

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) East Iwaobetsu	$200 \text{ m}^2 > S$ *1	2m or more	4m or more (uniform)	4m or more	*2: 0.5m is further added to per addition of 3.5m to height 7m (*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) West Iwaobetsu, Asahi, Hanazono	$200 \text{ m}^2 > S$	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 $\geq 7\text{m}$
(supposed) North Hills	Roads (24m wide)	10m or more	—	5m or more		
	other roads	5m or more				
(supposed) Hanazono Village	6m or more				*2: 0.5m is further added to per addition of 3.5m to height 7m (*3 fractional figures are complemented to a straight line)	

*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,

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 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
(supposed) East Iwaobetsu	40	200	(1.5)	20m (1.25)
(supposed) West Iwaobetsu, Asahi, Hanazomo	40	200	(1.5)	20m (1.25)
(supposed) North Hills	30	100	(1.5)	20m (1.25)
(supposed) Hanazono Village	40	300	(1.5)	20m (1.25)

(highest limit / minimum site area)

districts	highest limit (m)		minimum site area (m ²)
		eave height (m)	
(supposed) East Iwaobetsu	16	—	330
(supposed) West Iwaobetsu, Asahi, Hanazomo	13	—	330
(supposed) North Hills	13	9	1000
(supposed) Hanazono Village	—	—	1000