

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 “policy for urban redevelopment ” that were 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 the City Planning 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 in 2003.

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 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 is 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.

As a result, Master Plan for City Planning Areas have been formulated for all of the 26 city planning areas in Tokyo.

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

1 Goals of city planning

Putting the city vision for future 20 years in perspective, the Plan clearly states the “goals and basic ideas for urban development in the given city planning area” and the “future vision for each area.”

2 Decisions on area classification status 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 in approximate populations and the sizes of industry to be allocated to urbanization promotion and control areas; target years approximate sizes of urbanization promotion areas; and the relations with areas where urbanization is currently in progress.

3 Policy for decision making on major city plans

The Plan sets out the policy for major city planning decisions on “land use,” “urban facility improvements” and “urban development projects” that are specified in the City Planning Act. In addition, TMG has decided on policies for city planning decisions on “improvements and conservation of the natural environment” and “urban disaster prevention,” and for city planning concerning “urban landscape” and “environmentally friendly urban development.”

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 shall be those areas where urban areas have already formed and those areas where urbanization should be implemented preferentially and in a well-planned manner within approximately the next 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 (23 Wards), areas except major rivers (e.g. Tamagawa, Arakawa and Edogawa), river beds and sea surfaces are urbanization promotion areas.

Also, in Tama area, the urban environment is preserved by classifying as urbanization control areas in order to control the expansion of unregulated urbanization.

Sizes of urbanization promotion areas

(As of April 1, 2013)

City Plan (CP) name	City planning area A ha	Urbanization promotion area B ha	Urbanization control area ha	Area ratio B/A %	Note	
Tokyo CP	Approx. 61,444	Approx. 58,193	Approx. 3,251	94.7	Tokyo 23 wards	
Hachioji CP	18,831	7,997	10,834	42.9	Tachikawa City, Musashimurayama City, Higashiyamato City	
Tachikawa CP	5,329	4,243	1,086	79.6		
Musashino CP	1,073	1,073	0	100		
Mitaka CP	1,650	1,650	0	100		
Fuchu CP	2,934	2,725	209	92.9		
Chofu CP	2,792	2,630	162	94.2		Chofu City, Komae City
Ome CP	10,326	2,183	8,143	21.1		
Akishima CP	1,733	1,440	293	83.1		
Machida CP	7,164	5,480	1,684	76.5		
Koganei CP	1,133	1,133	0	100		
Hino CP	2,753	2,244	509	81.5		
Kodaira CP	2,046	2,046	0	100		
Kokubunji CP	1,148	1,148	0	100		
Higashimurayama CP	4,028	3,995	33	99.2		Higashimurayama City, Kiyose City, Higashikurume City
Kunitachi CP	815	792	23	97.2		
Nishi-Tokyo CP	1,585	1,585	0	100		
Fussa CP	3,698	2,224	1,474	60.1	Fussa City, Mizuho Town, Hamura City	
Tama CP	3,905	3,600	305	92.2	Tama City, Inagi City	
Akita CP	10,142	1,482	8,660	14.6	Akiruno City, Hinode Town	
Subtotal	82,885	49,670	33,215	59.9		
Oshima CP	9,105	—	—	—	Oshima Town	
Hachijo CP	6,948	—	—	—	Whole Hachijo Island	
Miyake CP	5,544	—	—	—	Whole Miyake Island	
Kozu CP	1,848	—	—	—	Whole Kouzu Island	
Niijima CP	2,317	—	—	—	Whole Niijima Island	
Ogasawara CP	4,401	—	—	—	Main islands of Chichijima and Hahajima	
Subtotal	30,163	—	—	—		
Total	174,492	107,863	36,466	61.8		

Note: The area figures are for reference only. Also, the size of city planning areas and urban control areas do not include that of public-owned bordering water areas.

Urban Redevelopment Policies

The Tokyo City Plan (23 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 and Nishi Tokyo) set forth “city redevelopment policies” 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 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 resistant blocks in close-set wooden housing districts based on the “Act for Promoting the Development of Disaster Resistant Blocks in Concentrated Urban Areas”

Districts and Zones

The Districts and Zones is a zoning system that is intended to ensure reasonable land use by classifying land within 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 twelve.

A special use district is a district that is to be designated to complement existing designated use districts to ensure realization of special purposes (such as promotion of land use in a way suitable to the characteristics of given districts and environmental protection). There were originally three types of special use districts: special industrial zones, educational zones and retail store zones. The number was 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 and upper levels floor 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 were 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.

Exceptional FAR districts are those that have appropriately located and sized public facilities and determined on 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 exceptional FAR districts 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” have 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” within the area with no use districts designated (except an urbanization control area), in which use districts are not designated, in city planning areas or quasi-city planning areas. (There is no special use restriction district in Tokyo.)

In June 2003, the Partial Revision of the City Planning Act and the Act on Promotion of Improvement of Disaster Control Districts in Populated Urban Districts established specified disaster prevention block improvement zones in order to ensure specified disaster prevention functions (those to be ensured to prevent the spread of fire and secure evacuation in case of a fire or earthquake) and to ensure the reasonable and sound use of land in populated urban districts.