

City Planning of the City of Kyoto

March 2013
The City of Kyoto

Contents

1	Outline of Kyoto City	1
2	Purpose and contents of city planning	2
3	Master Plan of Kyoto City Design	6
4	City Planning Area and designation of Areas, Zones and Districts	10
5	Use of Land	16
6	Kyoto, a Pedestrian Friendly City	22
7	Landscape of Kyoto	23
8	Disaster Prevention of the City	28
9	City Facilities	29
10	Urban development projects	34
11	District Plans	35

The City Planning Information may be viewed as follows.

■ Website (<http://www.city.kyoto.lg.jp/>)

It provides all kinds of information on meetings of the Kyoto City City-planning Council, maps and serves as a guide to city planning maps and so on.

■ City Planning Information Printing Service

Offers printouts of city planning information regarding zoning and urban facilities.

Location : City Planning Section Counter, 2nd Floor, North Building Kyoto City Office.

Fee: 300 yen/page

■ Sales of City Planning Maps

Location : Kyoto Society of Architects and Building Engineers (2nd Floor, Kyoto Kensetsu Kaikan Annex, Yanaginobanba Higashi-iru, Oshikoji-dori, Nakagyo-ku)

Ph. 075-211-2857

Selling Hours : 9:00 – 12:00, 13:00 – 17:00 (Closed on weekends, holidays and during Obon and New Year's holidays)

1 Outline of Kyoto City

Kyoto City is one of the major metropolises in the Kinki area and is comparable to Osaka City and Kobe City. It has been blessed with an abundance of natural beauty being surrounded on 3 sides with mountains and plentiful rivers and streams with its urban area spread throughout the basin-shaped region marked by a characteristic network of roads resembling a checkerboard.

■ Kyoto City Region



2 Purpose and contents of city planning

2-1 Purpose

The purpose of city planning is to regulate the use of land in the city area so that streets, parks, and green areas are properly laid out, and healthy and cultural urban life and efficient urban activities can be attained.

2-2 Measures

① Land use

The city designates an area as “Use Zone” in which disorderly construction of different types of buildings such as houses, factories and large scale stores is prohibited. It also designates “Height Control District” and “Scenic District” where building designs are regulated by the city.

② Urban facilities

Construction of urban infrastructure such as roads and parks are well planned so as to facilitate smooth urban activities, make the life of citizens more convenient, and provide a favorable urban environment.

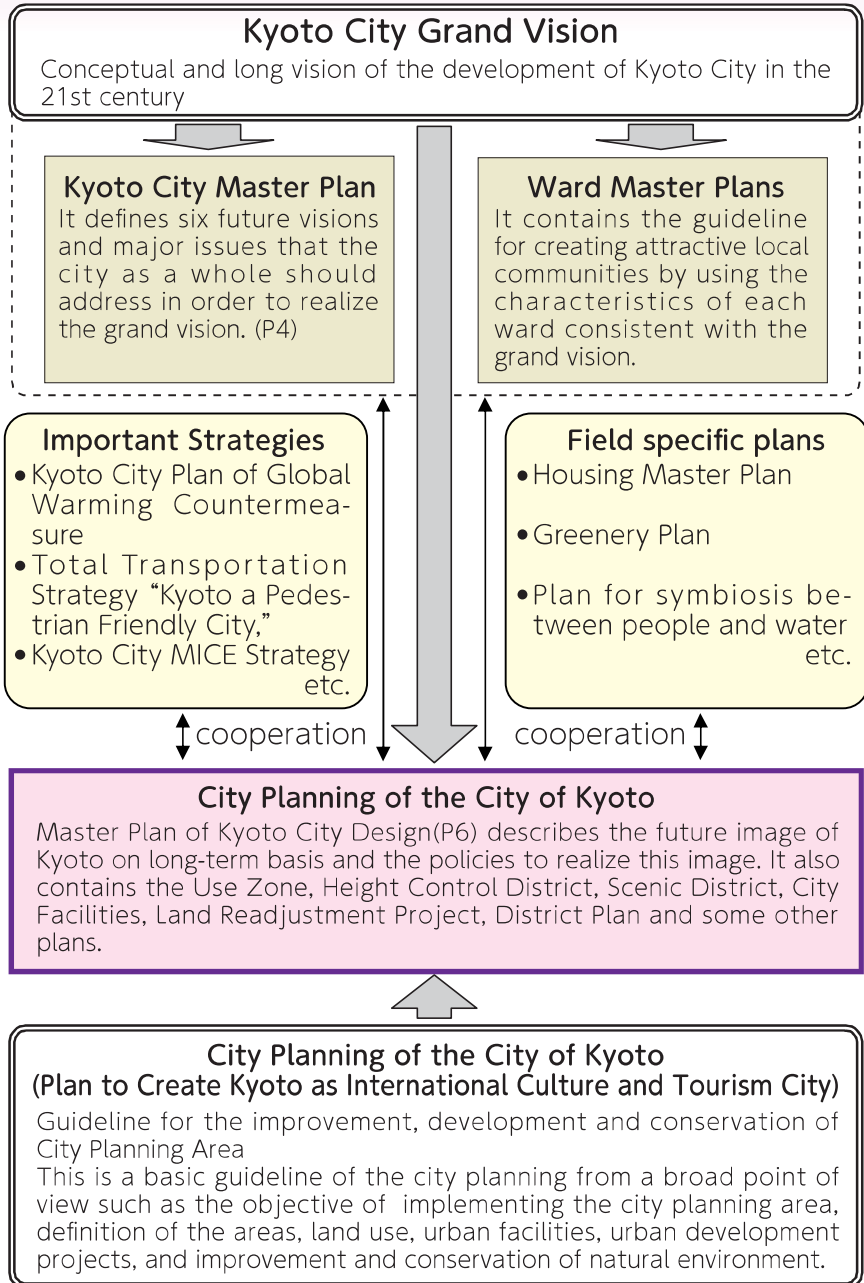
③ Urban redevelopment projects

In order to develop a well planned urban area, land readjustment projects and urban redevelopment projects are included in the city planning.

④ District plans

In order to promote community development, various kinds of plans such as District plan are included in the city planning.

2-3 Status of the city planning in Kyoto





2-4 The foundation of urban structure of Kyoto

■ **Kyoto City Grand Vision –Developing the city based on the categories “Conservation, Revitalization and Creation”**

The City of Kyoto designed Kyoto City Grand Vision in 1999 based on the concept of “Conservation, Revitalization and Creation” for the development of the city.

