

## Regulation Comparison / Quasi-National Park vs Quasi-City Planning Area

		Quasi-National Park			Quasi-City Planning
		Regulations Based on Natural Parks Act			Regulations based on Buildings Standards Act
		Hirafu Area		Special Zone (Hotel Condominium)	Quasi-City Planning Area ※ Center Village District
		Park Works (Lodging)	Permitted Activities (Others)		
Restrictions on form of building	Building coverage	N/A	20% Max build area 2,000m <sup>2</sup>	40%	40%
	Floor area ratio	N/A	60%	300%	300%
	Road slant line limitation	N/A	N/A	N/A	1.5
	Adjacent land slant line limitation	N/A	N/A	N/A	1.25 (20m)
	Road Access	Mandatory (Town Regulation)	Mandatory (Town Regulation)	Mandatory (Town Regulation)	Mandatory
Landscape Regulations	Form Design	a) Roof Shape Pitched roof. If flat roof due to limitations, pitched parapet must be installed b) Roof Colour Dark brown, Rusty Red, Dark Green, Deep Blue c) Exterior Wall Colour Cream, Gray, White, Brown, Colour as per natural material d) Exterior Design Must keep simple and is harmonic with surrounding nature.		Same as on left	<ul style="list-style-type: none"> <li>• Roof Shape; N/A</li> <li>• Roof Colour; No high brightness, No high saturation</li> <li>• Exterior Wall Colour; No high brightness, No low brightness, No high saturation</li> <li>• Exterior Design; No mirror finish, keep low glossiness. Walls/fences must be lower than 2m, and be away from adjacent land by 1m or half of setback distance, and colouring must harmonize with building.</li> </ul>
	Height	22m	13m ※ Max. 10m and up to 2 floors for housing lots	16m (18m if elevation difference to building surrounding is more than 2m.) If either of the following, 22m 1 Entire roof is pitched-roof with a 3/10 pitch or greater. 2 Top floor is no more than half the horizontal projection area of the floor directly below.	16m (18m if elevation difference to building surrounding is more than 2m) If either of the following, 22m 1 Entire roof is pitched-roof with a 3/10 pitch or greater. 2 Top floor is no more than half the horizontal projection area (incl. courtyards and/or spaces not surrounded by walls or covered by a roof) of the floor directly below.
	Setback from Road	10m from road shoulder	20m from Park Work road, 5m from other roads	10m from Park Work road or Prefectural Road. 5m from other roads.	Build Area is; Under 200m <sup>2</sup> 2m (4m if road is Prefectural Road) Between 200m <sup>2</sup> and 700m <sup>2</sup> 4m Greater than 700m <sup>2</sup> 6m
	Setback from Adjacent Land	N/A	5m or greater	5m or greater	Building Height is; 14m or lower 2m Greater than 14m height/7m
	Minimum Lot Size	N/A	1,000m <sup>2</sup> ※ applies to housing lots only.	1,000m <sup>2</sup> ※except for Green Conservation areas	330m <sup>2</sup>
	Others	Business Plan, Financial Plan, Guest List, Layout and Facilities Report, etc.	Not permitted when topographic gradient is 30% or greater	Business Plan, Financial Plan, Guest List, Layout and Facilities Report, etc.	Restriction in land development, Greenery area requirement
Usage Regulations	Buildings	N/A		N/A	1 Factory which uses prime movers and floor area exceeds 50m <sup>2</sup> 2 Stores and/or treats hazardous material 3 Mahjong, Pachinko shops 4 Bowling alleys, Golf Driving Range, Batting Practice shops 5 Cabaret, dining outlets with hostesses/hosts 6 Bathhouse 7 Warehousing 8 Livestock barn
	Structures	N/A		N/A	1 Usage of prime movers to crush rocks 2 Usage of prime movers exceeding 2.5kw to produce ready-mixed concrete 3 Manufacturing of items using asphalt.