 60
Category II mid/high-rise oriented residential zone	100 150 200 300 400 500	30 40 50 60
Category I residential zone	100 150 200 300 400 500	50 60 80
Category II residential zone	100 150 200 300 400 500	50 60 80
Quasi-residential zone	100 150 200 300 400 500	50 60 80
Neighborhood commercial zone	100 150 200 300 400 500	60 80
Commercial zone	200 300 400 500 600 700 800 900 1000 1100 1200 1300	80
Quasi-industrial zone	100 150 200 300 400 500	50 60 80
Industrial zone	100 150 200 300 400	50 60
Exclusively industrial zone	100 150 200 300 400	30 40 50 60

● Floor-Area Ratio (FAR)

$$FAR(\%) = \frac{\text{total floor area (B+C)}}{\text{site area (A)}} \times 100$$

● Building Coverage Ratio (BCR)

$$BCR(\%) = \frac{\text{building area (B)}}{\text{site area (A)}} \times 100$$



Restrictions on Building Shape in Land Use Zones

[Slant Plane Restrictions]

The restrictions limit building heights in proportion to the distance from the other side of the boundaries of the roads they face, or from the adjacent site boundaries. It ensures adequate space for light and ventilation between buildings or on roads.

* This Slant Plane Restrictions do not apply to buildings which can secure levels of lighting and ventilation equivalent to or higher than those under this restriction.

[Restriction on floor-area ratio according to the width of the adjoining road]

The maximum floor-area ratio of a building site which has a road in front less than 12m wide, shall not exceed the value obtained by multiplying the width of the road in meters by a certain ratio (for residential Land Use Zones, this ratio is 0.4*, for other zones, it is 0.6*).

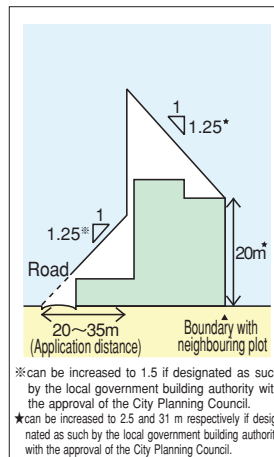
* A factor of 0.6 for residential Land Use Zones and 0.4 or 0.8 for other Land Use Zones can be adopted in those zones where such factors are designated by the local government building authority with the approval of the City Planning Council.

[Shadow Restrictions]

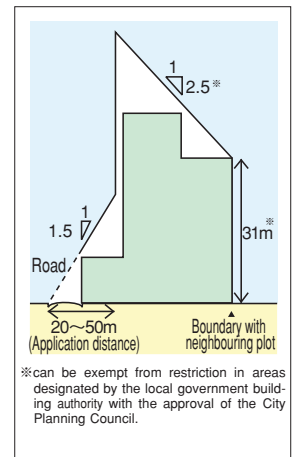
These limit the height of buildings so as to ensure sufficient sunlight in residential Land Use Zones, etc. The minimum number of hours per day that the shadows of building sites fall outside the area are specified by bylaws of the local governments according to the Building Standard Law.

[Slant Plane Restriction]

● Residential Land Use Zone



● Other Zones



Incentive Systems for Excellent Projects

The total floor-area ratio by City Planning is a fundamental rule of feature. It is determined to ensure a balance between urban infrastructures and the level of development, and achieve a pleasant urban environment in an area. Unified relaxation of the regulations concerning floor-area ratio may be imprudent in that it may cause problems, such as traffic congestion, environmental degradation and conflicts within the community.

To prevent overcrowding and encourage efficient land-use, a special bonus to total floor-area ratio is awarded for “excellent projects”, which include the development of public infrastructures, open spaces and housing as part of their projects.

● District Plan (Redevelopment Promotion District)

Redevelopment Promotion District system is applied to substantial redevelopment projects at a former factory site, etc. It requires comprehensive developments plans including that of necessary urban infrastructure and detailed building regulations determined by District Plan. Subject to the project appraisal, the floor-area ratio can be relaxed under this Plan.