■ **Land use based on the concept of “Conservation, Revitalization and Creation”**

The city area is divided into three zones: Conservation zone, Revitalization zone and Creation zone. Based on these categories, the city provides guidelines for appropriate land use according to the characteristics of each zone. (P8)

“Conservation zone” is the area where natural environment and historical landscape should be conserved; favorable housing environment should be protected and improved; and cultural, artistic and academic facilities should be centralized.

“Revitalization zone” is a place where the rich historical area should be revitalized by keeping harmony between economy, housing, culture and entertainment.

“Creation Zone” is the area where creative projects should be implemented to produce energy for the 21st century.

3 Master Plan of Kyoto City Design

3-1 Master Plan of City Design

This plan defines the basic guideline for the city design while taking account of the opinions of the citizens. The City of Kyoto renewed the plan in February 2012 for the first time after 10 years.

3-2 The role of Master Plan of Kyoto City Design

To make the future vision of the city clear

To provide a guideline for the decisions made and changes brought in the city planning

To provide a guideline for developing the city

To provide a guideline for the cooperation between the city and the citizens in developing the city



3-3 Ideal city image

Based on the six future visions of Kyoto mentioned in the Kyoto City Master Plan, we are committing ourselves to materialize the ideal image of Kyoto while taking account of the balance between “environment”, “economy”, “livelihood”, “culture” and “safety”.

A city that reduces burden on the global environment.

- ① Creating low carbon city by actualizing “Pedestrian Friendly City” which gives priority to public transportations.
- ② Actualizing low carbon city by using energy effectively.
- ③ Actualizing low carbon city by protecting and enriching greenery.

Safe and peaceful city

- ① Disaster resistant historical city
- ② City built with the concept of universal design

Vibrant city

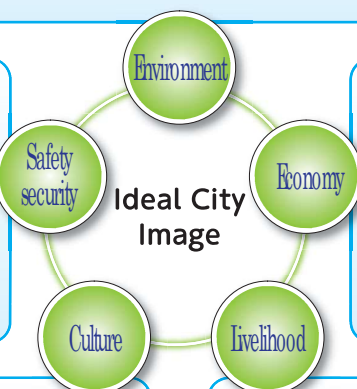
- ① Bustling city
- ② City of manufacturing
- ③ Highly qualified tourism city

A city which protects history and culture; and use them in a creative way.

- ① A city where historical cityscape is conserved and improved.
- ② A city where historical and cultural resources such as Kyo-machiya townhouses and gardens are utilized.
- ③ A city where Kyoto's characteristic culture is preserved and created.

A city where everyone can live comfortably

- ① A city which is convenient and comfortable through the utilization of local characteristics.
- ② A city where a network of comfortable living environment is created.
- ③ A city where various types of community activities are held.

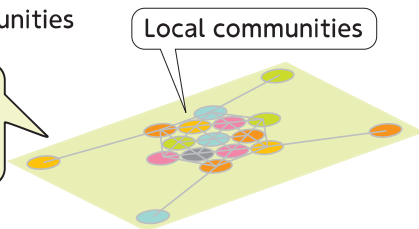


3-4 Urban structure in the future - Eco-friendly and Compact Urban Structure

- ① Use of land based on the concept of Conservation, Revitalization and Creation
- ② The City activities should be focused on the transportation hub.
- ③ Living environment should be maintained and developed with the local community at the core.
Consequently, the City of Kyoto will build a city which will be friendly to the global environment, will have a compact city structure, where communities are connected with each other by public transportation networks, and people can live comfortably.

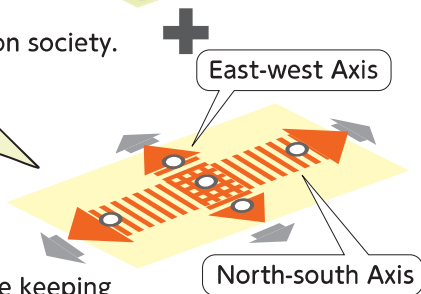
③ Creation of distinctive communities connected with each other

- Creation of distinctive communities
- Strengthening the network which connects each community.



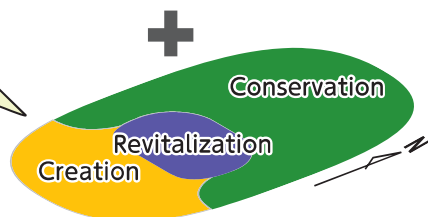
② Formation of urban structure that will boost the vitality of the city and achieve low carbon society.

- Strengthening of the function of urban center including transportation
- Utilization of the two-axis mobility such as trains, busses and other public transportations.



① Enhancement of land use while keeping the characteristics of Kyoto

- Use of land based on the concept of Conservation, Revitalization and Creation.
- Improving the city through gradual building elevation increase starting from mountains to the city center.

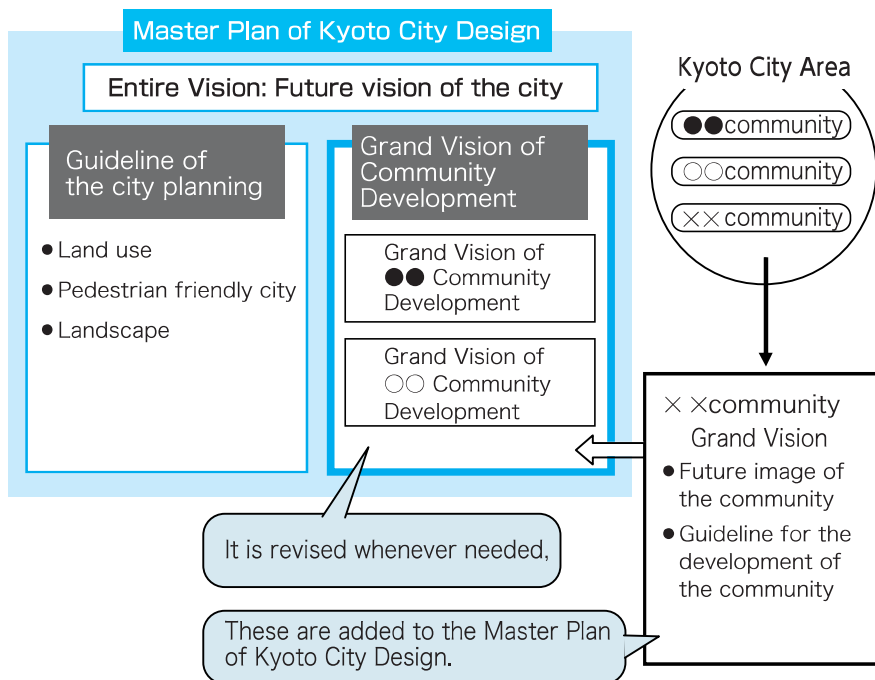


3-5 Grand Vision of Community Development

■ What is Grand Vision of Community Development ?

