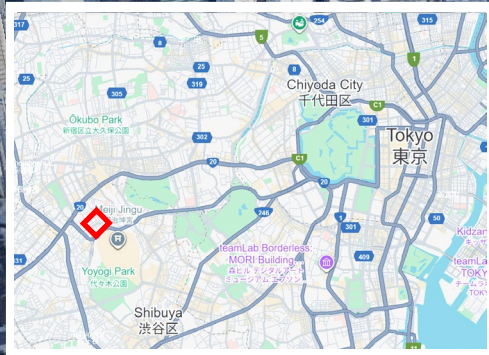


YOYOGI –
SHIBUYA, TOKYO, JAPAN

1. INTRODUCTION
2. CHARACTER
3. BACKGROUND
4. ZONING ANALYSIS
5. ZONING IMPACT
6. APPENDIX

Sarah Kim (sdk2158)

10/6/2025



1] CASE STUDY INTRODUCTION

- 1] Location and overview
- 2] Focus area

CITY



DISTRICT



2000m

NEIGHBORHOOD



500m



〒151-0053 東京都渋谷区代々木3丁目



500m



2] CHARACTER

2.1 Streets and Buildings

2.2 Mixed Uses and Walkability

2.3 Parking







Characteristics of street system

- Street systems are not a perfect grid
- The block size and shapes differ every block

Street types



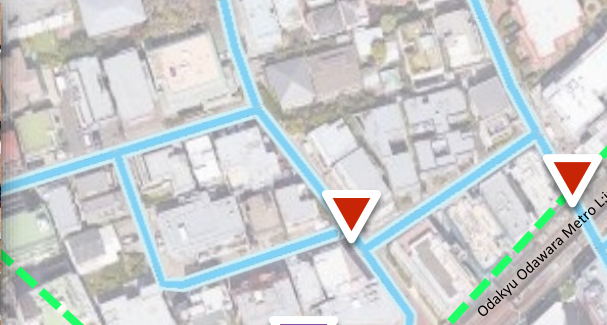


Street types

Street system
(Highlighted)

Wider street
Two-ways

Narrow street



Narrow street
One way-ways



- Streets are narrow observed to be 2m-4m (6-13 ft)
- There is no distinctive pedestrian sidewalk
- Cannot speed up in one-way street, speed of driving might be slow.
- All kinds of transportation means mingle on the street.
- Low rise buildings from 1- 5 floors are observed

Wider street
Two-ways



- Wider road accommodating two-way roads (wider than 4m (13ft))
- Pedestrian sidewalks are separated.
- Restaurants, offices and higher buildings are observed

YOYOGI – SHIBUYA, TOKYO, JAPAN

2] CHARACTER

2.1 Streets and Buildings



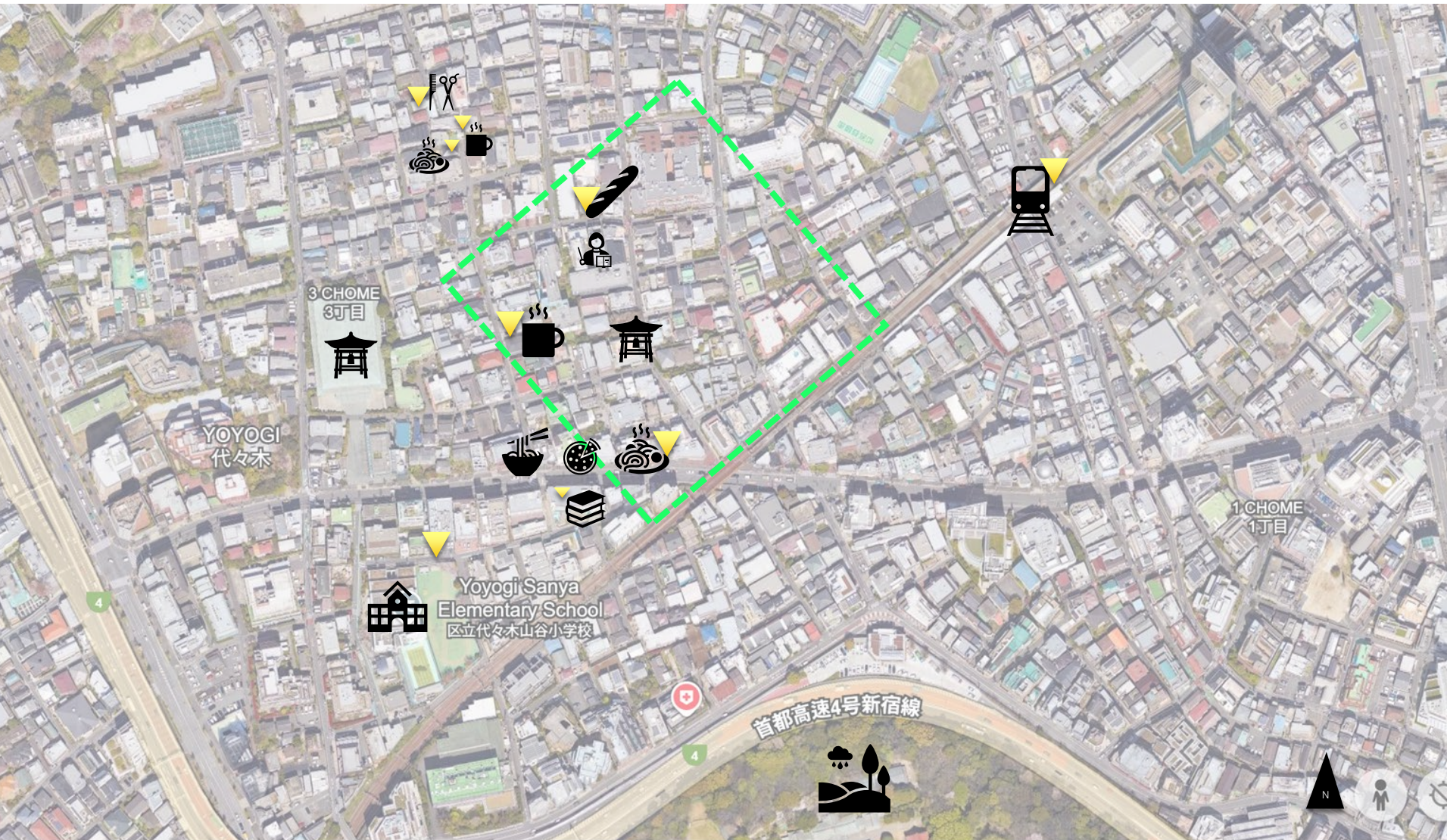
Single family housing
(Traditional and modern)

Multi-family housing 2-3 floors

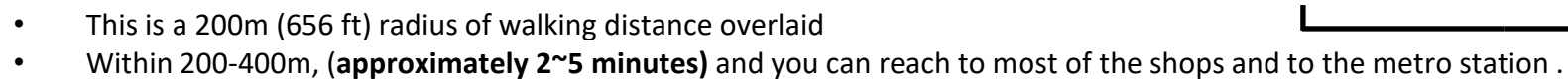
Multi-family housing 5-6 floors



2.2 Mixed Uses and Walkability



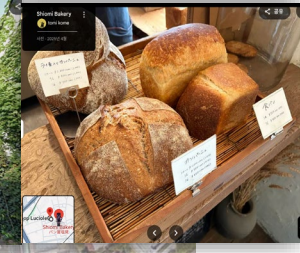
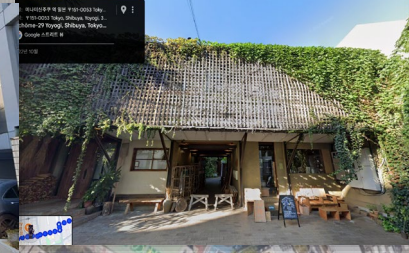
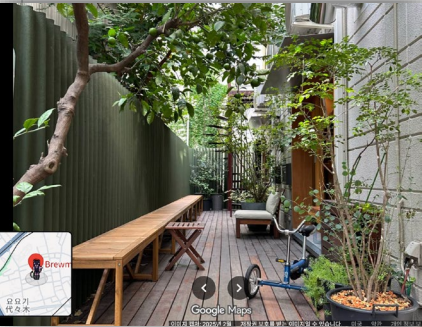
- In the focus zone, all kinds of amenities and daily needs can be found such as coffee shops, bakery, restaurants, metro station and elementary schools.



YOYOGI – SHIBUYA, TOKYO, JAPAN

2] CHARACTER

2.2 Walkable Distance Mixed Uses



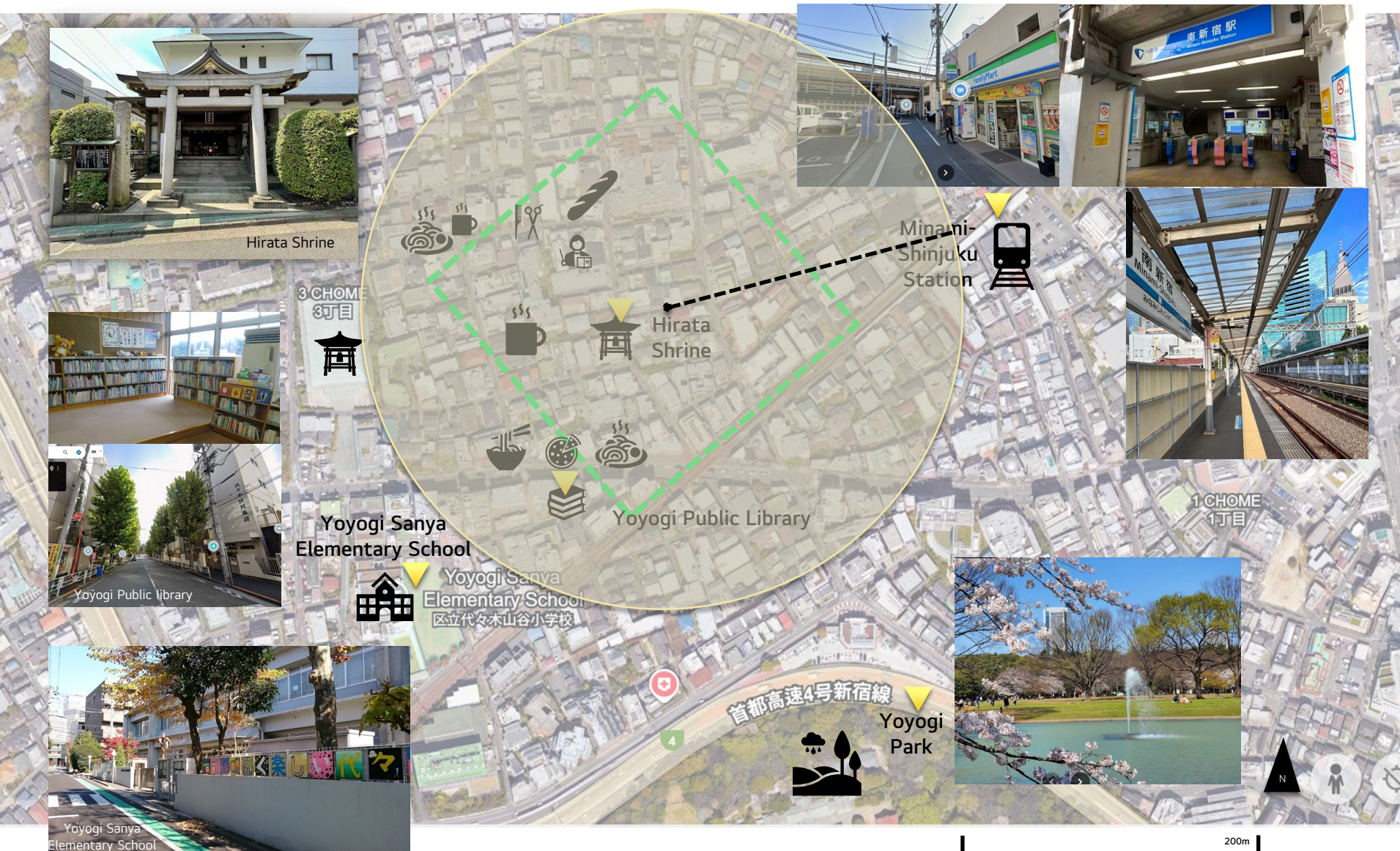
Victoria Language Institute



Local shops

Local Amenities







5 Using setback and multiple parking spots



Using setback



Under the canopy



- No street parking
- Generally parking spaces are not easily found
- Observed different ways of parking using **setback space** and the **ground floor** (piloti/under canopy)
- Only near the station (No.6) and large buildings seem to have multiple parking spots (No.5)

