

Current standards		Restrictions on Building Activities in Landscape Districts [Draft]		Proposed changes to standards																																															
Name	Area	Name	Area																																																
Hirafu Highland Landscape District		Hirafu Highland Landscape District																																																	
Approx. 2,438ha		Approx. 2,455ha																																																	
Center Village area		Center Village area																																																	
Approx. 30 ha		Approx. 47ha																																																	
Restrictions on the design and aesthetics of buildings (Exterior color)	<p>1 The color shall be as specified in the table below according to the Munsell color system. Provided, however, that this shall not apply to parts coming under any of the following items: A color notation including hue, value (or lightness), and chroma shall conform to the rules specified in Japanese Industrial Standards (JIS) Z8721.</p> <p>(1) Range up to less than 1/5 of the area of each elevation surface (excluding roof surfaces)</p> <p>(2) Parts made of materials produced or used in the local region (excluding those with colored surfaces)</p> <table border="1"> <thead> <tr> <th>Classification</th> <th>Hue</th> <th>Brightness</th> <th>Chroma</th> <th>Classification</th> <th>Hue</th> <th>Brightness</th> <th>Chroma</th> </tr> </thead> <tbody> <tr> <td>Roof color</td> <td>R</td> <td>6 or less</td> <td>8 or less</td> <td>External wall color</td> <td>R</td> <td>2 - 8</td> <td>8 or less</td> </tr> <tr> <td></td> <td>YR</td> <td>6 or less</td> <td>6 or less</td> <td></td> <td>YR, Y</td> <td>2 - 8</td> <td>6 or less</td> </tr> <tr> <td></td> <td>Y, GY, G, BG, B</td> <td>4 or less</td> <td>4 or less</td> <td></td> <td>GY, G, BG, B</td> <td>2 - 6</td> <td>4 or less</td> </tr> <tr> <td></td> <td>PB, P, RP</td> <td>4 or less</td> <td>2 or less</td> <td></td> <td>PB, P, RP</td> <td>2 - 6</td> <td>2 or less</td> </tr> <tr> <td></td> <td>N</td> <td>2 - 7.5</td> <td>—</td> <td></td> <td>N</td> <td>3 - 7.5</td> <td>—</td> </tr> </tbody> </table> <p>2 Materials with a mirror finish shall not be used to reduce luster.</p> <p>3 The color of the equipment installed on external wall surfaces such as air vents shall be in harmony with the external walls when the equipment is located in places of high visibility from roads.</p> <p>4 Walls and fences attached to buildings must be in harmony with the building and have a low Chroma.</p> <p>5 In the case of additions to buildings that are not subject to the provisions from Paragraph 1 to the preceding paragraph pursuant to the provisions of Article 69, paragraph (2) of the Landscape Act, provisions from Paragraph 1 to the preceding paragraph shall not apply to parts other than the added parts, notwithstanding the provisions of paragraph (3), item (ii) of that Article of the same Act.</p>	Classification	Hue	Brightness	Chroma	Classification	Hue	Brightness	Chroma	Roof color	R	6 or less	8 or less	External wall color	R	2 - 8	8 or less		YR	6 or less	6 or less		YR, Y	2 - 8	6 or less		Y, GY, G, BG, B	4 or less	4 or less		GY, G, BG, B	2 - 6	4 or less		PB, P, RP	4 or less	2 or less		PB, P, RP	2 - 6	2 or less		N	2 - 7.5	—		N	3 - 7.5	—		
Classification	Hue	Brightness	Chroma	Classification	Hue	Brightness	Chroma																																												
Roof color	R	6 or less	8 or less	External wall color	R	2 - 8	8 or less																																												
	YR	6 or less	6 or less		YR, Y	2 - 8	6 or less																																												
	Y, GY, G, BG, B	4 or less	4 or less		GY, G, BG, B	2 - 6	4 or less																																												
	PB, P, RP	4 or less	2 or less		PB, P, RP	2 - 6	2 or less																																												
	N	2 - 7.5	—		N	3 - 7.5	—																																												
Restrictions on the design and aesthetics of buildings (Exterior design)	<p>1 Projections from external walls shall ensure the distances as specified below.</p> <p>(1) Balconies, bay windows, and other structures similar thereto shall ensure a distance equal to or longer than one meter from the boundary line of the road and the adjacent land lot or 1/2 of the distance specified in "Restrictions on the location of wall surfaces," whichever is the longer.</p> <p>(2) Eaves, overhangs, and other structures similar thereto shall ensure a distance of one meter or more from the boundary line of the road and the adjacent land lot or 1/2 of the value specified in "Restrictions on the location of wall surfaces", whichever is larger.