Grand Vision of Community Development is created on the basis of guideline set by the Master Plan of Kyoto City Design through the cooperation between various bodies such as residents, enterprises and city government. It includes the future vision and development policies and is regarded as a part of the Master Plan of Kyoto City Design. It can be revised and some parts can be added to it whenever needed.

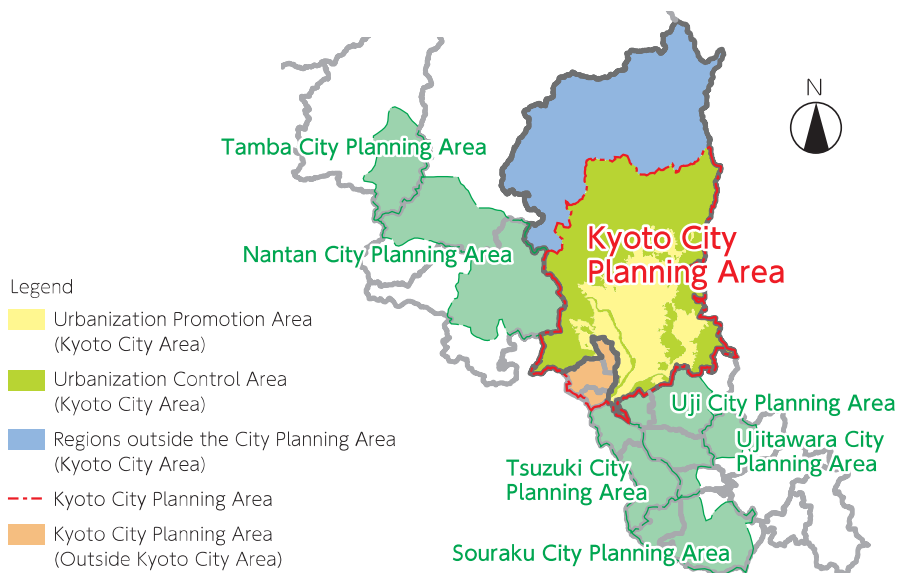
■ Structure of Grand Vision of Community Development



4 City Planning Area and designation of Areas, Zones and Districts

■ What is City Planning Area?

City Planning Area includes those areas which are covered by the city planning. The prefectures designate these areas while considering the natural environment, social conditions, population and the purpose of land use, Kyoto city is designated as the City Planning Area by Kyoto Prefecture.



■ Designation of areas

The city consists of two areas, Urbanization Promotion Area and Urbanization Control Area. The aim of the designation is to prevent disorderly development and implement well-planned urban melioration.

■ Urbanization Promotion Area

Urbanization Promotion Area means already urbanized areas and those that are intended to be urbanized in orderly and well planned manner in the coming 10 years. In such areas, various regulations are applied in order to enhance city planning projects while conserving a favorable environment there.

■ Urbanization Control Area

Urbanization Control Area is a place where urbanization activities such as land development and constructions are prohibited as a general rule.

■ Zones and Districts

Districts and Zones are designated in the entire city area in order to facilitate appropriate use of land by controlling construction there. In the Urbanization Promotion Area, various kinds of districts and zones such as Use Zone, Height Control District, Fire Prevention Zone are designated to conserve favorable environment and actualize the land use plans.








■ Regions Outside the City Planning Area




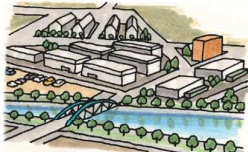
According to the City Planning Act, there is no restriction on the use of land in the Regions Outside City Planning Area, except for the land development projects that exceed a certain fixed range. North of Hanase Pass (Sakyo Ward); Saga-Shikimigahara, Saga-Koshihata and Keihoku area (Ukyo Ward) fall under this category. Their total area accounts for 40% of the entire Kyoto city.

■ City Planning areas Designation of the areas in Kyoto City



■ Image of Use Zone in Kyoto City (as of March 31, 2013)