Spacious and separate parking space

3] BACKGROUND

3.1 Planning Framework

3.2 History of Yoyogi village

3.3 Earthquakes



Organisation of spatial and land-use planning in Japan

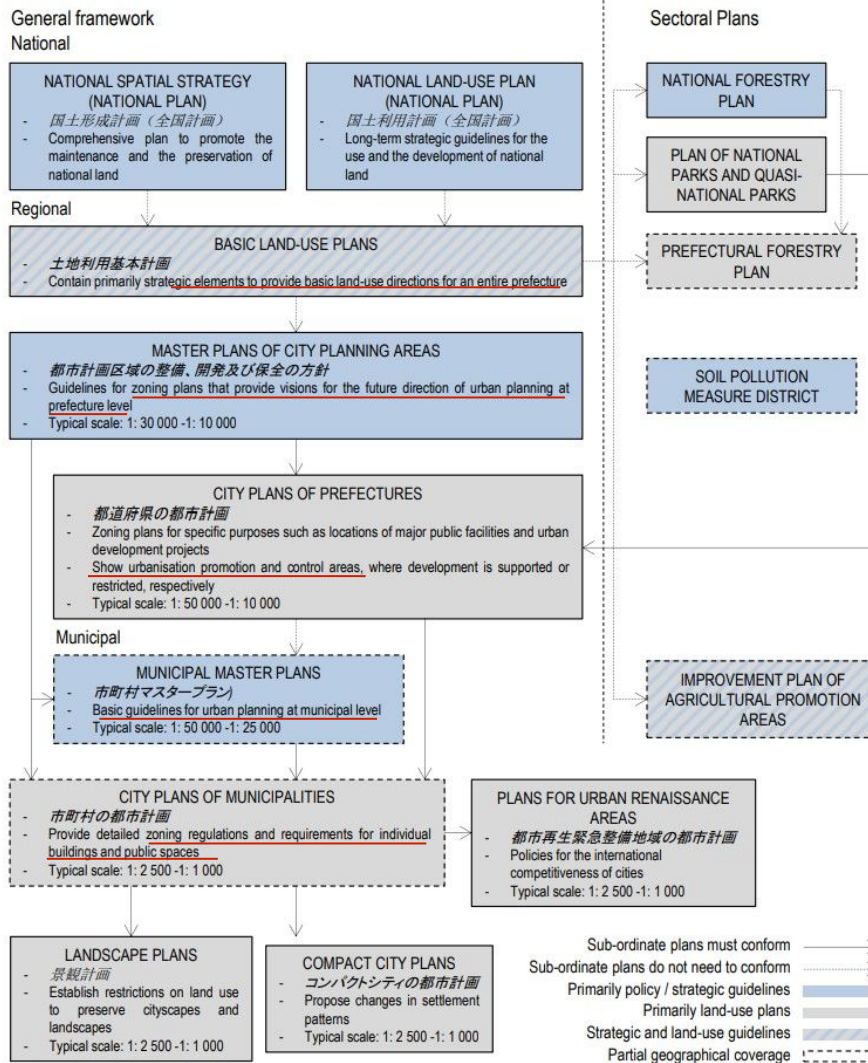


Diagram of Japan's spatial and land-use planning hierarchy showing how **national, regional, and local levels** work together to manage urban development. It explains how plans "Waterfall" from the national level down to cities, while **sectoral plans** (for forestry, parks, pollution, etc.) run in parallel

National

- Focuses on **balanced regional growth, resilience, and infrastructure**
- Updated every ~5 years by the **Ministry of Land, Infrastructure, Transport, and Tourism (MLIT)**.

Regional

- Created by **prefectures** (都道府県).
- Translate national goals into strategic land-use guidelines for the entire prefecture.
- Define the long-term direction of urbanization, infrastructure, and zoning
- Guide where future urban growth should happen (and where it should not).

Municipal

- Each **city, ward, or town** prepares this under the Prefectural Master Plan.
- Show **local-level urban vision**, including housing, schools, roads, and open space.

Plan Type	Level	Binding Relationship
National Spatial & Land-Use Plans	National	Strategic → not site-specific
Basic Land-Use Plan	Prefectural	Strategic, broad coverage
Master Plan for City Planning Area	Prefectural	Defines growth areas and zoning
City/Municipal Plans	Local	Legally binding for construction & land use
Sectoral Plans	Specialized	Must coordinate with base plans

UNDP



Bureau of Urban Development Tokyo Metropolitan Government

Foundation of Tokyo's City Planning System (都市計画区域)

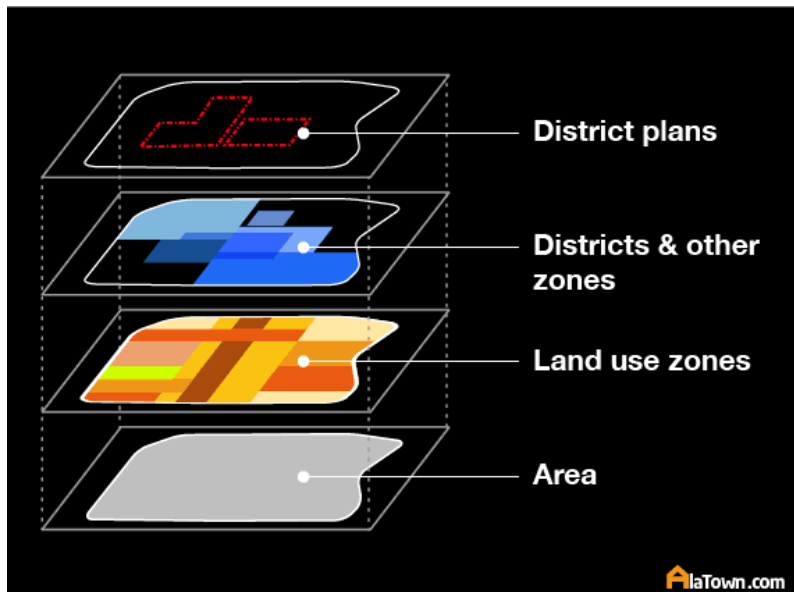
Tokyo's planning system divides land into **promotion (urban)** and **control (non-urban)** areas to **balance growth and nature**.

Japanese Term	English Term	Main Role
都市計画区域	City Planning Area	Defines where planning law applies
市街化区域	Urbanization Promotion Area	Urban growth encouraged, zoning applied
市街化調整区域	Urbanization Control Area	Urban development restricted to protect nature
準都市計画区域	Quasi-City Planning Area	Lightly regulated rural edges

The Layers of Tokyo Metropolitan Planning

Layer	Japanese Term	Level	Main Function
1. Area	都市計画区域	Tokyo Metropolitan Government	Defines where urban rules apply
2. Land Use Zone	用途地域	Tokyo Citywide / Ward	Defines permitted uses and densities
3. Districts & Zones	地区・区域	City / Ward	Adds overlay rules (fire, scenic, height, etc.)
4. District Plan	地区計画	Local / Block	Detailed design & building rules

- All 23 wards = **Urbanization Promotion Area**
- Tama region = **Mixed Promotion and Control**
- Mountains & islands = **Urbanization Control or Non-designated Areas**



<https://alatown.com/japanese-building-law/>

After WWII, U.S Army Occupation (1946 to 1964)



Washington Heights was a United States Armed Forces housing complex located in Shibuya, Tokyo during the occupation of Japan by Allied forces.

Constructed in 1946, it remained in operation until 1964, by which point all land had been returned to Japanese control.

From 1946 to 1964 Washington Heights consisted of 827 homes, theaters, churches, schools, stores and more. Over 2,000 Americans lived there

Back to Japan's hand: Yoyogi Park and Olympic Village (1967~)



Yoyogi National Gymnasium (Kenzo Tange)

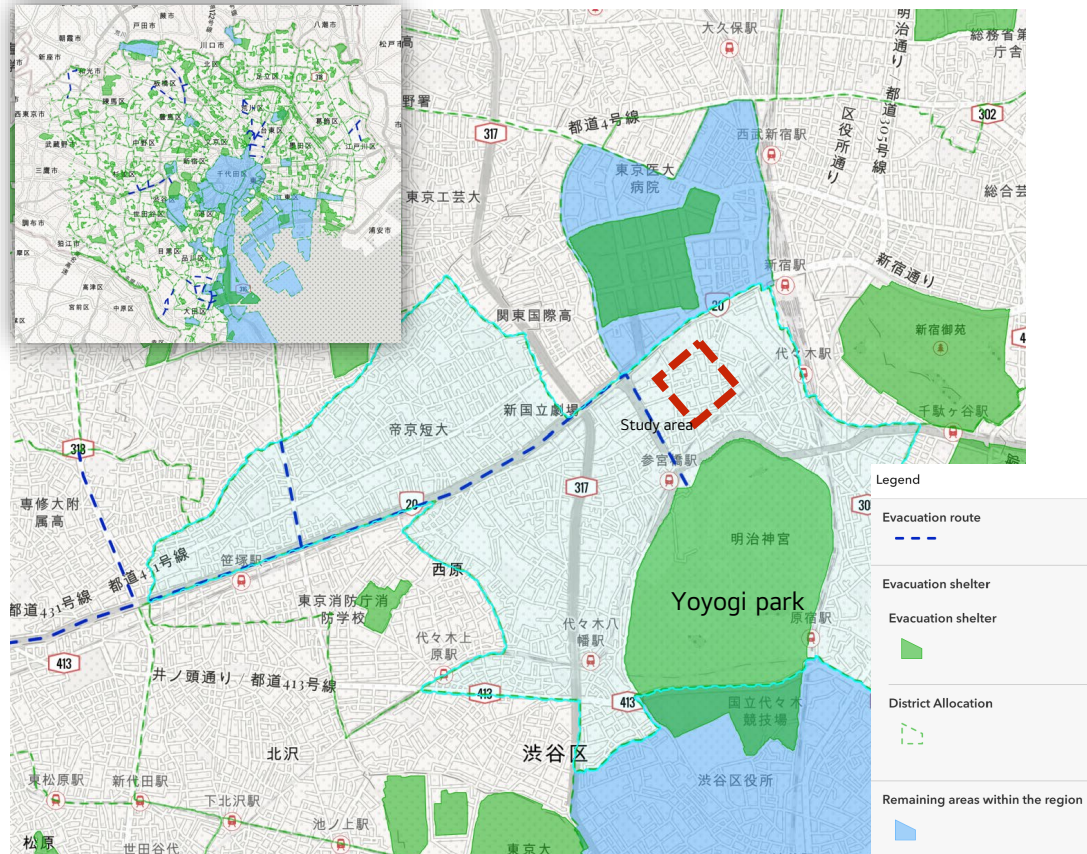
The area was then handed back to Japan in 1964, and the Tokyo Metropolitan Government created Yoyogi Park (1967) and the Yoyogi National Gymnasium (Kenzo Tange).

