

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.

Types of districts and zones

Use districts	Other districts and zones
Category 1 low-rise exclusive residential districts Category 2 low-rise exclusive 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 Exclusive industrial districts	Special use districts Special use restriction districts Exceptional FAR districts High-rise residential attraction districts Height control districts High-level use districts Specified blocks Special urban renaissance districts Fire prevention districts and quasi-fire prevention districts Specified disaster prevention block improvement zones Landscape zones Scenic districts Parking place development Zones Port zone Special historic natural features conservation zones Historic natural features conservation zones Special green space conservation districts Green space conservation districts Tree planting districts Distribution business Zones Productive green zones Conservation zones for clusters of traditional Structures Aircraft noise control zones Aircraft noise control special zones