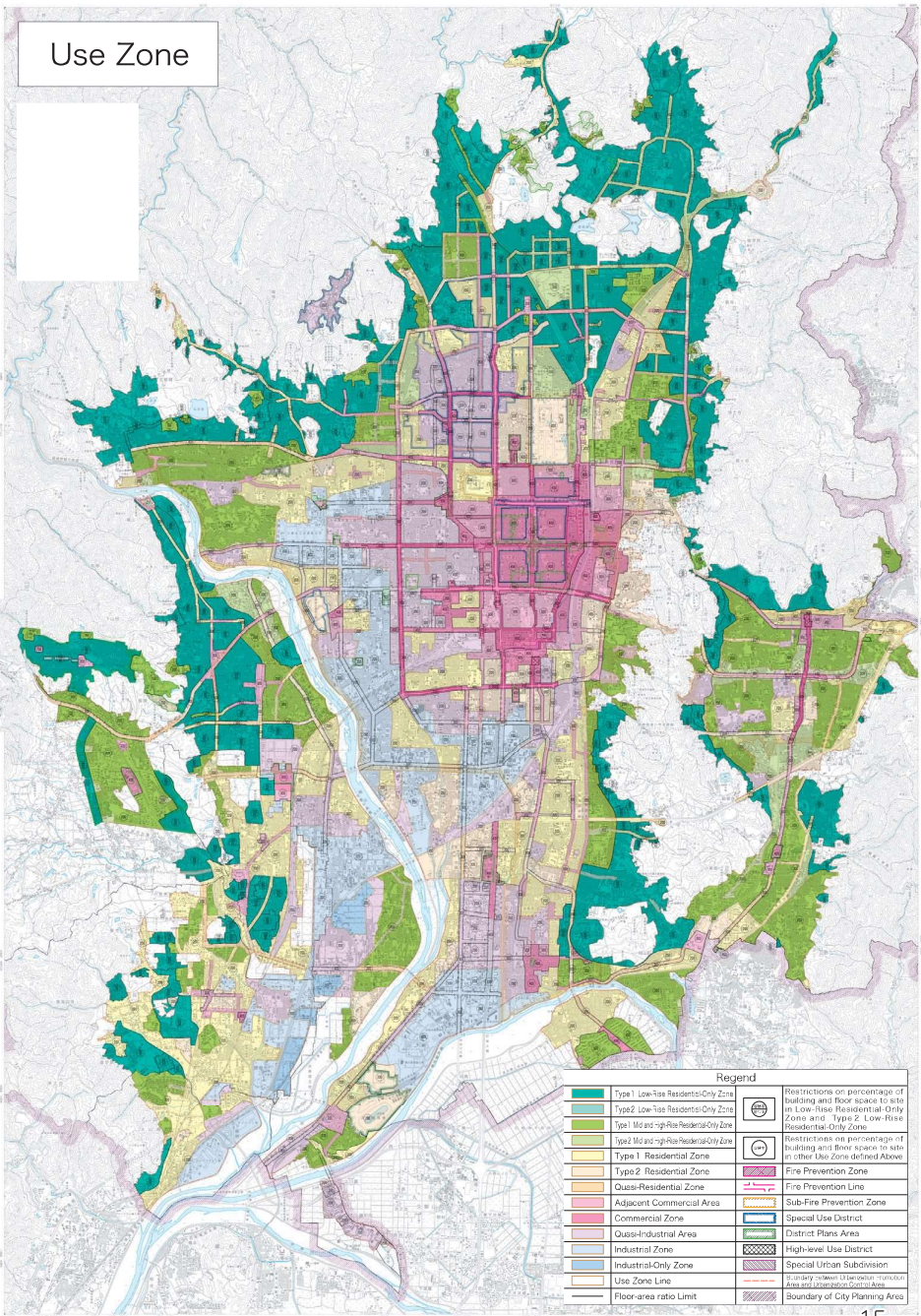
<p>Type 1 Low-Rise Residential-Only Zone</p> <p style="text-align: right;">Approx. 3,550ha</p> <p>Preservation of a favorable residential environment for relevant low-rise dwellings</p>	
<p>Type 2 Low-Rise Residential-Only Zone</p> <p style="text-align: right;">Approx. 21ha</p> <p>Preservation of a favorable residential environment mainly for relevant low-rise dwellings</p>	
<p>Type 1 Mid and High-Rise Residential-Only Zone</p> <p style="text-align: right;">Approx. 2,358ha</p> <p>Preservation of a favorable residential environment for relevant mid and high-rise dwellings</p>	
<p>Type 2 Mid and High-Rise Residential-Only Zone</p> <p style="text-align: right;">Approx. 713ha</p> <p>The preservation of a favorable residential environment mainly for relevant mid-to-high-rise dwellings</p>	
<p>Type 1 Residential Zone</p> <p style="text-align: right;">Approx. 1,786ha</p> <p>Preservation of the residential environment</p>	
<p>Type 2 Residential Zone</p> <p style="text-align: right;">Approx. 1,272ha</p> <p>The preservation of the environment mainly for residences</p>	
<p>Quasi-Residential Zone</p> <p style="text-align: right;">Approx. 97 ha</p> <p>Preservation of the harmonious residential environment and car-related facilities situated along roads</p>	

Adjacent Commercial Area <p>Approx. 939ha</p> <p>Increases convenience for the residents in the neighborhood with stores selling everyday items and such</p>	
Commercial Zone <p>Approx. 998ha</p> <p>Mainly to increase the convenience of carrying out commercial activities for businesses, etc.</p>	
Quasi-Industrial Area <p>Approx. 1,879ha</p> <p>Mainly to increase convenience for industries that do not have the potential to harm the environment</p>	
Industrial Zone <p>Approx. 1,306ha</p> <p>Mainly to increase convenience for industries</p>	
Industrial-Only Zone <p>Approx. 68 ha</p> <p>Increases convenience for industries</p>	

■ Designated Zones And Districts Status in Kyoto City (as of March 31, 2013)

Use Zone	Approx. 14,987ha
Special Use District	Approx. 802ha
High Control District	Approx. 14,494ha
High-level Use District	Approx. 5.9ha
Special Urban Subdivision	Approx. 4.1ha
Fire Prevention Zone	Approx. 143ha
Sub-Fire Prevention Zone	Approx. 7,234ha
Scenic District	Approx. 3,431ha
Scenic Landscape District	Approx. 17,938ha
Perking Facilities Development District	Approx. 484ha
Historical Climate Special Conservation District	Approx. 2,861ha
Special Green Zone Preservation District	Approx. 238ha
Productive Green District	Approx. 643.7ha
Preservation District for Groups of Traditional Buildings	Approx. 14.9ha

Use Zone



Legend

	Type 1 Low-rise Residential Only Zone		Restrictions on percentage of building and floor space to site in Low-Rise Residential Only Zone and Type 2 Low-Rise Residential Only Zone
	Type 2 Low-rise Residential Only Zone		Restrictions on percentage of building and floor space to site in other Use Zone defined Above
	Type 1 Mid and high-Rise Residential Only Zone		
	Type 2 Mid and high-Rise Residential Only Zone		
	Type 1 Residential Zone		
	Type 2 Residential Zone		
	Quasi-Residential Zone		
	Adjacent Commercial Area		
	Commercial Zone		
	Quasi-Industrial Area		
	Industrial Zone		
	Industrial-Only Zone		
	Use Zone Line		
	Floor-area ratio Limit		

5 Use of Land

(1) Use of land in the area where business activities are concentrated.

① **Improvement of the glamour of downtown area to attract people.**

We will improve the existing commercial and other business activities, and promote the concentration of various urban activities such as attractive commercial activities in downtown area.

② **Concentration of business activities, and improvement of living environment which is conveniently connected to public transportation system.**

We will concentrate and improve commercial and other business activities in downtown area in order to make the best use of public transportation network.

We will also improve the business activities in the areas where railway and subway stations and shopping centers are located. We will coordinate the size and location of large -scale retail stores in these areas, too.

(2) Use of land in the area where manufacturing industries are concentrated.

① Building manufacturing centers.

We will implement the conservation and improvement of business environment policy in the areas where manufacturing industries and research institutions are concentrated, and encourage high productivity there. We will also improve the surrounding environment of those areas and offer advice about such matters.

② Coexistence of manufacturing industries with residential and agricultural areas

We will maintain and improve the environment of the area where manufacturing industries and residences coexist, by harmonizing manufacturing industries with residential/agricultural environment.



(3) Use of land for creating favorable living environment

We will develop a living environment accessible within walking distance so that people of different generations can live safely and comfortably, and also create a favorable living environment with distinctive local characteristics.