Tokyo Olympics and 1960s Rezoning

- Parkland was zoned as 都市計画公園 (Urban Planning Park) under the City Planning Law.
- Surrounding areas kept residential zones, but with more **flexibility for mid-rise housing to absorb Tokyo's population boom.**

After the **1923 Great Kantō Earthquake**, the Tokyo government realized that narrow streets and a lack of open space worsened fires and blocked evacuations. Therefore, Yoyogi park has a evacuation site function for the Yoyogi 3 chome, the focus area.

Designation of evacuation sites in the event of a fire during an earthquake



Bureau of Urban Development Tokyo Metropolitan Government

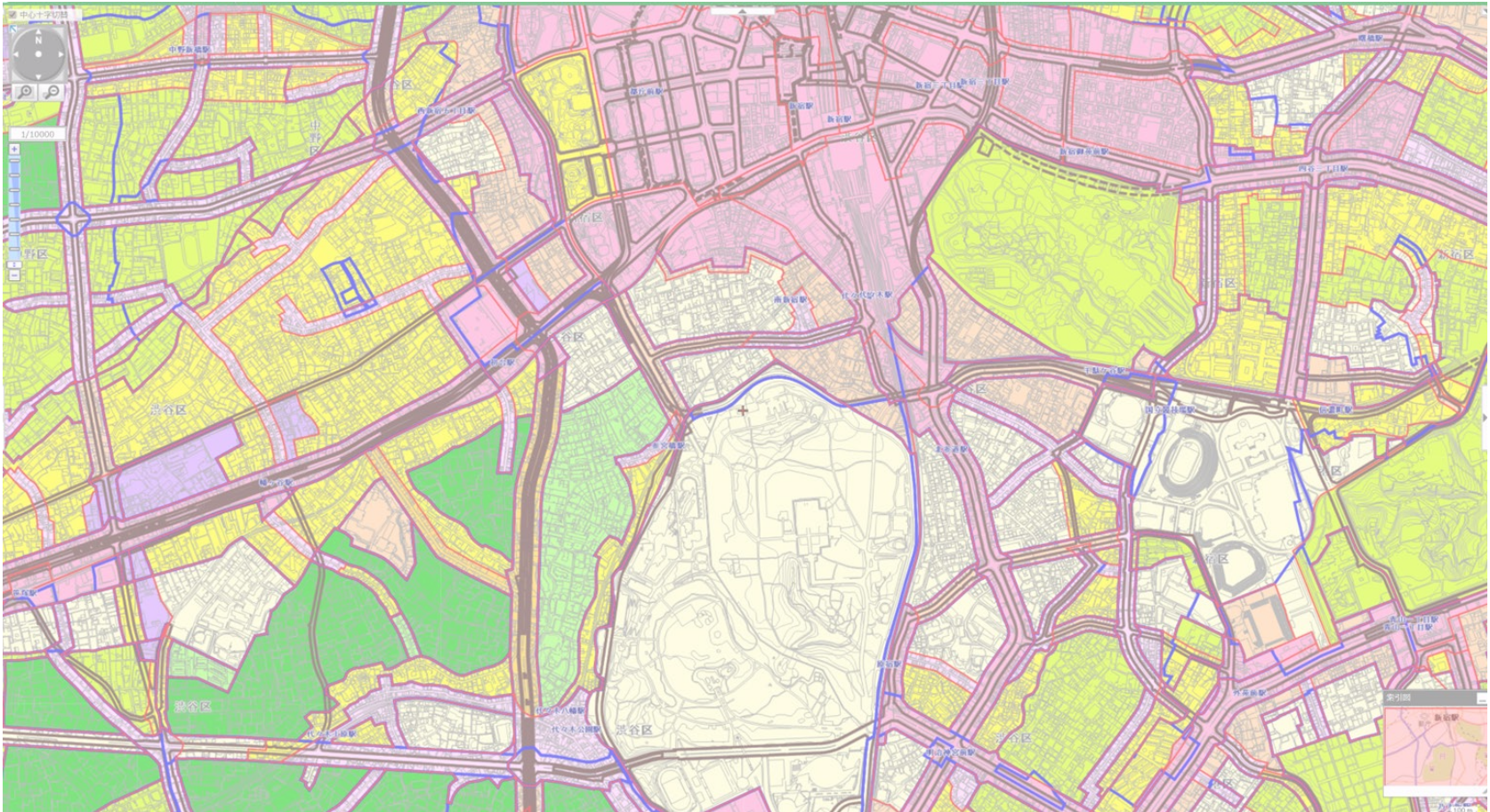
Year	Number of earthquakes
2010	1
2011	34
2012	10
2013	7
2014	6
2015	7
2016	22
2017	6
2018	5
2019	5
2020	4
2021	7
2022	8
2023	6
2024	10
2024*	2

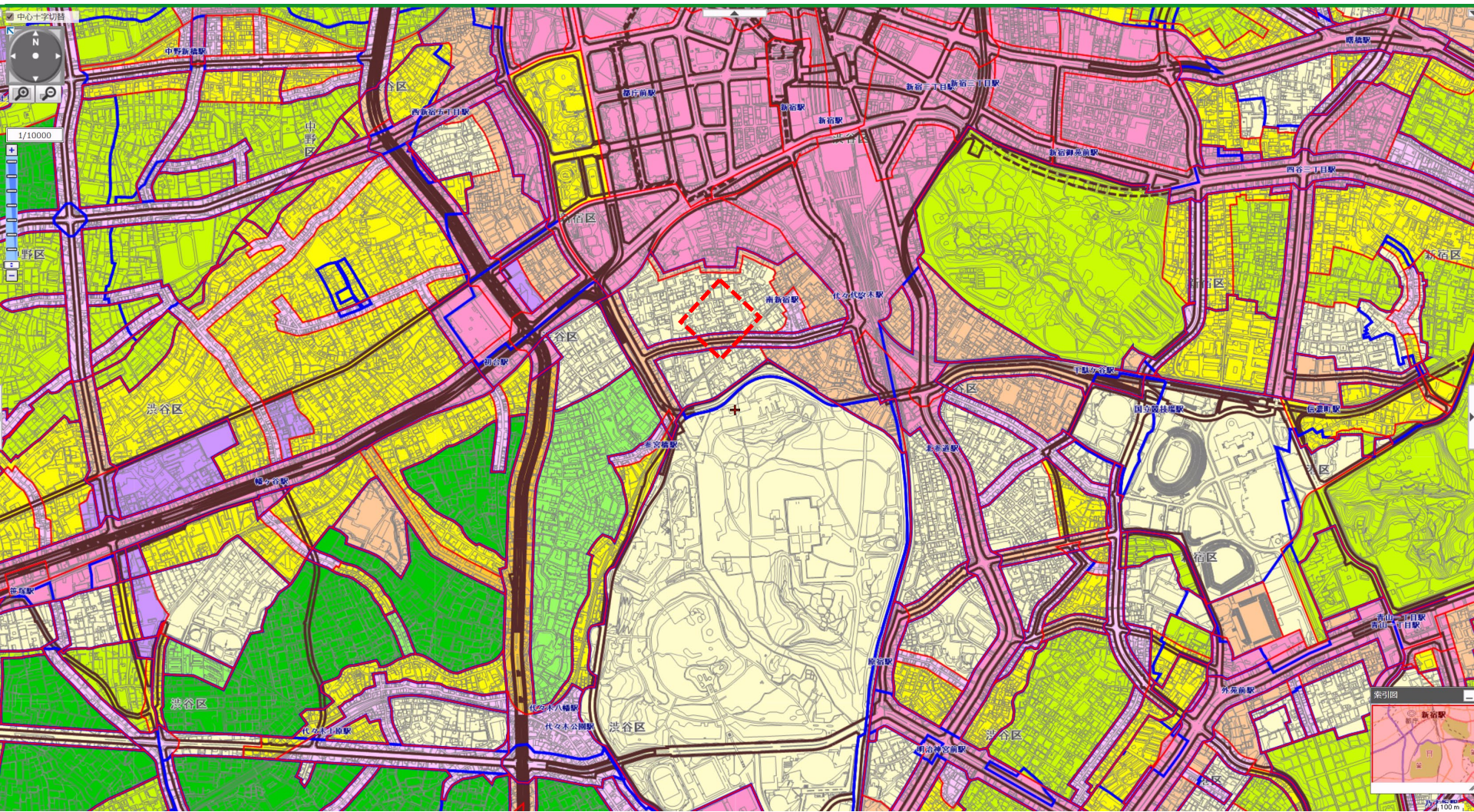
Statistica



4] ZONING ANALYSIS

- 4.1] Zoning Map
- 4.2] Zoning Summary
- 4.3] Zoning Explained





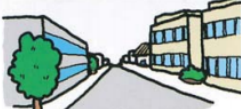
Source: Bureau of Urban Development Tokyo Metropolitan Government