</p> <p>2 Fences, etc. attached to buildings shall be up to two meters in height except for each item of paragraph 4, and paragraph 5. Also ensure a distance of one meter or more from the boundary line of the road and the adjacent land lot or 1/2 or more of the value specified in "Restrictions on the location of wall surfaces", whichever is larger.</p> <p>3 Garages, storage areas, and garbage collection points attached to buildings shall be designed in harmony with the buildings.</p> <p>4 Electrical equipment, mechanical (air conditioning) equipment, storage facilities, etc. attached to buildings shall be installed inside the buildings or in separate buildings, or buried underground. However, in unavoidable cases, such as when ventilation is required, the following conditions shall be met:</p> <p>(1) Ground installation: Equipment and fences, etc. to be installed shall be located out of sight from the street and shall be kept low in height and a distance of at least 1 m from the boundary line of the adjacent property or 1/2 of the value specified in the "Restrictions on the location of wall surfaces", whichever is larger. When installed in a location where it can be seen from roads, the building must be screened by a fence or other blindfold of the same color or a color that is consistent with the external walls used at the location. The fence or other blindfold shall be kept a distance of at least 1 m from the street or the boundary line of the adjacent property or 1/2 of the value specified in the "Restrictions on the location of wall surfaces", whichever is larger.</p> <p>(2) In the building of the uppermost floor exceeding 16 m in height (18 m if there is a height difference of 2 m or more around the building), when installing equipment in the terrace portion (the roof of the floor just below the top floor) of the uppermost floor: The equipment must be concealed by installing louvers of the same color or a similar color as the exterior wall. The equipment and louvers, etc.</p> <p>5 Oil tank for household use, propane gas storage cages, outdoor units of air conditioners, etc. shall be placed out of view from roads or hidden by louvers, etc. In addition, such equipments or louvers, etc. shall be kept at least 1 m away from the boundary lines of roads and adjacent land.</p> <p>6 Elevators and other equipment similar thereto provided on roofs of buildings shall not be placed facing the road.</p> <p>7 The top floor, exceeding 16 meters in height (18 meters if the difference in elevation around the building is 2m or more), must be designed to minimize a feeling of oppression by ensuring a sufficient separation from the road side.</p> <p>8 Handrails for fall prevention installed at outer circumferences of rooftops shall have transparent or open characteristics and be up to two meters in height.</p> <p>9 Simple buildings such as cargo containers, prefabricated buildings, and trailer homes shall have design features that are in harmony with the surroundings. Provided, however, that this shall not apply to buildings coming under either of the following items:</p> <p>(1) Construction site offices (wherever possible, setbacks from streets shall be ensured and considerations shall be given to exterior design)</p> <p>(2) Buildings other than those set forth in the preceding item of which installation period is within six months (excluding winter months)</p> <p>10 In the case of additions to buildings that are not subject to the provisions from Paragraph 1 to the preceding paragraph pursuant to the provisions of Article 69, paragraph (2) of the Landscape Act, provisions from Paragraph 1 to the preceding paragraph shall not apply to parts other than the added parts, notwithstanding the provisions of paragraph (3), item (ii) of that Article of the same Act.</p>		<p>The top floor, exceeding 16 meters in height (18 meters if the difference in elevation around the building is 2 meters or more), must be designed to minimize a feeling of oppression by ensuring a sufficient separation from the road</p> <p>The maximum height of a building is 16 meters (18 meters in the following cases: when the elevation difference around the building is 2 meters or more, or when the land has been flattened by cutting before the construction work is carried out and the Town Mayor has confirmed that the elevation difference around the building is 2 meters or more lower than the previous ground level). However, in cases where the entire roof has a slope of 3-Sun (angle 16.7 degrees) or more (for gabled, hipped or similar roofs, the maximum eave height is 16 meters (18 meters if the difference in elevation around the building is 2 meters or more)), or where there is a floor with an area of 1/2 or less of the floor directly below up to 16 meters (18 meters if the difference in elevation around the building is 2 meters or more) (including the courtyard and areas surrounded by columns and beams that do not have exterior walls or a roof),</p>																																																