In the Urbanization Control Areas where urbanization should not be promoted we will maintain and conserve the living environment of the existent villages in harmony with its natural environment.

(4) Use of land in the greenery rich area

① **Conservation and revitalization of natural environment in three mountain ranges and other green areas.**

Greenery and ridges of three mountain ranges and other natural sceneries will be maintained and conserved with the collaboration of forest protection and forestation projects.

■ Kurama Area



② **Conservation of greenery in the urban area and its outlying areas**

We will maintain and conserve greenery in mountainous and residential areas as well as in the premises of temples and shrines in the urban area and its outlying areas.

■ Oshioyama



③ **Symbiosis between people and rich natural environment**

We will protect forests and agricultural lands to secure water sources, prevent disasters such as landslide and conserve and improve the living environment in the periphery of urban area.

■ A settlement in the mountainous region



(5) Use of land for improving the charms of Kyoto

① Use of land for promoting Kyoto as an International City for Culture and Tourism

We will further conserve the historical and cultural resources which we are proud of, in order to support traditional industries and to promote tourism and commercial activities. Hence, tourism in Kyoto will be promoted and the glamour of Kyoto will be increased.

② Use of land that is expected to promote Kyoto, as an academic city.

We will improve the function of universities and other research institutes by enhancing their connection with public transportation system and industries. We also promote coexistence between academic functions and the living environment surrounding them.

③ Use of land for improving the interaction between people

We will improve cultural, touristic and recreational activities by promoting the use of land at the urban fringes while considering the urban environment there.

(6) Utilization of large unused lands

Since large pieces of land are precious assets for maintaining and promoting the vitality of Kyoto, we will implement a well-planned use of such unused lands, to prevent the creation of vacuum in the urban area, and disorganized development.

■ Mizutare landfill site for disposal

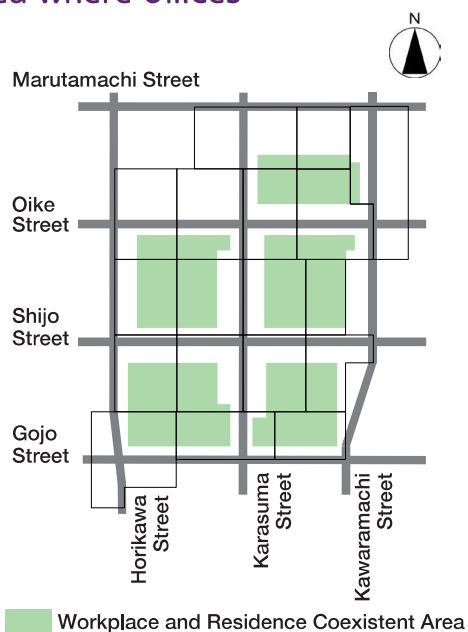


Revitalization schemes in downtown area

Kyoto is a distinctive city with its traditional culture and attractive landscape. Its downtown area is filled with various activities. We are working on the revitalization of this area with the cooperation of citizens and enterprises.

(1) Improvement of the area where offices and houses coexist.

The area where offices and houses coexist is entitled as the Pilot Area of urban redevelopment. We are introducing some special rules for the architectures there by designating the area as a Special Use Zone for Workplace and Residence Coexistence and by drawing up a district plan for the area.

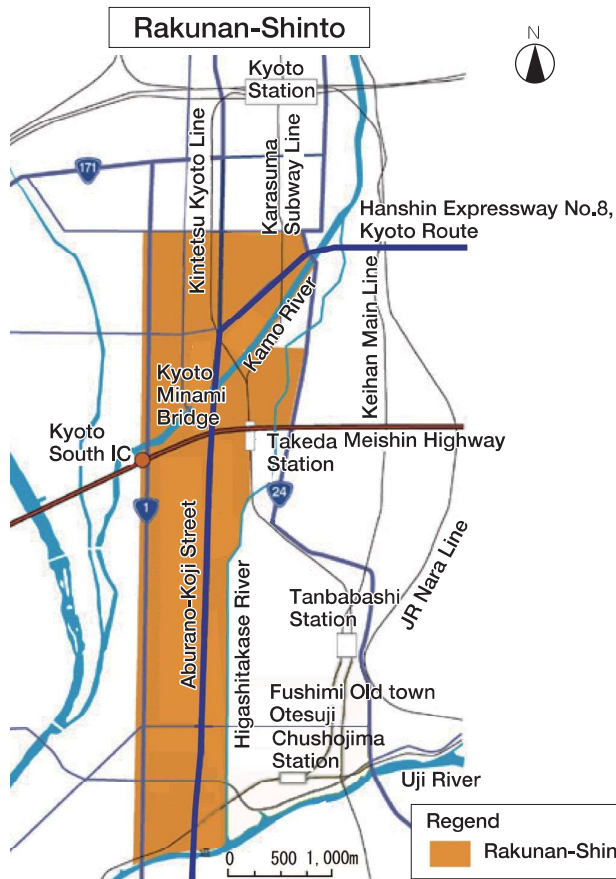


Workplace and Residence Coexistent Area:

In the area surrounded by Oike Street, Shijo Street, and Gojo Street (the trunk roads running east-west); and Kawaramachi Street, Karasuma Street, and Horikawa Street (running north-south); a land lot whose maximum floor ration is 400%. Total area of such land lots is 130 ha.

Rakunan-Shinto Project

Rakunan-shinto area (about 607ha) spreads along the Aburano-koji Street. This area serves as the core for “creative urban development” which is expected to attract urban activities in the southern part of Kyoto. “Rakunan-Shinto Development Promotion Council” which consists of residents, enterprises and the city plays a core role in the implementation of partnership type of urban development.



6 Kyoto, a Pedestrian Friendly City

Strategy for “Kyoto, a Pedestrian Friendly City”

We will implement measures such as improving public transportation, securing safety of pedestrians, creating comfortable roads, proper distribution of public spaces matching the local characteristics. Thus, we will convert the automobile oriented city to a pedestrian friendly city where public transportation will be given priority.

To this end, we drew up the comprehensive transportation strategy “Kyoto, a Pedestrian Friendly City” in January, 2010. It has three pillars i.e. “Existing Public Transportation”, “City Development” and “Lifestyle” and 88 projects. We also drew “Kyoto, a Pedestrian Friendly City Charter” which serves as the code of conduct.