Land Use 12 Categories

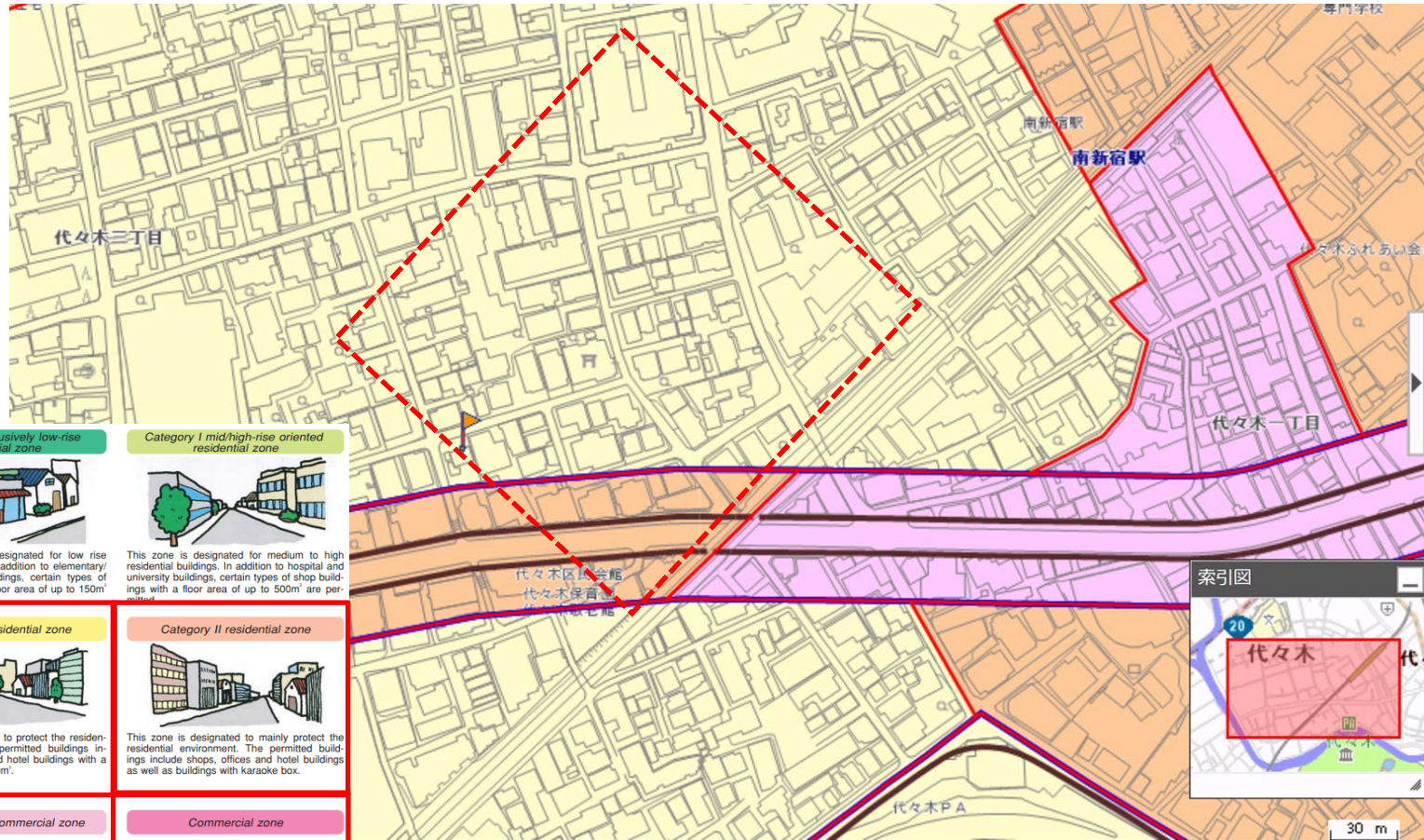
Japanese

第一種低層住居専用地域  低層住宅のための地域です。小規模なお店や事務所をかねた住宅や、小中学校などが建てられます。	第二種低層住居専用地域  主に低層住宅のための地域です。小中学校などのほか、150m2までの一定のお店などが建てられます。	第一種中高層住居専用地域  中高層住宅のための地域です。病院、大学、500m2までの一定のお店などが建てられます。
第二種中高層住居専用地域  主に中高層住宅のための地域です。病院、大学などのほか、1,500m2までの一定のお店や事務所など必要な利便施設が建てられます。	第一種住居地域  住居の環境を守るための地域です。3,000m2までの店舗、事務所、ホテルなどは建てられます。	第二種住居地域  主に住居の環境を守るための地域です。店舗、事務所、ホテル、カラオケボックスなどは建てられます。
準住居地域  道路の沿道において、自動車関連施設などの立地と、これと調和した住居の環境を保護するための地域です。	近隣商業地域  まわりの住民が日用品の買物などをするための地域です。住宅や店舗のほかに小規模の工場も建てられます。	商業地域  銀行、映画館、飲食店、百貨店などが集まる地域です。住宅や小規模の工場も建てられます。
準工業地域  主に軽工業の工場やサービス施設等が立地する地域です。危険性、環境悪化が大きい工場のほかは、ほとんど建てられます。	工業地域  どんな工場でも建てられる地域です。住宅やお店は建てられますが、学校、病院、ホテルなどは建てられません。	工業専用地域  工場のための地域です。どんな工場でも建てられますが、住宅、お店、学校、病院、ホテルなどは建てられません。

English

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.

?



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.

YOYOGI – SHIBUYA, TOKYO, JAPAN



東京都 都市整備局

BUREAU OF URBAN DEVELOPMENT TOKYO METROPOLITAN GOVERNMENT



2画面表示



リンク



使い方が

都市計画情報

マップ切替

現在地 渋谷区代々木3丁目 付近

地形図

入力例:新宿区西新宿2丁目

詳細情報

選択地点の詳細情報が表示されます。

用途地域

用途種別：第2種中高層住居専用地域
建ぺい率：60%
容積率：300%
外壁の後退距離：-
敷地面積の最低限度：-
高さの最高限度：-

Use type: Category 2 medium-to-high-rise residential zone

Building coverage ratio: 60%
Floor area ratio: 300%
Exterior wall setback distance: -
Minimum site area: -
Maximum height: -

高度地区

種別：第3種高度地区
最高限度：30メートル
最低限度：-

Type: Type 3 Height
Limit: 30 meters
Minimum: -

防火・準防火地域

準防火地域

Semi-fire prevention area

特定街区

-

都市再生特別地区

-

特定防災街区整備地区

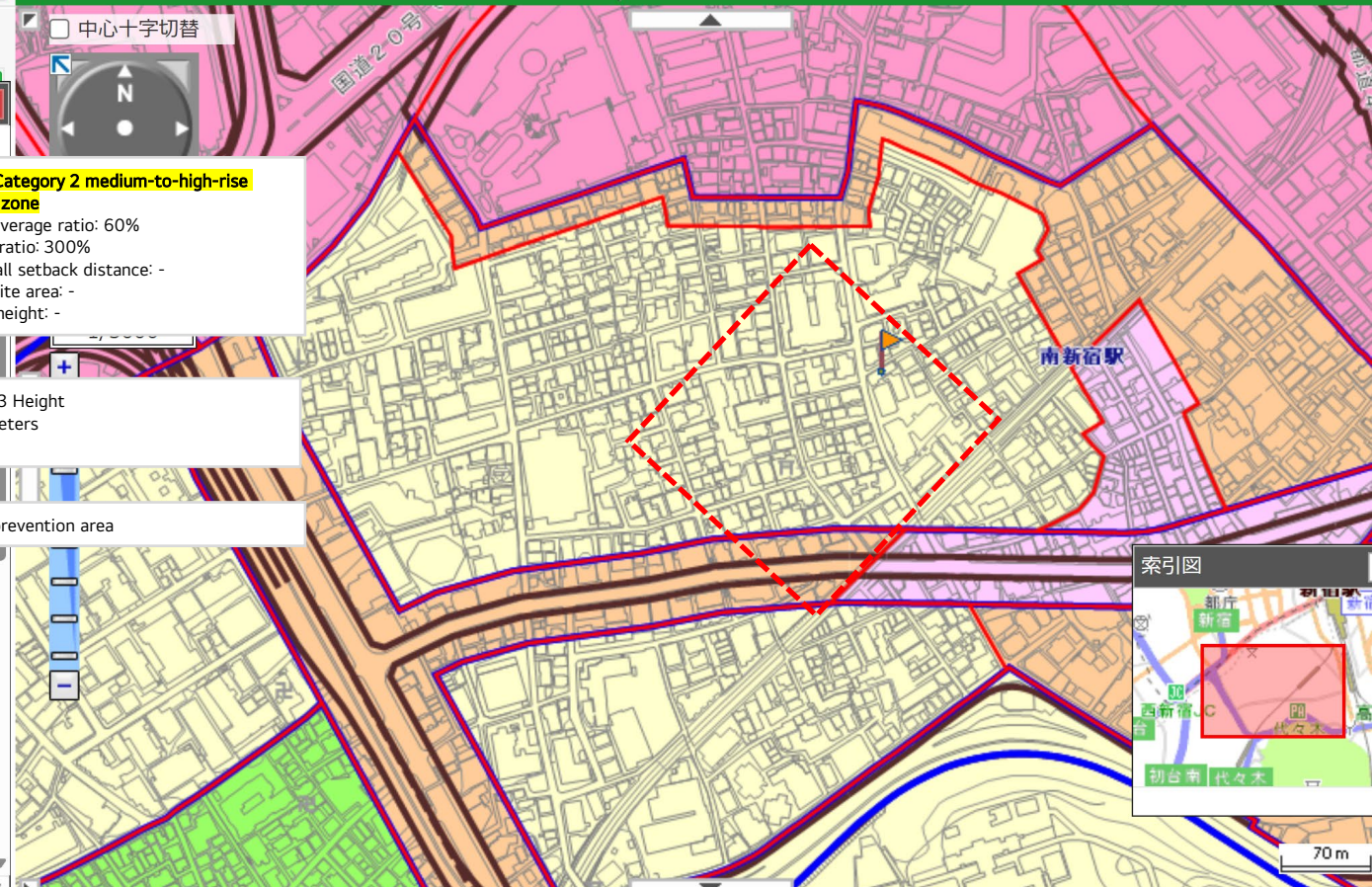
-

風致地区

-

特別緑地保全地区

-



索引図





都市計画情報

マップ切替

現在地 渋谷区代々木3丁目 付近

入力例:新宿区西新宿2丁目

詳細情報

選択地点の詳細情報が表示されます。

用途地域

用途種別: 第2種中高層住居専用地域
建ぺい率: 60%
容積率: 300%
外壁の後退距離: -
敷地面積の最低限度: -
高さの最高限度: -

Use type: Category 2 medium-to-high-rise residential zone

Building coverage ratio: 60%
Floor area ratio: 300%
Exterior wall setback distance: -
Minimum site area: -
Maximum height: -

高度地区

種別: 第3種高度地区
最高限度: 30メートル
最低限度: -

Type: Type 3 Height
Limit: 30 meters
Minimum: -

防火・準防火地域

準防火地域

特定街区

-

都市再生特別地区

-

特定防災街区整備地区

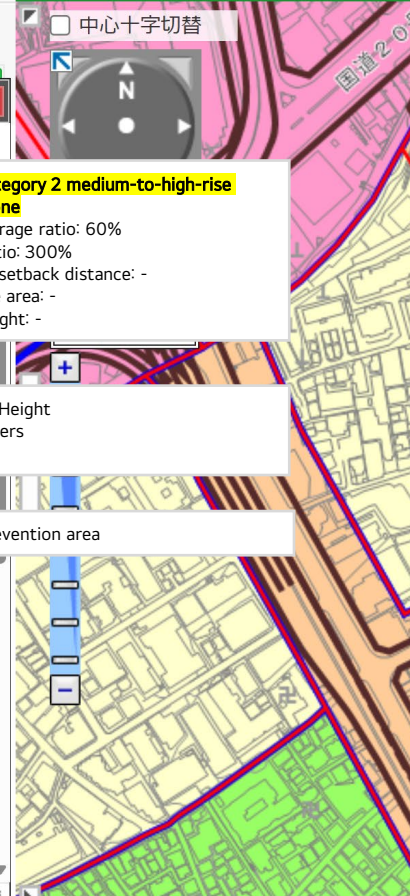
-

風致地区

-

特別緑地保全地区

-



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 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.