Maximum height limit of buildings	<p>1 The maximum height of a building is 16m (18m in the following cases: when the elevation difference around the building is 2m or more). However, in cases where the entire roof has a slope of 3-sun (angle 16.7 degrees) or more (for gabled, hipped or similar roofs), or where there is a floor with an area of 1/2 or less of the floor directly below up to 16m (18m if the difference in elevation around the building is 2m or more) (including the courtyard and areas surrounded by columns and beams that do not have exterior walls or a roof), the height shall be 22m.</p> <p>2 The height shall be calculated from the lowest point where the building meets the surrounding ground surface. However, this does not include ramps or stairs as specified below (the total width of ramps, etc. must be no more than 1/3 of the length of the side of the lot they face).</p> <p>(1) Ramps or stairs leading to garages with a width of 6 meters or less (including cases where a warehouse or machine room is attached to the garage and the entrance and exit are provided on the garage side)</p> <p>(2) Ramps or stairs 3 meters or less wide used for access to uses other than garages (entrances, store entrances, etc.)</p> <p>(3) Ramp or staircase 9 meters or less wide combined a garage and a purpose other than a garage</p> <p>(4) Ramp or staircase 6 meters or less wide that has two or more uses other than a garage</p> <p>3 The provisions of the preceding paragraph shall apply to buildings satisfying the following conditions as separate buildings:</p> <p>(1) Buildings are connected with corridors (only one floor, either basement floor or ground floor) or Below ground level (completely covered by the ground) only.</p> <p>(2) For each building, the distances specified in "Restrictions on the location of wall surfaces of buildings facing adjacent land lots" shall be secured from the center line of each other's exterior walls.</p> <p>4 Elevators and other equipment similar thereto provided on roofs of buildings shall be up to four meters in height.</p> <p>5 In the case of additions to buildings that are not subject to the provisions of paragraph (1) pursuant to the provisions of Article 3, paragraph (2) of the Building Standards Act, provisions from Paragraph 1 to the preceding paragraph shall not apply to parts other than the added parts, notwithstanding the provisions of paragraph (3), item (iii) and (iv) of that Article of the same Act.</p>																																																		

Current standards		Restrictions on Building Activities in Landscape Districts [Draft]		Proposed changes to standards
Name		Hirafu Highland Landscape District		
Area		Approx. 2,438ha		Approx. 2,455ha
District category	Name	Center Village area		
	Area	Approx. 30 ha		Approx. 47ha
Restrictions on the location of wall surfaces	1 Regarding restrictions on the location of wall surfaces of buildings facing roads (excluding gates, fences, and building facilities attached to the building), the distance from the face of the exterior wall of the building or a pillar in lieu of the exterior wall to the boundary line of the road shall be as follows. In addition, for the section of the Prefectural Road Rankoshi Niseko Kutchan Line adjacent to the Lower Village area, the distance will be measured to the edge of the road's sidewalk.			
	(1) The distance to the road boundary line must be at least 2 meters if the building area is less than 200㎡. However, if the adjacent road is the Prefectural Road Rankoshi Niseko Kutchan Line, the distance must be at least 4 meters.			
	(2) The distance to the road boundary line must be at least 4 meters if the building area is between 200㎡ or more and less than 700㎡.			
	(3) The distance to the road boundary line must be at least 6 meters if the building area is 700㎡ or more.			
2 Regarding restrictions on the location of wall surfaces of buildings facing adjacent land lots (excluding gates, fences, and building facilities attached to the building), the distance from the face of the exterior wall of the building or a pillar in lieu of the exterior wall to the boundary line of the adjacent land lots shall be as follows. In addition, if the positions of the wall surfaces or columns replacing them on each side are different, the distance from each side must be ensured, and the height shall be calculated based on the height from the lowest point where the building contacts				
(1) The distance to the boundary line of the adjacent land lots must be at least 2 meters if the height of the building is less than 14 meters.				