● Specified Block

Specified Block system is applied to substantial developments. It aims to promote a certain level of open space in a built-up area and to renew and improve its amenities. In a designated Specified Block area, the maximum floor-area ratio, the maximum height, and the set back regulations under the Land Use Zones can be relaxed. In addition, when a chain of developments occurs on more than one adjoining Specified Blocks, it is possible to transfer floor-area ratio between these blocks.



● Efficient Land Utilization District

Designation of this type of district inhibits small-scale building developments, and allows floor-area ratio increment on the designated site together with other requirements, for example, decrement of the building coverage ratio.

● Special District for Urban Renaissance

This system can be designated in the Prompt Development Area for Urban Renaissance that is established by the national government pursuant to The Special Act for Urban Renaissance. The existing regulations based on Land Use Zone, etc. are lifted in this district to allow land use restrictions with a high degree of freedom.

● Permission System for Comprehensive Building Design

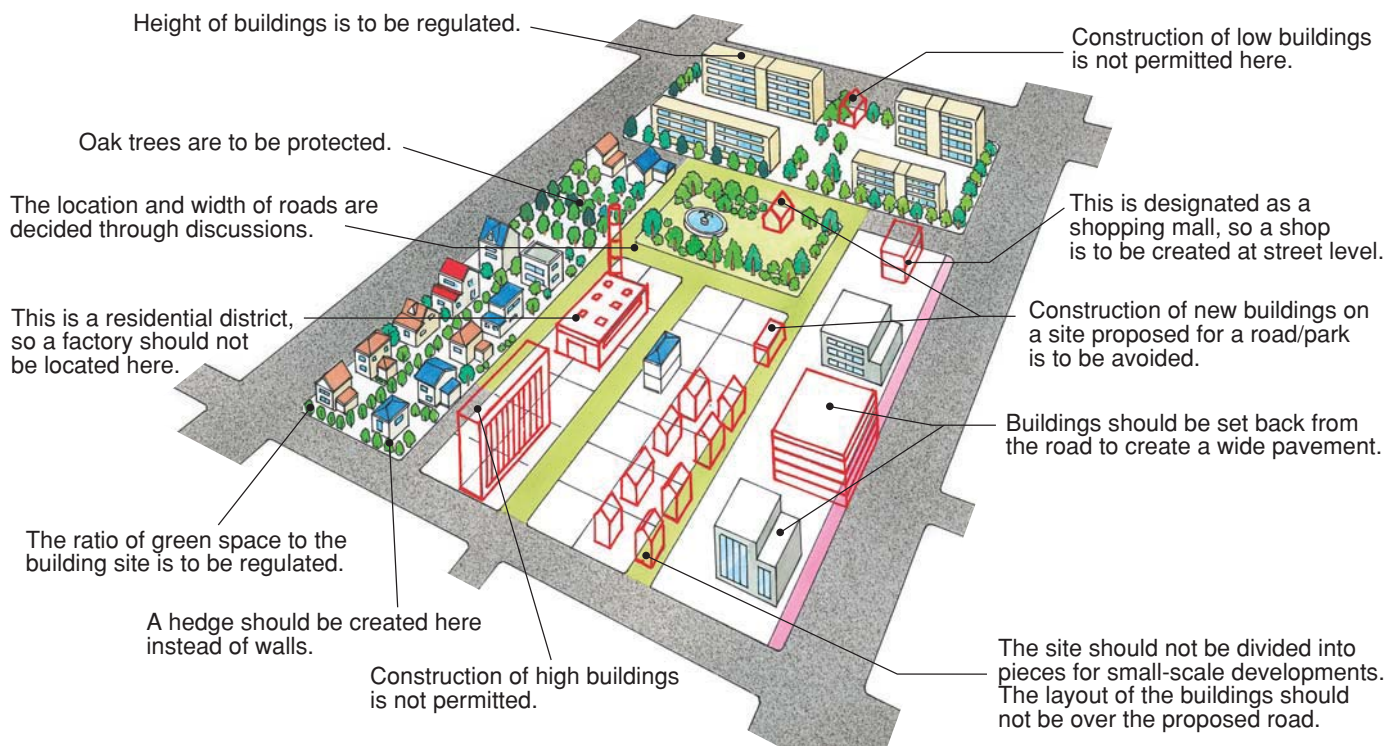
The system is provided in the Building Standard Law. It requires that provision of open space be part of the project, allows for increment in floor-area ratio, and eases Slant Plane restrictions of the building on the site. Developers wishing to make use of this system are asked to obtain the permission of the local government building authority.