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.

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.

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 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.

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.

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.

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 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.

Commercial zone



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

都市計画情報

マップ切替

現在地 渋谷区代々木2丁目 付近

地形図

入力例:新宿区西新宿2丁目

検索

詳細情報

選択地点の詳細情報が表示されます。

用途地域

用途種別：第2種住居地域
建ぺい率：60%
容積率：400%
外壁の後退距離：-
敷地面積の最低限度：-
高さの最高限度：-

Use type: Category 2 Residential Area

Building coverage ratio: 60%
Floor area ratio: 400%
Exterior wall setback distance: -
Minimum site area: -
Maximum height: -

高度地区

種別：
最高限度：40メートル
最低限度：-

Type:
Limit: 40 meters
Minimum: -

防火・準防火地域

防火地域

特定街区

-

都市再生特別地区

-

特定防災街区整備地区

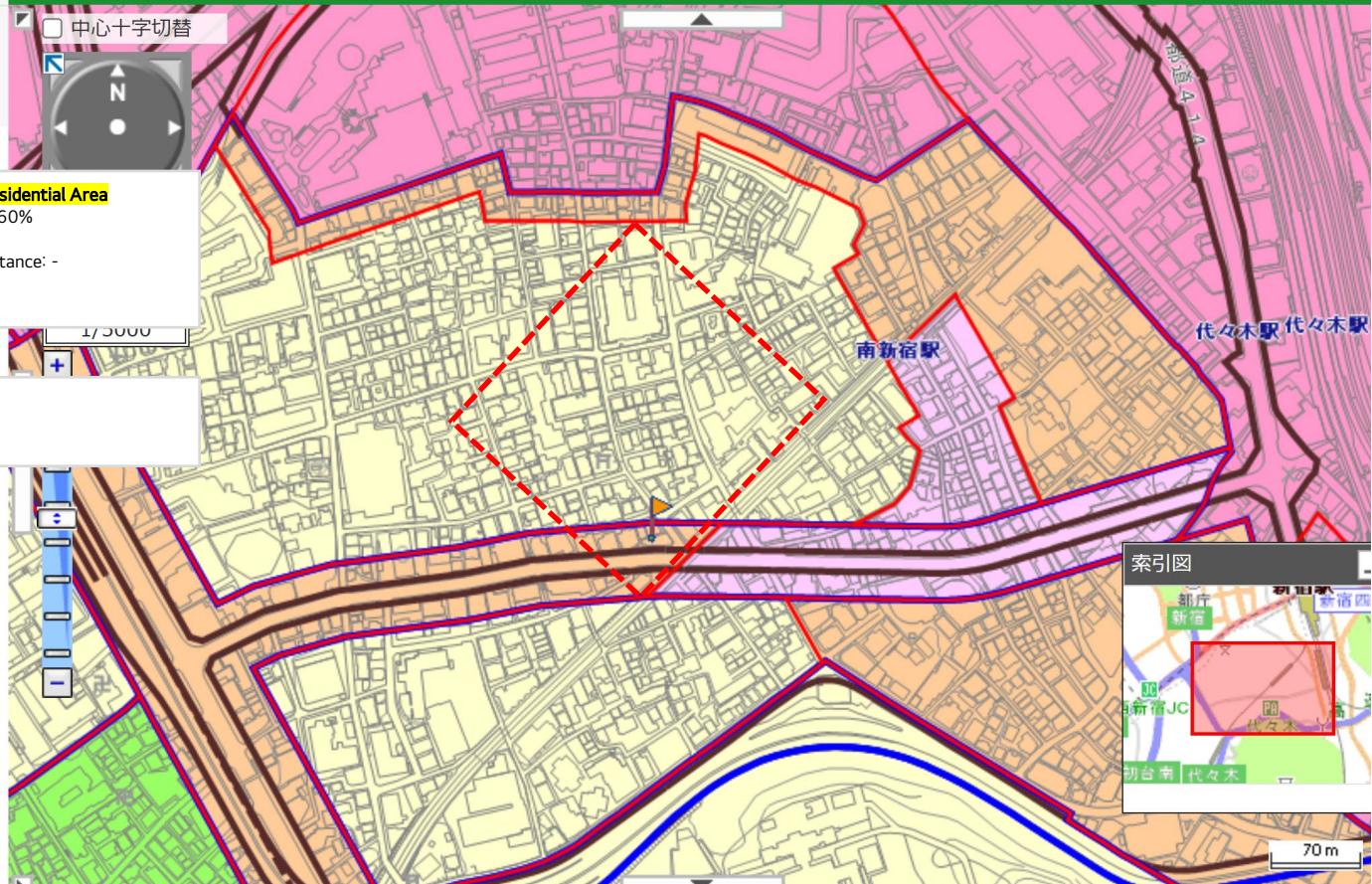
-

風致地区

-

特別緑地保全地区

-





都市計画情報

マップ切替

現在地 渋谷区代々木2丁目 付近

入力例:新宿区西新宿2丁目

検索

詳細情報

閉じる

選択地点の詳細情報が表示されます。

用途地域

Use type: Category 2 Residential Zone

用途種別: 第2種住居地域
建ぺい率: 60%
容積率: 400%
外壁の後退距離: -
敷地面積の最低限度: -
高さの最高限度: -

Building coverage ratio: 60%
Floor area ratio: 400%
Exterior wall setback distance: -
Minimum site area: -
Maximum height: -

高度地区

種別:
最高限度: 40メートル
最低限度: -

Type:
Limit: 40 meters
Minimum: -

防火・準防火地域

防火地域

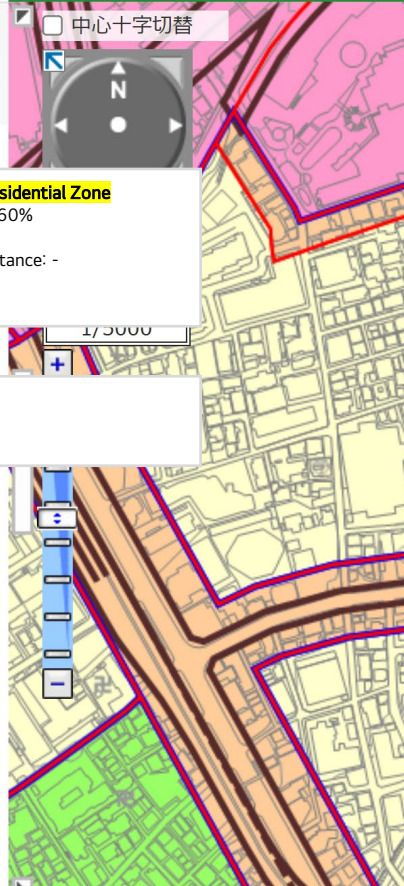
特定街区

都市再生特別地区

特定防災街区整備地区

風致地区

特別緑地保全地区



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 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.

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.

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.

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 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.

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.

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.

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 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.

Commercial zone



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

Category II Mid/high-rise oriented residential zone

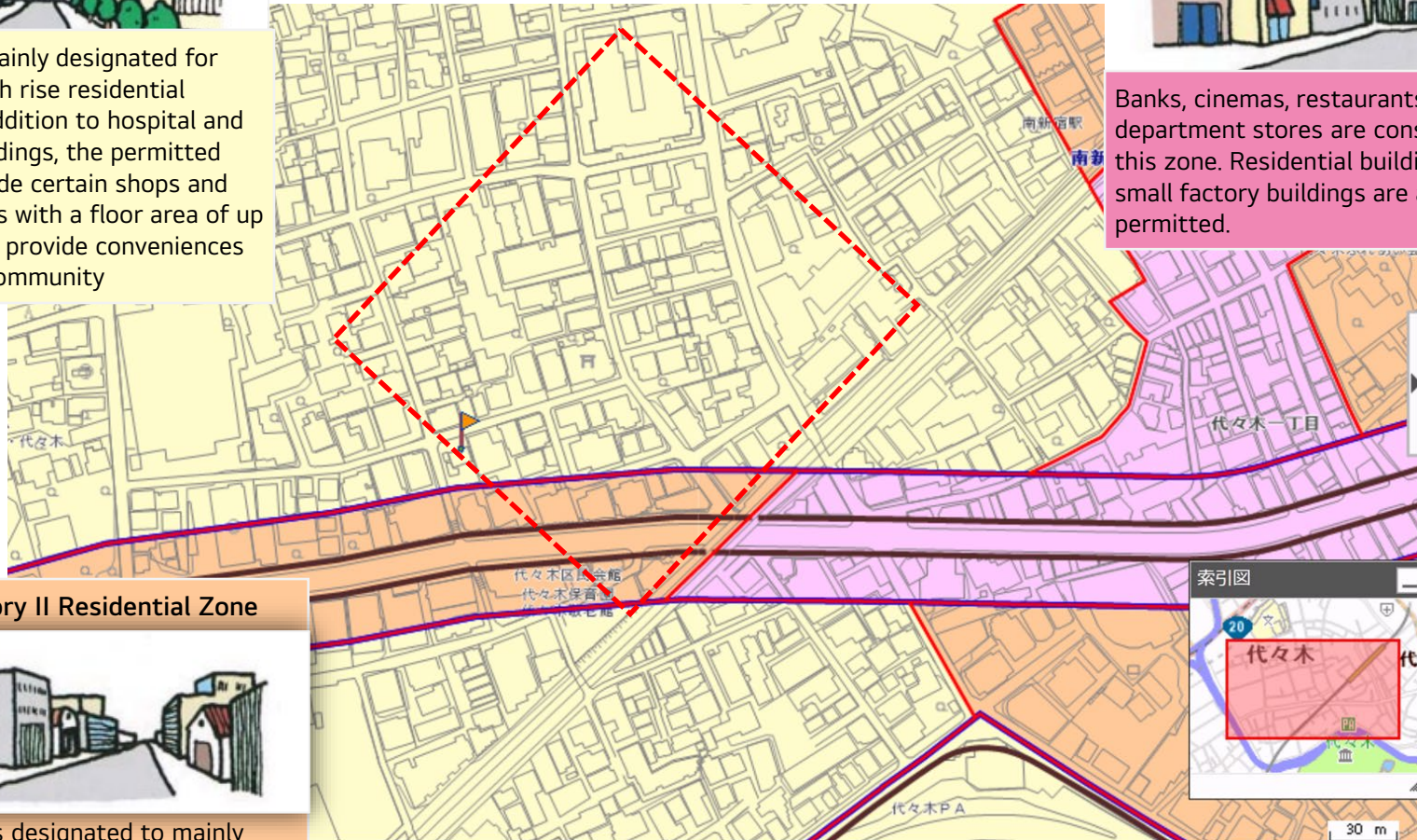


This zone is mainly designated for medium to high rise residential buildings. In addition to hospital and university buildings, the permitted buildings include certain shops and office buildings with a floor area of up to 1,500m² to provide conveniences for the local community