(2) The distance to the boundary line of the adjacent land lots shall be at least 2 metres plus 0.5 metres for every 3.5 metres of the height of each side of the building (rounded up to the nearest 10cm) if the height of the building is 14m or more.				
3 The provisions of the preceding two paragraphs shall not apply in any of the following cases.				
(1) Below ground level (completely covered by the ground)				
(2) Those that do not impact areaways, approaches to underground parking, or other landscaping. However, if approaches to underground parking lots are easily viewed from roads, surface treatment in harmony with the surrounding scenery shall be applied.				
4 In the case of additions to buildings that are not subject to the provisions of paragraph (1) and (2) pursuant to the provisions of Article 3, paragraph (2) of the Building Standards Act, provisions from Paragraph 1 to the preceding paragraph shall not apply to parts other than the added parts, notwithstanding the provisions of paragraph (3), item (iii) and (iv) of that Article of the same Act.				
Minimum Lot size limit of buildings	1	330㎡		

Restrictions on Development Activities in Landscape Districts (Center Village area) [Draft]

Division	Contents of restrictions
Restrictions on land development	For Development activities of 3,000square meters or more under Article 4, Paragraph 12 of the City Planning Act,special development activities of 3,000square meters or more under Article 30 of the Hokkaido Ordinance on Conservation of the Natural Environment, and those associated with land development, etc. associated with construction etc. that requires a building confirmation application under Article 6, Paragraph 1 of the Building Standards Act
(1) Shape of fill and cut slopes	1 No work will be carried out other than that required by Article 19 of the Building Standards Act, the elimination of elevation differences within the site, or the minimum amount of earth fill required for drainage treatment within the site. 2 In principle, the finish shall be a slope. However, retaining walls may be installed only when level differences cannot be eliminated by slopes or higher priority is placed on forest preservation.
- Slope	3 The shape of the slope shall be as follows, and the upper and lower ends of fill and cut slopes shall ensure a horizontal distance of one meter or more from each site boundary. ●The gradient of fill slopes shall be at a ratio of 1:1.8 or more (angle 29.05 degrees or less) . When a fill slope is five meters high or more, small steps with a width of one meter or more must be provided at every five meters in height. ●The gradient of cut slopes shall be at a ratio of 1:1.5 or more (angle 33.69 degrees or less) . When a cut slope is five meters high or more, small steps with a width of one meter or more must be provided at every five meters in height.
- Retaining wall	4 If necessary, Retaining walls shall be up to two meters in height. If they are easily viewed from roads, surface treatment shall be applied in harmony with the surrounding scenery. In addition, The upper and lower ends of retaining walls shall ensure a horizontal distance of one meter or more from each site boundary. Provided, however, that the height requirement does not apply to retaining walls satisfying the following conditions: (1) Retaining walls that ensure a gradient at a ratio of 1:0.5 or more (angle 63.43 degrees or less) and to which surface treatment in harmony with the surrounding scenery is applied may be up to five meters in height. In particular, greening shall be carried out on retaining walls installed in places with high visibility from roads. (2) Those that do not impact dry areas, approaches to underground parking, or other landscaping. However, if approaches to underground parking lots are easily viewed from roads, surface treatment in harmony with the surrounding scenery shall be applied.
(2) Location of parking lot	1 When a parking lot accommodating five cars or more is provided, it shall be located out of view from the major roads in the resort area (prefectural road lines, Town Road Iwaobetsu Minami 3 Line, and Town Road Hanazono Resort Line) by means such as installing the parking lot underground and using a space behind the building. In addition, aboveground parking lots shall ensure a distance of 50 centimeters or more from the adjacent land lot as buffer zones. However, parking lots may be located adjacent to front roads on the condition that they are in harmony with the surrounding landscape by providing green buffer zones or arranging landscape, except for the "Hirafu-zaka" section of Prefectural Road Route 631.
(3) Removal of utility poles	1 For development activities on land with an area of 3,000 square meters or larger, no utility poles shall be installed within the zone. 2 Aboveground electrical equipment and other facilities shall be placed in a location out of view from the major roads in the resort area (prefectural road lines, Town Road Iwaobetsu Minami 3 Line, and Town Road Hanazono Resort Line) or inside buildings.