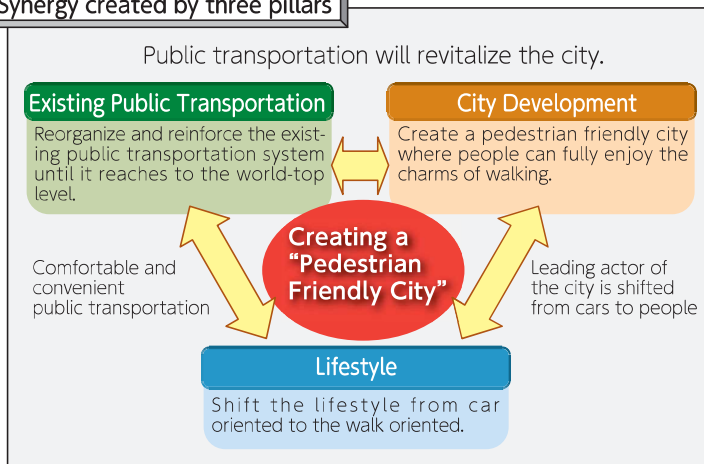
■ Subway



■ Bus



Synergy created by three pillars



7 Landscape of Kyoto

7-1 Landscape Plan

Kyoto is a historical city which is blessed with rich nature dubbed as “Purple Mountains and Clear Water” ; and 1200 years of history. The beautiful landscape of Kyoto is an asset that belongs not only to its citizens, but also to the entire Japan, and is even considered a treasure of the world. This landscape has been protected and nurtured by the tireless efforts of our ancestors. Therefore, it is the mission of each individual living in this age to hand it down to the next generation.

In order to keep Kyoto as Kyoto in the coming 50 years and 100 years, our basic concept should be “Conservation, Revitalization and Creation” which is mentioned in the Kyoto City Grand vision. According to the following basic guidelines, we are improving the landscape of Kyoto so that it will remain ageless and glorious.

Basic guidelines for landscape formation

- ①Landscape of Kyoto shall be in harmony with the nature based on the “Basin landscape”.
- ②Landscape of Kyoto shall be formed considering the harmony between the traditional culture and creation of new culture.
- ③Landscape of Kyoto should consist of various local districts unique to Kyoto.
- ④A landscape that could revitalize Kyoto shall be created.
- ⑤Landscape of Kyoto shall be formed by the cooperation between residents, enterprises and the city.

7-2 Height of buildings

Height of buildings is an important element of the urban landscape and urban environment. The the entire city is covered by various regulations on the height of buildings depending on the characteristics of each region by implementing “Height Control Area” frame. In this way, we are conserving and forming an excellent urban landscapes.

■ Aerial view of Northern Kyoto



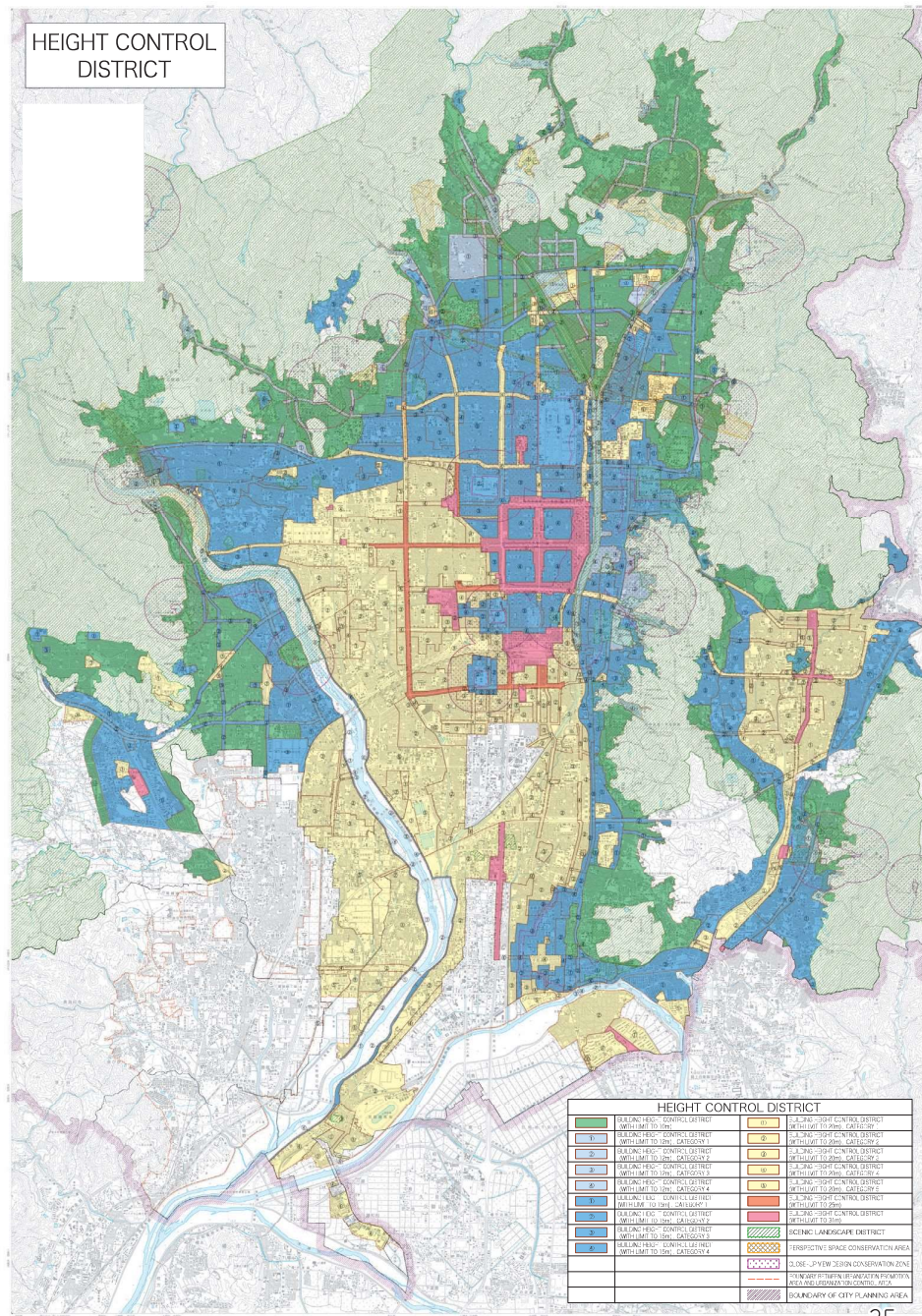
■ Basic concept of building heights

Kyoto is surrounded by the low mountain ranges on three sides, and has many elegant landscapes with historical properties such as the world heritage sites and Kyo-machiya townhouses. Considering the above facts and the characteristics of the urban Kyoto, the maximum height of buildings in downtown area is set to the highest which is gradually decreased centrifugally towards the foot of the mountains where it reaches the lowest.