Category II Residential Zone



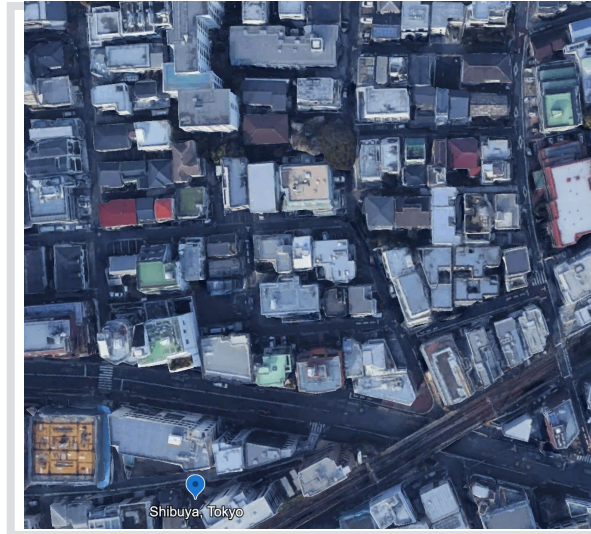
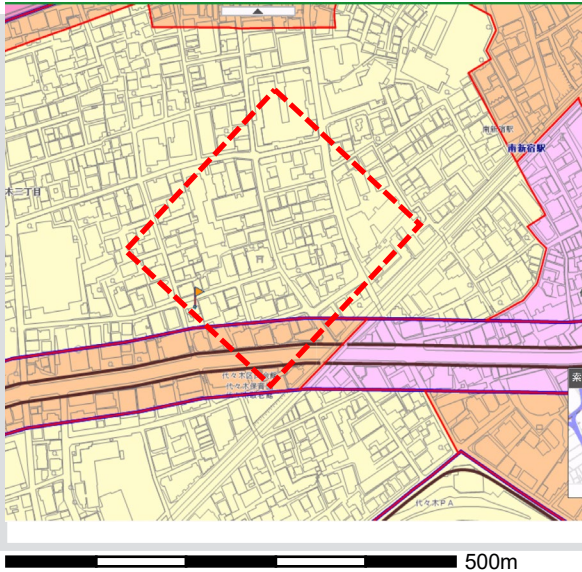
Banks, cinemas, restaurants and department stores are constructed in this zone. Residential buildings and small factory buildings are also permitted.



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



SUMMARY OF ZONING REGULATIONS (See Appendix for supporting research)				NOTES:
1	ZONING DISTRICTS	Category II medium-to-high-rise residential zone	Category II Residential zone	The entire Shibuya Ward is Urbanization Promotion Area
2	LAND USE	Residential	Residential	Semi-fire prevention area applied for Category II medium-to high-rise residential area
3	FAR	300%	400%	<i>The floor area ratio (FAR) – yosekiritsu 容積率 – sets the maximum possible floor area (totalled across all floors)</i>
4	SITE COVERAGE	60%	60%	Building Coverage Ratio is used in Japan
5	SETBACKS	Minimum 2m from the center of the road	Minimum 2m from the center of the road	Road setbacks (article 42) Road diagonal slope (道路斜線制限) North-side slope limit (北側斜線制限)
6	HEIGHT	30m	40m	<i>Minimum and maximum height controls</i>
OTHER NOTABLE ZONING REGULATIONS				
7	Absolute height limits	Absolute height restrictions limits the height of buildings to 10m or 12m or less for Category 1 low-rise residential area, a Category 2 low-rise residential area, or a rural residential area .		
8	Parking Lot Law	Since 1954, Large-scale buildings only require parking lots. Single to multi family housing are not required by Parking Lot law.		

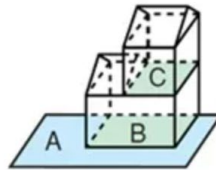
1. Building Coverage Ratio (BCR) (Kenperitsu 建蔽率)

The building coverage ratio (BCR) – *kenperitsu* 建蔽率 – regulates the maximum portion of the land that can be built upon.

The BCR varies according to which land use zone the property is located within. It limits building density, preventing fires from spreading between adjacent buildings; ensuring light and air penetration; and loosely controlling urban character.

● Building Coverage Ratio (BCR)

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



https://www.realestate-tokyo.com/news/floor-area-ratio-and-building-coverage-ratio/?utm_source=chatgpt.com

2. Floor-Area Ratio (FAR) (Yousekiritsu 容積率)

The floor area ratio (FAR) – *yousekiritsu* 容積率 – sets the **maximum possible floor area** (totalled across all floors). This is expressed as a percentage of the site area.

3. National Parking Law (駐車場法, 1957)

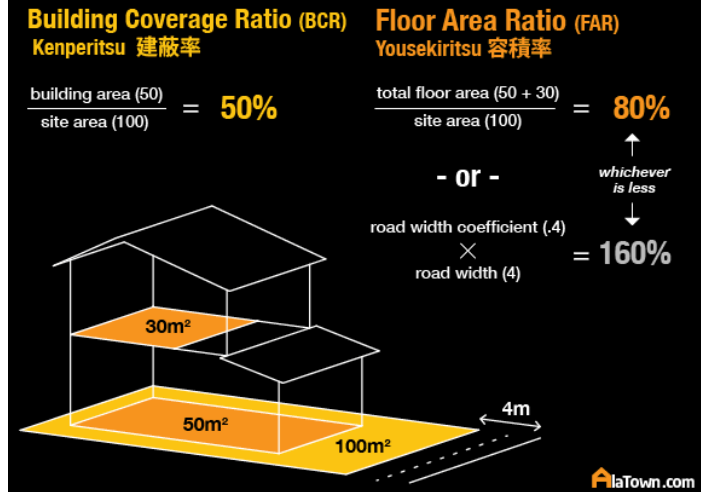
The **mandatory parking provision rules** mainly apply to **large-scale buildings** (offices, malls, hospitals, apartments above a certain floor area).

Residential buildings (集合住宅 / apartments, condos) If total floor area > 2,000 m², the developer must provide parking.

Proof of Parking Rule (車庫証明制度, 1962–)

If you want to **own/register a car**, you must prove you have a parking space within **2 km of your home**.

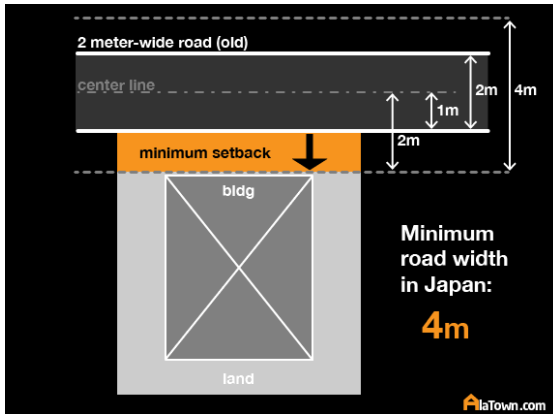
https://www.toshiseibi.metro.tokyo.lg.jp/documents/d/toshiseibi/pdf_keikaku_chousa_singikai_pdf_keikaku_en_03



<https://alatown.com/japanese-building-law/>

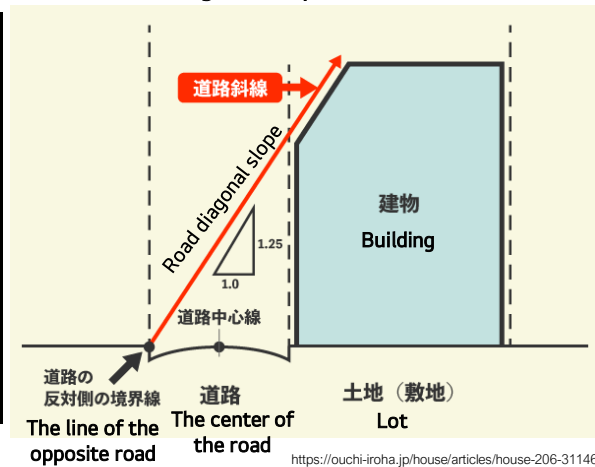
Setbacks

Road setbacks (article 42)



Buildings facing a road less than 4 meters wide must "set back" from the centerline so that the road can eventually be widened to 4m.

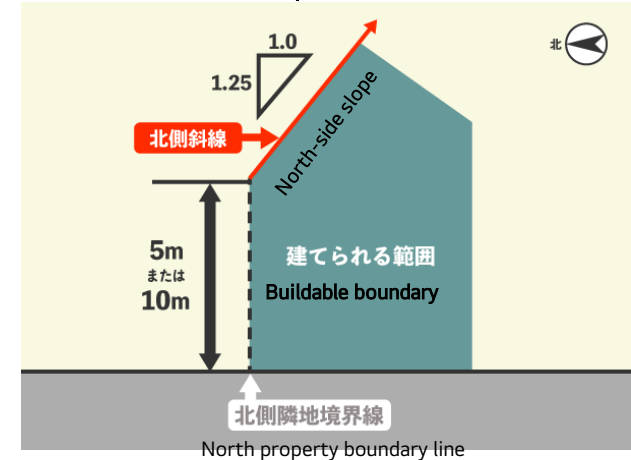
Road diagonal slope (道路斜線制限)



Road slope restrictions limit the height of buildings with the aim of "not interfering with ventilation, lighting, and sunlight on the road in front" and "not oppressing the surrounding area."

Buildings must be constructed within a range that does not exceed the **road diagonal line**, which is determined by the boundary line on the opposite side of the road adjacent to the site" and the center line of the front road.

North-side slope limit (北側斜線制限)



The north slope restriction limits the height of buildings with the aim of "ensuring that buildings built on the north side are not obstructed by lighting and sunlight." Buildings must be constructed within the range determined by the north property boundary line.

How to determine the north diagonal line

- Using the northern boundary line as a reference point, draw a line with the specified gradient at a height of 5m or 10m above the boundary line.
- The default slope is set to the angle formed by a right triangle of 1.25:1.

5] ZONING IMPACT

5.1 Impact of Land Use

5.1 Impact of Parking Law

5.3 Impact of Setback Rules

5] ZONING IMPACT – Land Use

Impact of Land Use

1. Flexible housing construction and variation of different housing

Japanese Land Use allows flexible housing constructions, therefore, variety of housing types co-exist. Except one land use (Exclusive industrial districts), 11 out of 12 Use districts allow housings. The zone restricts on the height and setbacks, single or multi-family housing can be built within a single zone.