Deforestation	For areas (unit of forest) of private forests subject to the regional forest plan under Stipulated in Article 5 of the Forest Act with an area of at least 330 square meters.(However, this does not include Article 4, Paragraph 12 of the City Planning Act, special development activities under Article 30 of the Hokkaido Ordinance on Conservation of the Natural Environment, forest operations) 1 The logging area must not exceed 70% of the planned land use area 2 In areas facing roads, logging shall be limited to entrances and other similar places only, and trees must be preserved or planted to prevent adverse effects on the surrounding natural environment and scenery.
Restrictions on depositions	Deposits of soil, stones, materials, and other materials with a base area of larger than 330 square meters
(1) Soil, stones, etc.	1 Depositions shall have a gradient at a ratio of 1:1.8 or more (angle 29.05 degrees or less) and be five meters or less in height. Provided, however, that this shall not apply to depositions formed below front roads and other cases for which it can be determined that the effects of depositions on the surrounding landscape are insignificant (small steps with a width of one meter or more shall be provided at every five meters in height). 2 Distances corresponding to the height of depositions shall be ensured from the boundaries of roads and adjacent land lots. In addition, visual blocking shall be prepared by planting in principle.
(2) Materials, etc.	1 Materials should be piled on flat ground, with the pile height limited to 5 meters. 2 Distances corresponding to the height of depositions shall be ensured from the boundaries of roads and adjacent land lots. In addition, visual blocking shall be prepared by planting in principle.

Restrictions on Development Activities in Landscape Districts (Center Village area) [Draft]

Division	Contents of restrictions																																																
Preparation of open spaces, etc.	For Development activities of 3,000square meters or more under Article 4, Paragraph 12 of the City Planning Act,special development activities of 3,000square meters or more under Article 30 of the Hokkaido Ordinance on Conservation of the Natural Environment, and those associated with land development, etc. associated with construction etc. that requires a building confirmation application under Article 6, Paragraph 1 of the Building Standards Act																																																
(1) Development activities in land with an area of 3000 m ² - Sale of building lots	1 Green space shall be 5% or more of the development area(If development activities fall under Article 10-2 of the Forest Law, it may be 5% or larger of that area.). 2 If the development area is less than 1ha, Green space all shall be used as open space, and if it is 1ha or more, at least 500㎡ of green space shall be secured as open space. 3-1 Green spaces and open space must meet the following requirements: (1) Open spaces shall be located in easily accessible areas from each separated area, with the shape being square or rectangular and the terrain flat, and it shall have shapes and design features that can ensure functions as relaxation areas, temporary snow-dumping sites for snow removed from roads and disaster evacuation areas. (2) The boundaries of green spaces shall be clearly defined and the number of green spaces provided shall be one in principle. If two or more open spaces are prepared for unavoidable reasons, 500 square meters or larger shall be ensured for each open space. (3) No structures impairing functions of green spaces must be installed.																																																
- Hotels, etc.	3-2 Green spaces shall be used as event squares, gardens, etc. for hotel guests and satisfy the following requirements: (1) Open spaces shall be used as gardens, etc. for hotel guests and have shapes and design features that can ensure functions as disaster evacuation areas. (2) No structures impairing functions of green spaces must be installed.																																																
(2) Building activities	1 For the land with a site area of smaller than 330 square meters, open spaces for temporary snow dumping and other management uses (excluding spaces for parking lots, driveways, and trees) shall be prepared on the front roadside at least 5% of the site area.																																																
