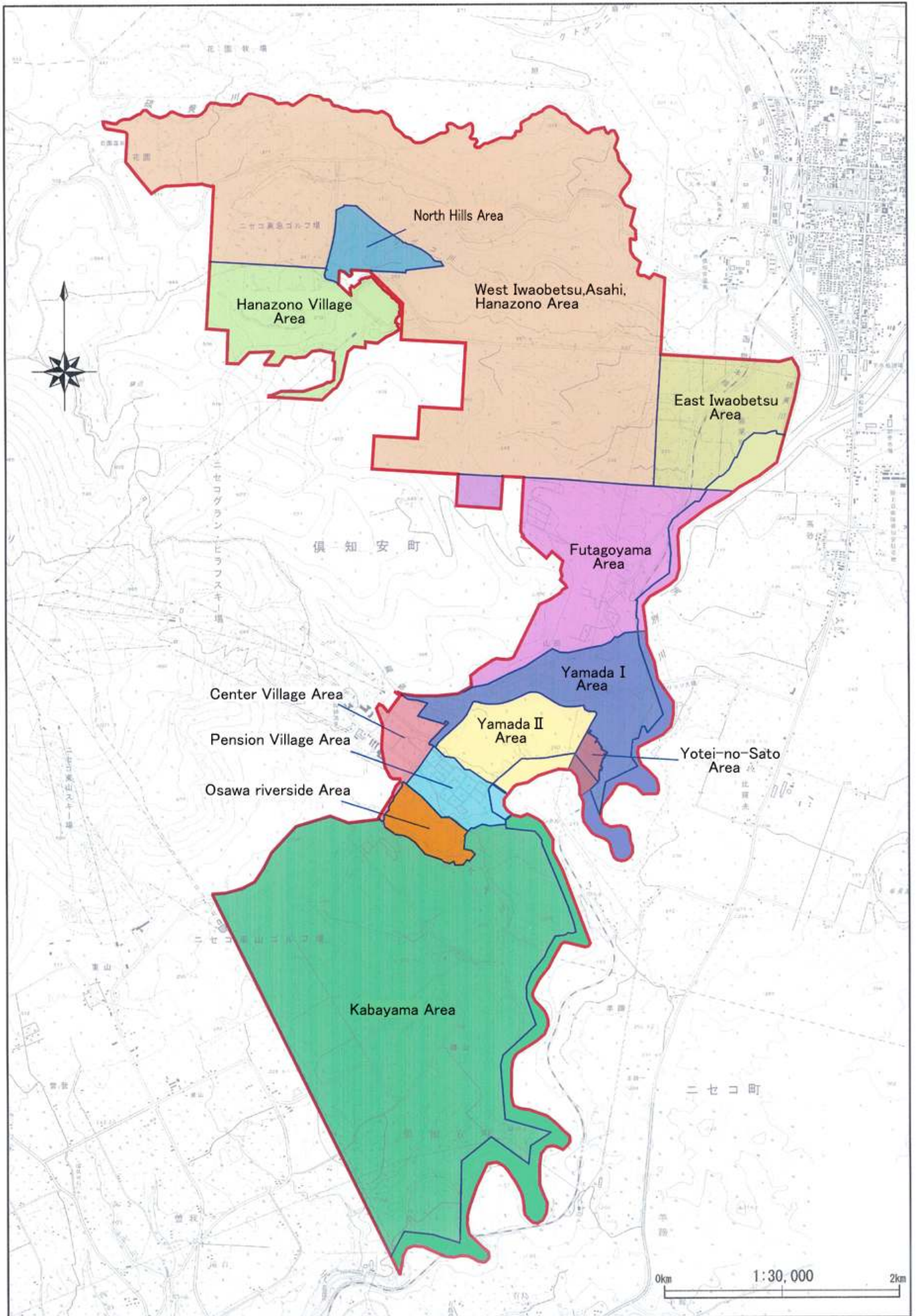


# Area Map of Quasi-Urban Planning and Scenic Districts



## Proposed regulations for Kutchan Quasi-Urban Planning Scenic Districts (setback distance)

※Regulations for Center Village, Yamada, Osawa riverside districts are under consideration

districts	distance to the frontal road	distance to the border of the next site	height		
Center Village	$200 \text{ m}^2 > S$	2m	* 2.0m * 0.5m is further added to per addition of 3.5m to height 7m (fractional figures are complemented to a straight line).		
	$200 \text{ m}^2 \leq S < 700 \text{ m}^2$	4m			
	$700 \text{ m}^2 \leq S$	The greater number is adopted		6m	
	Hokkaido route	4m			
Yamada II	6m	* 2.0m	* 0.5m is further added to per addition of 3.5m to height 7m (fractional figures are complemented to a straight line).		
Osawa riverside	6m	* 2.0m	* 0.5m is further added to per addition of 3.5m to height 7m (fractional figures are complemented to a straight line).		
Kabayama	$200 \text{ m}^2 > S$	2m	1.5m	height < 7m	
	$200 \text{ m}^2 \leq S < 700 \text{ m}^2$	4m			
	$700 \text{ m}^2 \leq S$	The greater number is adopted	6m	2.0m	height $\geq$ 7m
	Hokkaido route	4m			
Yamada I	Hokkaido route, highway	5m	1.5m	height < 7m	
	other roads (corner lot)	3m	2.0m	height $\geq$ 7m	
Pension Village	$200 \text{ m}^2 > S$	2m	1.5m	height < 7m	
	$200 \text{ m}^2 \leq S < 700 \text{ m}^2$	4m			
	$700 \text{ m}^2 \leq S$	6m	2.0m	height $\geq$ 7m	
Yotei-no-Sato	Hokkaido route, highway	5m	1.5m	height < 7m	
	other roads (corner lot)	3m	2.0m	height $\geq$ 7m	
Futagoyama	$200 \text{ m}^2 > S$	2m	1.5m	height < 7m	
	$200 \text{ m}^2 \leq S < 700 \text{ m}^2$	4m			
	$700 \text{ m}^2 \leq S$	The greater number is adopted	6m	2.0m	height $\geq$ 7m
	Hokkaido route	4m			