Table 3-6 Restrictions on Building Use within Use Districts (as of April 1, 2023)

Restrictions on building use within use districts	Notes										
○ Construction permissible × Construction impermissible ① ② ③ ④ ▲ Restrictions on area, number of stories, etc.											
House, apartment, dormitory, lodgings	○	○	○	○	○	○	○	○	○	○	×
Partly residential property, the non-residential floor area of which is 50 m ² or less and constitutes less than one half of the total floor area of the building	○	○	○	○	○	○	○	○	○	○	×



Single family housing
(Traditional and modern)



Multi-family housing 2-3 floors



Multi-family housing 5-6 floors

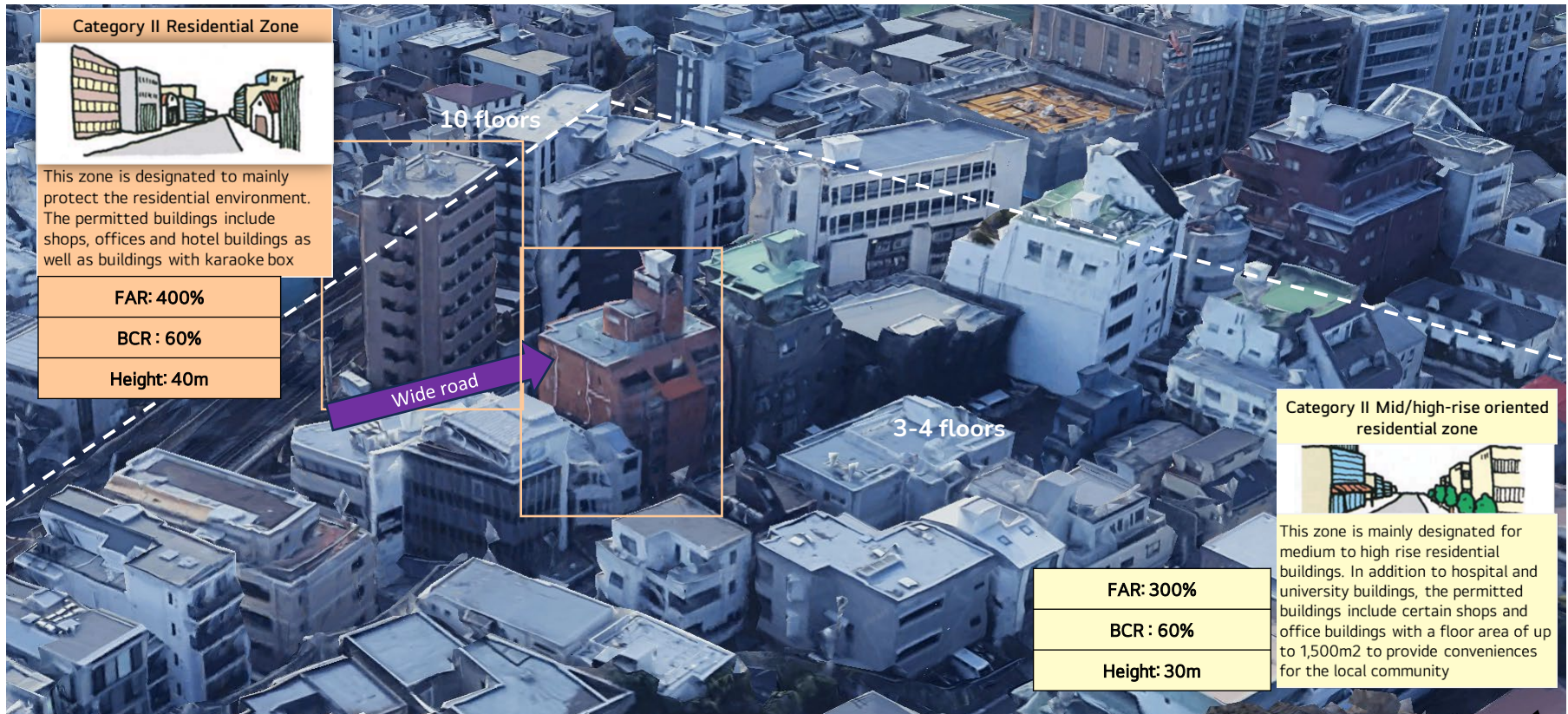
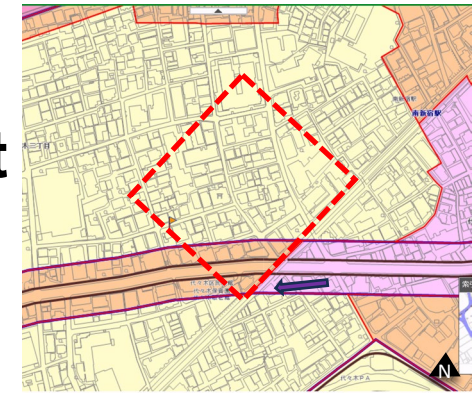


5] ZONING IMPACT – Land Use and height

2. Different FAR and Height limit creates height difference between two zones

Category II Residential Zone along the wide road (Shibuya No.1052 road) allows higher FAR And Height (40m) with mixed uses of housing, offices and even karaoke box.

However, **Category II Mid/high-rise oriented residential zone** allows lower height and FAR compared to the Category II Residential Zone. Smaller streets and



5] ZONING IMPACT – Land Use and height

3. Mixed Use Development and Walkable environment

Building uses are flexible and promote mixed use in residential districts. Stores and offices are both allowed in residential areas, but restrictions apply based on floor area. **Because only scale (i.e. size) of shops and offices matters, different uses can locate within residential areas without rigid separation.**

This type of zoning promotes local amenities within walkable distance in residential neighborhoods. Even public facilities and schools are permitted in residential zones, while amusement and entertainment facilities are restricted to protect the residential environment.

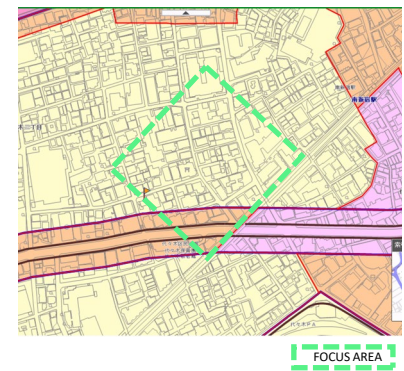
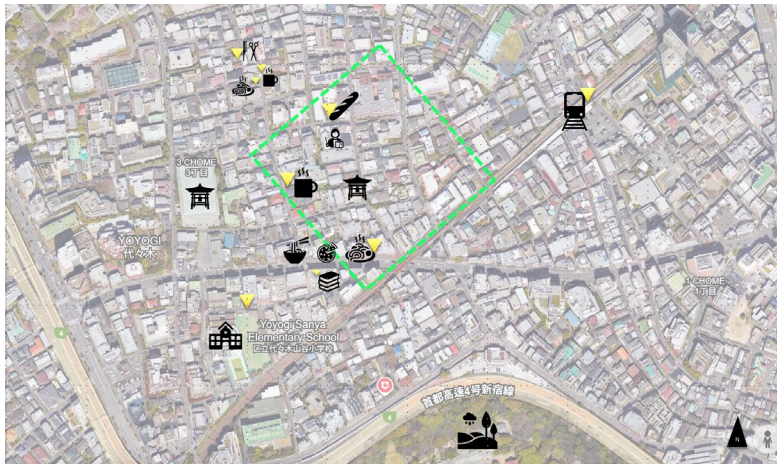


Table 3-6 Restrictions on Building Use within Use Districts

(as of April 1, 2023)



	Restrictions on building use within use districts													Notes
	○ Construction permissible × Construction impermissible													
	①, ②, ③, ④ ▲ Restrictions on area, number of stories, etc.													
	House, apartment, dormitory, lodgings	○	○	○	○	○	○	○	○	○	○	○	×	
	Partly residential property, the non-residential floor area of which is 50 m ² or less and constitutes less than one half of the total floor area of the building	○	○	○	○	○	○	○	○	○	○	○	×	Restrictions on non-dwelling areas
Store, etc.	Store floor area: 150 m ² or less	×	①	②	③	○	○	○	①	○	○	○	④	①Service stores only (those for selling daily necessities, cafe, barber shop, joiner, etc.) Two floors or less
	Store floor area: more than 150 m ² , up to 500 m ²	×	×	②	③	○	○	○	■	○	○	○	④	②In addition to ①, service stores only (retail store, restaurant, insurance agency office, bank branch and housing agency office, etc.)
	Store floor area: more than 500 m ² , up to 1,500 m ²	×	×	×	③	○	○	×	○	○	○	○	④	Two floors or less
	Store floor area: more than 1,500 m ² , up to 3,000 m ²	×	×	×	×	○	○	×	○	○	○	○	④	③ Two floors or less
	Store floor area: more than 3,000 m ² , up to 10,000 m ²	×	×	×	×	×	○	×	○	○	○	○	④	④ Exc. retail stores and restaurants
	Store floor area: more than 10,000 m ²	×	×	×	×	×	×	×	×	○	○	×	×	■ Restricted to direct agricultural shops and restaurants. Two floors or less.
Office, etc.	Office floor area: 150 m ² or less	×	×	×	▲	○	○	○	×	○	○	○	○	
	Office floor area: more than 150 m ² , up to 500 m ²	×	×	×	▲	○	○	○	×	○	○	○	○	
	Office floor area: more than 500 m ² , up to 1,500 m ²	×	×	×	▲	○	○	○	×	○	○	○	○	▲Two floors or less
	Office floor area: more than 1,500 m ² , up to 3,000 m ²	×	×	×	×	○	○	○	×	○	○	○	○	
	Office floor area: more than 3,000 m ² ▲	×	×	×	×	×	○	○	×	○	○	○	○	
Amusement and entertainment facilities	Hotel, inn	×	×	×	×	▲	○	○	○	○	○	×	×	▲3,000 m ² or less
	Bowling alleys, skating rink, swimming pool, golf driving range, batting center, etc.	×	×	×	×	▲	○	○	×	○	○	○	×	▲3,000 m ² or less
	Karaoke boxes, etc.	×	×	×	×	×	▲	▲	×	○	○	○	▲	▲10,000 m ² or less
	Mahjong house, pachinko hall, shooting gallery, off-course betting shop, etc.	×	×	×	×	×	▲	▲	×	○	○	○	▲	▲10,000 m ² or less
	Theater, movie theater, entertainment hall, auditorium	×	×	×	×	×	×	▲	×	○	○	×	×	▲Seating: less than 200 m ²
	Cabaret, dance hall, private room bath, etc.	×	×	×	×	×	×	×	×	×	▲	×	×	▲Exc. private room bath, 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.	○	○	○	○	○	○	○	○	○	○	○	○	
Public facilities, hospitals, schools, 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.	▲	▲	○	○	○	○	○	▲	○	○	○	○	▲600 m ² or less
	Driving school	×	×	×	×	▲	○	○	×	○	○	○	○	▲3,000 m ² or less



5] ZONING IMPACT – Parking Law

National Parking Law (駐車場法, 1957)

- The **mandatory parking provision rules** mainly apply to **large-scale buildings** (offices, malls, hospitals, apartments above a certain floor area).
 - **Only large buildings need to provide parking spots**
- If total floor area > 2,000 m², the developer must provide parking.

