

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 ²)
		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,

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