■ Height Control District

There are 16 types of Height Control Districts. The maximum heights of buildings are set according to the characteristics of each area and its purpose of using the land. We hope to improve the beauty of the city which would be appropriate for Kyoto by conserving its living environment, keeping harmony between natural and historical environment, and creating a well balanced urban landscape.

HEIGHT CONTROL
DISTRICT



7-3 Conservation of natural and historical landscape

Kyoto basin has a unique topography surrounded by mountain ranges on three sides and rivers flow through the bottom of the basin. This landscape is a prototype of Kyoto that our ancestors had been seeing for ages. The City of Kyoto designates some areas as Scenic Landscape District in order to conserve the natural and historical landscape which includes its basin structure and historical assets.

■ Kurama Area



■ Scenic Landscape District

In order to conserve and create a landscape which is in harmony with nature, rich green mountains, housing areas on the foothills and the vicinities of the World Heritage sites are designated as Scenic Landscape District.

7-4 Improvement of Urban Landscape

Kyoto has its unique urban landscape which is a precious cultural asset of the citizens of Kyoto. In order to conserve and create a favorable city landscape, the city of Kyoto designates some areas as Scenic District.

■ Scenic District

An area is designated as “Scenic District” to conserve its elegant historical landscape. Those areas where favorable landscapes are conserved, such as areas where Kyo-machiya houses are concentrated, are designated as Aesthetic District. This district is further divided into six categories. In order to create an attractive landscape, the surroundings of old town areas and areas along the trunk roads in the suburbs are also designated as Aesthetic Formation District which is further divided into two types.

■ Foothill Type Aesthetic District



■ Historical Property Type Aesthetic District



■ Roadside Type Aesthetic District



8 Disaster Prevention of the City

8-1 Plan for disaster prevention in the city

To be prepared for various disasters such as earthquake, flood and fire, we will improve urban facilities such as roads, rivers and sewage system; and also apply earthquake resistant technology in constructing buildings, bridges and life-lines.

From the Great East Japan Earthquake in March 2011, we learned that we need both hard measures for the prevention and reduction of disasters; and soft measures such as distributing information about shelters and methods of evacuation. We will build a strong disaster resistant city by implementing both hard and soft measures. If we suffer from disasters, we should be able to quickly revive the city and restore normal life of the citizens while maintaining the bonds between community residents.

8-2 Plan for Building a Disaster Resistant City

The City of Kyoto drew up the “Plan for Building a Disaster Resistant City” to minimize the damage caused by earthquake and the fire breakout that usually follows it, and secure a safe life for the citizens.

■ Basic concepts for building a disaster resistant city

1 Build a disaster resistant city in order to conserve the historical urban buildings.

2 Build a disaster resistant city by the interaction between self assistance, mutual assistance and government assistance.

3 Improve the city's disaster prevention facilities

4 Build a disaster resistant city comprehensively by implementing both soft and hard measures.

9 City Facilities

9-1 City facilities

City facilities mean those amenities and infrastructures which are needed to support smooth activities of citizens and improve their convenience; and to secure a favorable urban environment. They include transportation facilities, public spaces and supply and disposal facilities.

9-2 Transportation facilities

Transportation facilities mean those which are needed to transport people and objects. They include roads, railways and parking lots. These are very important facilities which form the framework and structure of the city.

■ Functions of roads

Roads are not only for transportation. They also provide a space for lifeline such as electricity, gas and water supply; they function as routes for evacuation and shelter space at the time of disaster.

■ Functions of railways

Railways are one of the most effective means of transportation for carrying large number of people and objects. Since they have great impact on the formation of urban area, we have to make their construction plan carefully by considering proper use of land around stations such as roads and station front space. It must also be coordinated with urban development project.

■ Function of parking lots

Parking lots are very important city facilities. We must figure out the needs for parking space for automobiles and bicycles. In doing so, we must consider their consistency with road and railway plans. We study the needs of parking lots in order to promote the effective usage of existing parking lots and to make a plan for constructing new ones at proper locations.

9-3 Public spaces

Public spaces mean those which are used for recreation, evacuation and environmental conservation, such as parks, green spaces and cemeteries.

■ Functions of parks and green spaces

Parks and green spaces are necessary for the creation of a safe, healthy and comfortable city. They must serve the following purposes:

- ①As a means of environmental conservation (to improve the city environment)
- ②Recreation spot (for health and pleasure)
- ③Disaster prevention space (to improve the safety of the city)
- ④As a means of landscape formation (to create a beautiful cityscape)

■ Mukaishiro Park



■ Shimotoba Park



9-4 Supply and disposal facilities

Supply and disposal facilities include water and sewage system, garbage disposal plants and markets.

■ Function of waterworks system

The function of waterworks system is to steadily supply safe and high quality tap water to the citizens. The City of Kyoto receives water from Lake Biwa through Sosui Canal and purifies it at the water purification plants.

■ Keage Water Purification Plant



■ Function of sewage system

The function of sewage system is to treat waste water from homes and factories so as to improve the living environment and to prevent contamination of rivers and sea. Sewage system also drains rain water to prevent floods.

■ Toba Water Treatment Plant



■ Function of incineration plants system

The function of incineration plants is to dispose domestic garbage properly. The City of Kyoto has incineration plants, a landfill site, and special treatment facilities which deal with cans, bottles, PET bottles, plastic containers and fish bones.

■ North Waste Processing Facility



■ Function of markets

The function of markets is to steadily supply fresh foods to the consumers. The City of Kyoto has two central markets, one for vegetables and marine products, and one for animal meats. It also has a flower market.

■ The First Market of
Kyoto City Central Wholesale Market



■ Review of the city planning

There are some roads and parks which are included into in the city planning. There are also some Land Adjustment Projects which have not been started yet for a long time. Construction of buildings in such lands which might give bad influence on the effective land use there, needs permission from the city. Also the social and economic situation today is quite different from the time we included such facilities and lands in the city planning. Therefore, we are reviewing those projects that have not been started for a long time.