### Construction that is subject to the regulations

#### Quasi-Urban Planning Districts

connection to road: new construction, renovation, extension, relocation, large-scale repair or remodeling

building-to-land ratio: new construction, renovation, extension, relocation

floor-area ratio : new construction, renovation, extension, relocation

angle between a building and road, the next site: new construction, renovation, extension, relocation

#### Scenic Districts

design and shape: new construction, renovation, extension, relocation, repair or remodeling or color change that affects the exterior appearance

highest limit : new construction, renovation, extension (only extended section is regulated), relocation

position of wall: new construction, renovation, extension (only extended section is regulated), relocation

minimum site area: new construction, renovation, relocation

Existing buildings must conform to the provisions of Article 3, Paragraph 2 of Building Standards Law

**List of proposed regional regulations**  
**for Kutchan Quasi-Urban Planning districts and scenic districts**  
(building-to-land ratio / floor-area ratio / angle to road and to the next site)

districts	building-to-land ratio (%)	floor-area ratio (%)	angle between a building and the frontal road	angle between a building and the next site
Center Village	40	300	(1.5)	20m(1.25)
Yamada II	40	300	(1.5)	20m(1.25)
Osawa riverside	40	300	(1.5)	20m(1.25)
Kabayama	40	200	(1.5)	20m(1.25)
Yamada I	40	200	(1.5)	20m(1.25)
Pension Village	50	200	(1.5)	20m(1.25)
Yotei-no-Sato	30	100	(1.5)	20m(1.25)
Futagoyama	40	200	(1.5)	20m(1.25)

**List of proposed regional regulations**  
**for Kutchan Quasi-Urban Planning districts and scenic districts**  
(highest limit / minimum site area)

districts	highest limit (m)		minimum site area (m <sup>2</sup> )
		eave height (m)	
Center Village	16(22)	—	—
Yamada II	16(22)	—	500
Osawa riverside	16(22)	—	500
Kabayama	13	—	330
Yamada I	13	—	330
Pension Village	13	—	—
Yotei-no-Sato	13	9	330
Futagoyama	13	—	330

## Proposed regulations for Kutchan Quasi-Urban Planning scenic districts (setback distance)

districts	distance to the frontal road				distance to the border of the next site	
	General road		Hokkaido route			
(supposed) Center Village	$200 \text{ m}^2 > S$ *1	2m or more	4m or more (uniform)	4m or more	*2 the same length or more than the greater of; 2.0m or addition of 0.5m to per 3.5m (*3 fractional figures are complemented to a straight line).	
	$200 \text{ m}^2 \leq S < 700 \text{ m}^2$	4m or more		4m or more		
	$700 \text{ m}^2 \leq S$	6m or more		6m or more		
(supposed) Yamada II	6m or more				*2 the same length or more than the greater of; 2.0m or addition of 0.5m to per 3.5m (*3 fractional figures are complemented to a straight line).	
(supposed) Osawa riverside	6m or more				*2 the same length or more than the greater of; 2.0m or addition of 0.5m to per 3.5m (*3 fractional figures are complemented to a straight line).	
(supposed) Kabayama	$200 \text{ m}^2 > S$	2m or more	4m or more (uniform)	4m or more	1.5m or more	height <7m
	$200 \text{ m}^2 \leq S < 700 \text{ m}^2$	4m or more		4m or more		
	$700 \text{ m}^2 \leq S$	6m or more		6m or more	2.0m or more	height $\geq$ 7m
(supposed) Yamada I	5m or more (in case of corner lot, 3m or more from the other side)				1.5m or more	height <7m
					2.0m or more	height $\geq$ 7m
(supposed) Pension Village	$200 \text{ m}^2 > S$	2m or more		1.5m or more	height <7m	
	$200 \text{ m}^2 \leq S < 700 \text{ m}^2$	4m or more				
	$700 \text{ m}^2 \leq S$	6m or more		2.0m or more	height $\geq$ 7m	
(supposed) Yotei-no-Sato	5m or more (In case of corner lot, 3m or more from the other side)				1.5m or more	height <7m
					2.0m or more	height $\geq$ 7m
(supposed) Futagoyama	$200 \text{ m}^2 > S$	2m or more	4m or more (uniform)	4m or more	1.5m or more	height <7m
	$200 \text{ m}^2 \leq S < 700 \text{ m}^2$	4m or more		4m or more		
	$700 \text{ m}^2 \leq S$	6m or more		6m or more	2.0m or more	height $\geq$ 7m

\*1 "S" indicates building area

\*2 Whichever greater, 2m or  $H/3.5 \times 0.5\text{m}$  ("H" indicates the height that is measured from the lowest point of the building wall to the ground), is adopted.

\*3 Fractional figures smaller than 10cm are rounded up,

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