Proof of Parking Rule (車庫証明制度, 1962–)

- If you want to **own/register a car**, you must prove you have a parking space within **2 km of your home**.
- This is to **prevent street parking** and to **ensure every car has its own parking space** which leads to **no street parking**

Observation	Impact
No street parking	Strict laws on parking rule and registration ensure acquiring parking space for individual cars and prevent street parking
Parking in setback or 1F	Adaptive response to narrow plots utilizing given plots and setback due to no parking mandate for small residential building
Parking concentrated near stations	Larger buildings are asked to provide parking spots

Using setback



Under the canopy



5 Using setback and multiple parking spots

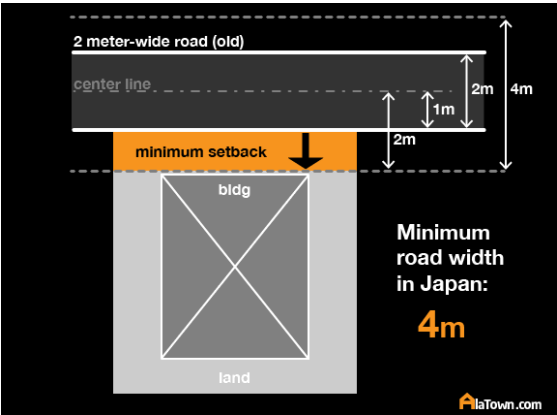


Spacious and separate parking space

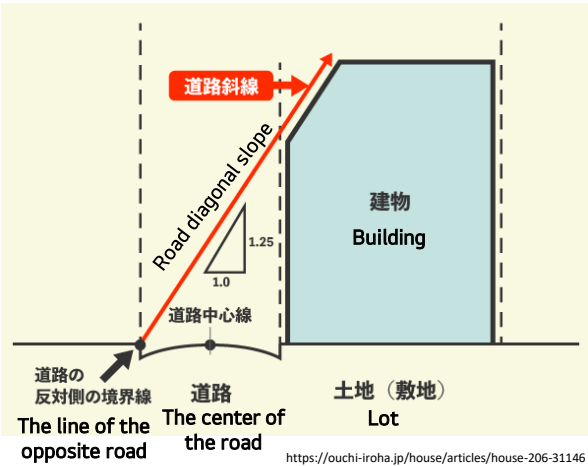
5] ZONING IMPACT – Setback

Different setback rules shape street, building frontage, height and shape of the buildings

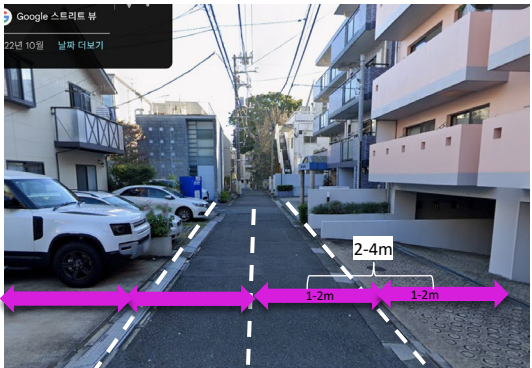
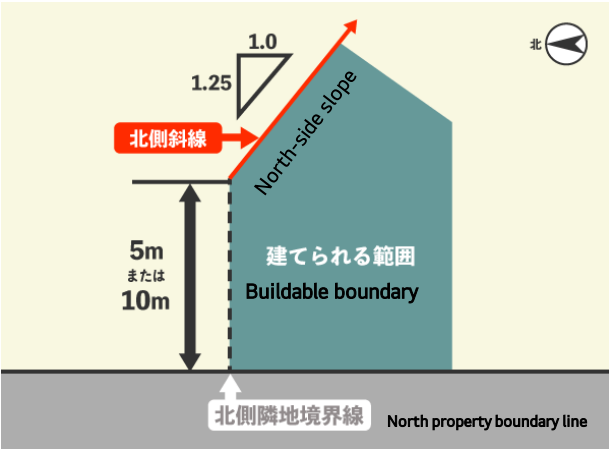
Road setbacks (article 42)



Road diagonal slope (道路斜線制限)



North-side slope limit (北側斜線制限)



Width of the street and building frontage



Height and form of building



form of building (cascade or stair looking roof)

<https://alatown.com/japanese-building-law/>

6A] APPENDIX - BIBLIOGRAPHY

REFERENCES

Planning Framework

<https://www.rahulshankar.com/zoning-in-japan/>

Land Use Map

https://www.mlit.go.jp/crd/city/plan/03_mati/04/index.htm

Yoyogi Park

<https://www.japan.travel/en/spot/1654/>

Tokyo's Planning System

https://www.mlit.go.jp/crd/city/plan/03_mati/02/index.htm

https://www.toshiseibi.metro.tokyo.lg.jp/documents/d/toshiseibi/pdf_keikaku_chousa_singikai_pdf_keikaku_en_03?utm_source=chatgpt.com

rope slope restriction (in residential areas) shasen seigen

<https://ouchi-iroha.jp/house/articles/house-206-31146>

Yoyogi station

<https://www.nippon.com/ja/japan-topics/c13310/>

Yoyogi history - Washington heights

<https://steemit.com/japan/@rt395/forgotten-history-2-yoyogi-park-s-washington-heights>

Evacuation

<https://www.bousai.metro.tokyo.lg.jp/bousai/1000026/1000316.html>

Evacuation Park

<https://www.arcgis.com/apps/instant/sidebar/index.html?appid=6b45284f5eac40d7a3e6e6b83a6ad335>

Earthquakes

<https://phys.org/news/2012-01-japan-zealand-hardest-earthquakes.html>

https://www.statista.com/statistics/1166128/japan-yearly-number-of-major-earthquakes/?srsltid=AfmBOoo1W67b7i9aZuVLpRmJv27wt3aYqCmuH_542BoPtAoiqWfMoyFn

Parking lot

https://www.mlit.go.jp/toshi/content/001634445.pdf?utm_source=chatgpt.com

BCR/FAR

https://www.realestate-tokyo.com/news/floor-area-ratio-and-building-coverage-ratio/?utm_source=chatgpt.com

Setbacks

<https://ouchi-iroha.jp/house/articles/house-206-31146>

6B] APPENDIX – SUPPORTING RESEARCH

Table 3-6 Restrictions on Building Use within Use Districts

(as of April 1, 2023)

	Restrictions on building use within use districts														Notes	
	○ Construction permissible × Construction impermissible ①, ②, ③, ④, ▲ Restrictions on area, number of stories, etc.															
	House, apartment, dormitory, lodgings	○	○	○	○	○	○	○	○	○	○	○	○	×		
	Partly residential property, the non-residential floor area of which is 50 m ² or less and constitutes less than one half of the total floor area of the building	○	○	○	○	○	○	○	○	○	○	○	○	×	Restrictions on non-dwelling areas	
Store, etc.	Store floor area: 150 m ² or less	×	①	②	③	○	○	○	○	①	○	○	○	○	④ ①Service stores only (those for selling daily necessities, cafe, barber shop, joiner, etc.) Two floors or less	
	Store floor area: more than 150 m ² , up to 500 m ²	×	×	②	③	○	○	○	■	○	○	○	○	○	④ ②In addition to ①, service stores only (retail store, restaurant, insurance agency office, bank branch and housing agency office, etc.)	
	Store floor area: more than 500 m ² , up to 1,500 m ²	×	×	×	③	○	○	○	×	○	○	○	○	○	④ Two floors or less	
	Store floor area: more than 1,500 m ² , up to 3,000 m ²	×	×	×	×	○	○	○	×	○	○	○	○	○	④ ③ Two floors or less	
	Store floor area: more than 3,000 m ² , up to 10,000 m ²	×	×	×	×	×	○	○	×	○	○	○	○	×	④ Exc. retail stores and restaurants ■ Restricted to direct agricultural shops and restaurants. Two floors or less.	
	Store floor area: more than 10,000 m ²	×	×	×	×	×	×	×	×	○	○	○	○	×		
Office, etc.	Office floor area: 150 m ² or less	×	×	×	▲	○	○	○	×	○	○	○	○	○		
	Office floor area: more than 150 m ² , up to 500 m ²	×	×	×	▲	○	○	○	×	○	○	○	○	○		
	Office floor area: more than 500 m ² , up to 1,500 m ²	×	×	×	▲	○	○	○	×	○	○	○	○	○	▲Two floors or less	
	Office floor area: more than 1,500 m ² , up to 3,000 m ²	×	×	×	×	○	○	○	×	○	○	○	○	○		
	Office floor area: more than 3,000 m ² *	×	×	×	×	×	×	×	×	○	○	○	○	○		
	Hotel, inn	×	×	×	×	▲	○	○	×	○	○	○	×	×	▲3,000 m ² or less	
Amusement and entertainment facilities	Bowling alleys, skating rink, swimming pool, golf driving range, batting center, etc.	×	×	×	×	▲	○	○	×	○	○	○	○	×	▲3,000 m ² or less	
	Karaoke boxes, etc.	×	×	×	×	×	▲	▲	×	○	○	○	▲	▲	▲10,000 m ² or less	
	Mahjong house, pachinko hall, shooting gallery, off-course betting shop, etc.	×	×	×	×	×	▲	▲	×	○	○	○	▲	×	▲10,000 m ² or less	
	Theater, movie theater, entertainment hall, auditorium	×	×	×	×	×	×	▲	×	○	○	○	×	×	▲Seating: less than 200 m ²	
	Cabaret, dance hall, private room bath, etc.	×	×	×	×	×	×	×	×	×	▲	×	×	×	▲Exc. private room bath, etc.	
	Kindergarten, and elementary, secondary and high schools	○	○	○	○	○	○	○	○	○	○	○	○	×	×	
Public facilities, hospitals, schools, etc.	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.	▲	▲	○	○	○	○	○	▲	○	○	○	○	○	○	▲600 m ² or less
	Driving school	×	×	×	×	▲	○	○	×	○	○	○	○	○	○	▲3,000 m ² or less

[https://www.toshiseibi.metro.tokyo.lg.jp/documents/d/toshiseibi/pdf keikaku chousa singikai pdf keikaku en 03](https://www.toshiseibi.metro.tokyo.lg.jp/documents/d/toshiseibi/pdf%20keikaku%20chousa%20singikai%20pdf%20keikaku%20en%2003)

6B] APPENDIX – SUPPORTING RESEARCH

The Floor-area Ratio and Building Coverage Ratio in each Land Use Zone

Category of Land Use Zone	Maximum Floor-Area Ratios (%)	Maximum Building Coverage Ratios (%)
Category I exclusively low-rise residential zone	50~200%	30~60%
Category II exclusively low-rise residential zone	50~200%	30~60%
Category I mid/high-rise oriented residential zone	100~500%	30~60%
Category II mid/high-rise oriented residential zone	100~500%	30~60%
Category I residential zone	100~500%	50~80%
Category II residential zone	100~500%	50~80%
Quasi-residential zone	100~500%	50~80%
Rural residential districts	50~200%	30~60%
Neighborhood commercial zone	100~500%	60~80%
Commercial zone	200~1,300%	80%
Quasi-industrial zone	100~500%	50~80%
Industrial zone	100~400%	50~60%
Exclusively industrial zone	100~400%	30~60%

https://www.realestate-tokyo.com/news/floor-area-ratio-and-building-coverage-ratio/?utm_source=chatgpt.com