District Plan

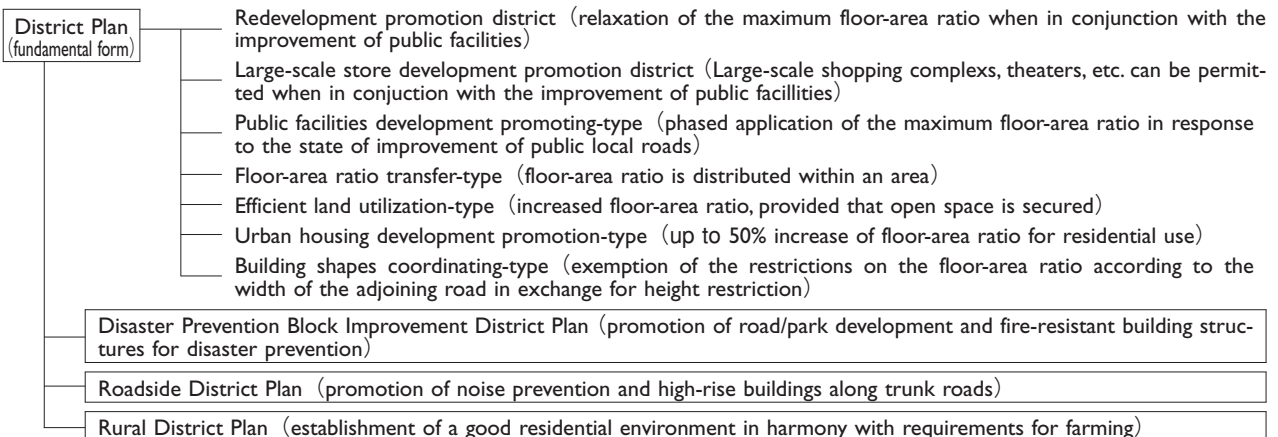
According to local circumstances at a district level, municipalities lay down a District Plan. The Plan shows not only the future vision (Policy Directions) of the district but also provides the regulations (District Improvement Plan) relating to detailed matters, such as site, use, construction and building. The Plan also shows individual features that reflect the views of the local community.

Regulations under the District Plan

- 1) Location of public facilities (local roads, small parks, open spaces, footpaths, etc.)
- 2) Building control and regulations (land use, floor-area ratio, building coverage ratio, scale of building lot, set back of building from the boundaries, design, hedge, green space ratio etc.)
- 3) Preservation of green areas