■ List of City Facilities (as of March 31, 2013)

Roads	Approx. 481.35km	(259 routes)
Plazas	Approx. 1.29ha	(13 locations)
Metropolitan Railway	Approx. 49.8km	(7 lines)
Parking	Approx. 4.55ha	(13 locations)
Automobile Terminal	Approx. 0.3ha	(1 location)
Parks	Approx. 572ha	(281 locations)
Green areas	Approx. 692.7ha	(7 locations)
Cemetery	Approx. 3.05ha	(1 location)
Sewage	Independent	Approx. 12.962ha
	River Basin Sewage-related	Approx. 3,122ha
Waste Processing Facilities	Approx. 73.5ha	(7 locations)
Educational and Cultural Facilities	Approx. 3.57ha	(2 locations)
Markets	Approx. 146,700 m ²	(2 locations)
Crematorium	Approx. 3.00ha	(1 location)
Collective Housing Facility	Approx. 97.6ha	(3 locations)
Water Tanks for Fire Control	Approx. 920 m ²	(46 locations)

10 Urban development projects

10-1 Urban development projects

Urban development projects are carried out in a fixed area where public facilities such as roads and housing space are developed together under the comprehensive plan.

10-2 Land readjustment project

Land readjustment project is a very effective and yet a fundamental method to create urban space by developing and improving roads and the housing space.

10-3 Urban redevelopment project

Urban redevelopment project is carried out in the already urbanized area in order to enhance a reasonable use of land and to revitalize urban functions there by constructing roads and parks, and by enhancing the shared use of buildings. The City of Kyoto has redeveloped 5.9 hectares in total at three places, the south of JR Kyoto Station, the front of JR Yamashina Station and the east of Uzumasa area.

■ The east of Uzumasa area



■ The front of Yamashina Station



11 District Plans

■ What is District Plan?

① **District plan is closely connected to the residents of the district.**

It is a comprehensive urban design for a district whose residents share the same future vision to create and maintain a comfortable urban environment there.

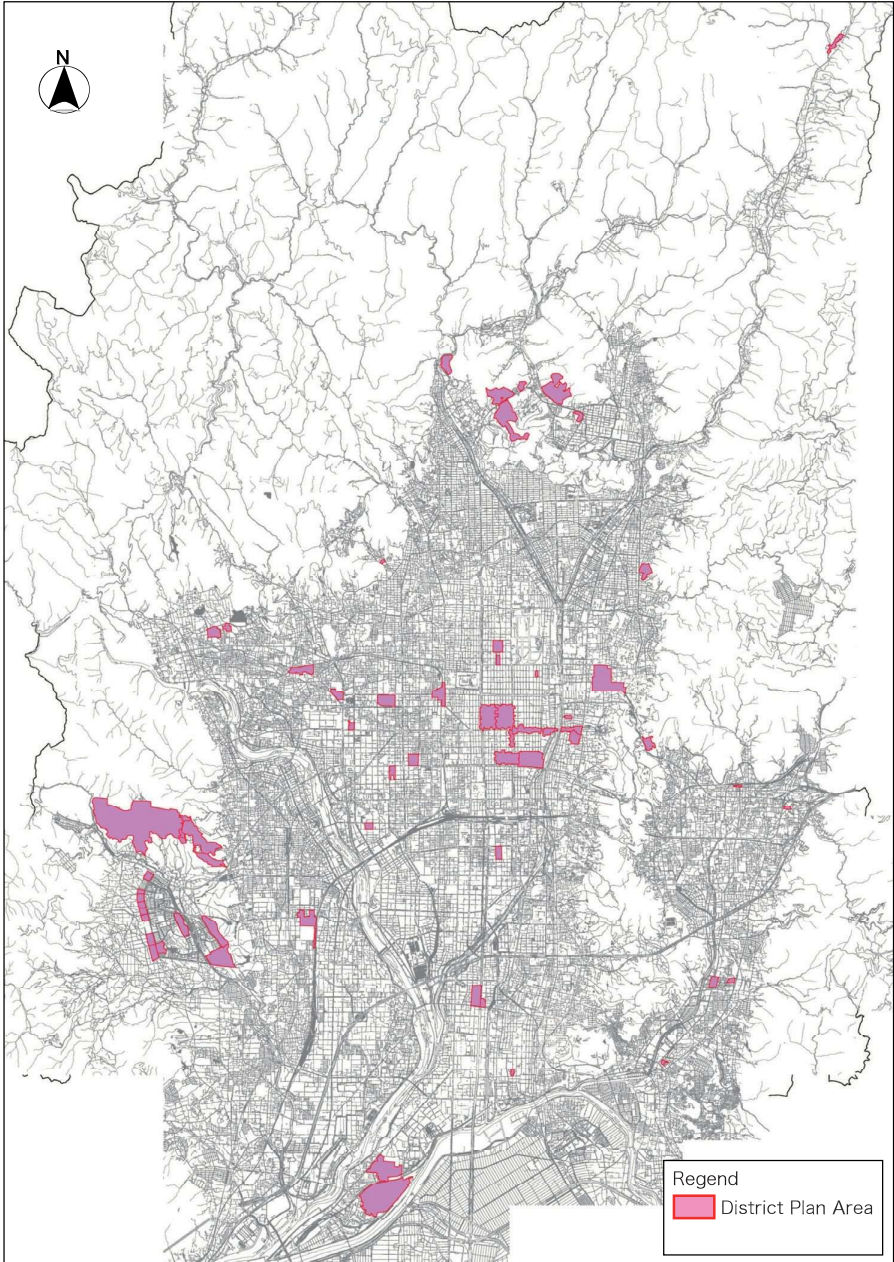
② **District plan is drawn by various entities.**

Residents, enterprises and the city government work together to create a common future vision for the district which is included in the District plan.

③ **District plan has detailed regulations suitable for the local characteristics.**

It includes the goal of and guideline for developing the district; and detailed rules such as the location of roads and parks, and the usage, scale and design of buildings.

■ District Plans



City Planning Decision Procedures

In order to decide on the content of the City Planning the following procedures are necessary.
A process wherein the citizens' opinions are given audience through the holding of public hearings and the presentation of Statements of written opinion with regard to the creation of the City Planning proposal has been established.



City Planning of the City of Kyoto

Editing, Publishing : City Planning Section, City Planning Bureau, Kyoto City
Contact Information : 488, Kamihonnojimae-cho, Oike-agaru, Teramachi-dori,
Nakagyo-ku, Kyoto 604-8571
Ph (075) 222-3505 FAX (075) 222-3472