Variation of District Plans



Master Plan for City Planning

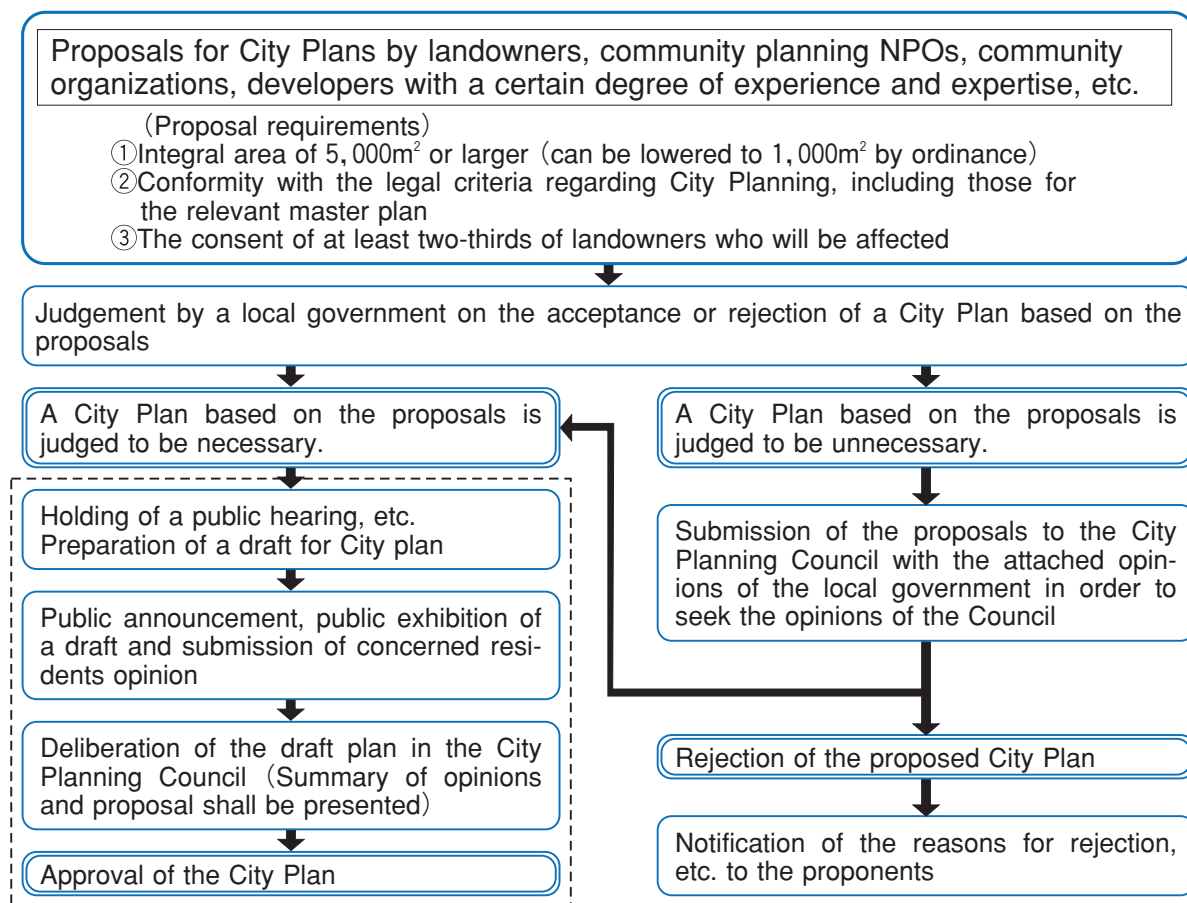
Master plan is the vision that represents the future direction of urban planning. There are two levels of legislated master plans in the City Planning Law. One is “Master Plan for City Planning Area (improvement, development and conservation policies for a City Planning Area)”, which is prepared by the prefectural government, and the other is “Municipal Master Plan (basic policy of City Planning by a municipality)”, produced by the municipality. Even though these master plans do not directly restrict land use by individual landowners, they provide guidelines for urban planning to set forth concrete land use restrictions. Thus, a master plan is a prerequisite for City Planning.

For this reason, it is essential for a master plan to fully reflect the opinions of local residents and others in its formulation process and to be capable of presenting a desirable way for town building in a concrete and plain manner based on a long-term perspective.

Procedure for Approval of City Plans

For City Planning, the voluntary participation of local residents is essential. It is also important that the plan contents are properly understood by local residents prior to finalization and that they reflect the opinions of local residents. Therefore, in the process of formulating drafts of city plans, public hearings may be held when necessary.

Also, residents are notified, the plans are made available for citizens to review, and concerned residents may submit in writing their opinions on such plans, prior to finalization. Furthermore, the plans shall be presented to the City Planning Council before they are approved. The City Planning Law also sets forth the procedure for approval of each City Plan which takes into consideration proposals of landowners, community planning NPOs, community organizations, developers with a certain degree of experience and expertise, etc.



*Essential procedure for Approval of City Plans in all cases