Promotion of greening	For land development, etc. associated with construction etc. that requires a building confirmation application under Article 6, Paragraph 1 of the Building Standards Act. (However, excluding construction on a site area of smaller than 330 square meters, agricultural facilities and housing for farming families)																																																
(1) Forest coverage ratio	1 In the designated area of private forests subject to the regional forest plan under Stipulated in Article 5 of the Forest Act(hereinafter referred to as "forest areas"),forest coverage ratio of 30% or more shall be ensured. 2 The forest coverage ratio shall be the sum of the horizontal projected area of the following areas, divided by the site area, and multiplied by 100. (1) "The current forest spaces" shall refer to zones where four or more trees (with a height of five meters or higher) grow per 100 square meters. (2) "The developed forest spaces" shall refer to zones where trees of 1.5 meters or more in height are newly planted to obtain ten or more trees in total per 100 square meters in a location in which only three or fewer trees have grown or clear-cut logging has been carried out for land development.																																																
- Scheme to promote greening	3 The following standards shall apply to the calculation of the forest coverage ratio. (1) To strategically promote greening, 1.2 times the converted area of " The current forest spaces" or "The developed forest spaces" shall be used in a region with a width of 10 meters from the boundary line surrounding the site. (2) A distance shall be ensured between forest spaces and buildings considering flying of snow falling from buildings.																																																
(2) Green coverage ratio	1 In areas other than "forest areas",green coverage ratio of 10% or more shall be ensured. 2 Green coverage ratio shall be calculated based on the following conversion area table, divided by the site area, and then multiplied by 100.																																																
	<table border="1"> <thead> <tr> <th>Classification</th> <th>Summary</th> <th>Converted area</th> <th>Remarks</th> </tr> </thead> <tbody> <tr> <td>Tall tree A</td> <td>Per tree</td> <td>25 m²</td> <td>Height: ≥ 10 m</td> </tr> <tr> <td>Tall tree B</td> <td>Per tree</td> <td>10 m²</td> <td>Height: 6 ≤ h < 10 m</td> </tr> <tr> <td>Tall tree C</td> <td>Per tree</td> <td>8 m²</td> <td>Height: 4 ≤ h < 6 m</td> </tr> <tr> <td>Medium tree</td> <td>Per tree</td> <td>5 m²</td> <td>Height: 2 ≤ h < 4 m</td> </tr> <tr> <td>Low tree</td> <td>Per tree</td> <td>1 m²</td> <td>Height: < 2 m</td> </tr> <tr> <td>Lawn</td> <td>Per 1 m² area</td> <td>0.8 m²</td> <td></td> </tr> <tr> <td>Greening block</td> <td>Per 1 m² area</td> <td>0.4 m²</td> <td>30% or more green area ensured</td> </tr> <tr> <td>Flowerbed</td> <td>Per 1 m² area</td> <td>0.4 m²</td> <td></td> </tr> <tr> <td>Garden stone, etc.</td> <td>Per 1 m² area</td> <td>0.2 m²</td> <td></td> </tr> <tr> <td>Pond, etc.</td> <td>Per 1 m² area</td> <td>0.2 m²</td> <td></td> </tr> <tr> <td>Stone path</td> <td>Per 1 m² area</td> <td>0.2 m²</td> <td>Interlocking block, brick, natural stone, etc.</td> </tr> </tbody> </table>	Classification	Summary	Converted area	Remarks	Tall tree A	Per tree	25 m ²	Height: ≥ 10 m	Tall tree B	Per tree	10 m ²	Height: 6 ≤ h < 10 m	Tall tree C	Per tree	8 m ²	Height: 4 ≤ h < 6 m	Medium tree	Per tree	5 m ²	Height: 2 ≤ h < 4 m	Low tree	Per tree	1 m ²	Height: < 2 m	Lawn	Per 1 m ² area	0.8 m ²		Greening block	Per 1 m ² area	0.4 m ²	30% or more green area ensured	Flowerbed	Per 1 m ² area	0.4 m ²		Garden stone, etc.	Per 1 m ² area	0.2 m ²		Pond, etc.	Per 1 m ² area	0.2 m ²		Stone path	Per 1 m ² area	0.2 m ²	Interlocking block, brick, natural stone, etc.
Classification	Summary	Converted area	Remarks																																														
Tall tree A	Per tree	25 m ²	Height: ≥ 10 m																																														
Tall tree B	Per tree	10 m ²	Height: 6 ≤ h < 10 m																																														
Tall tree C	Per tree	8 m ²	Height: 4 ≤ h < 6 m																																														
Medium tree	Per tree	5 m ²	Height: 2 ≤ h < 4 m																																														
Low tree	Per tree	1 m ²	Height: < 2 m																																														
Lawn	Per 1 m ² area	0.8 m ²																																															
Greening block	Per 1 m ² area	0.4 m ²	30% or more green area ensured																																														
Flowerbed	Per 1 m ² area	0.4 m ²																																															
Garden stone, etc.	Per 1 m ² area	0.2 m ²																																															
Pond, etc.	Per 1 m ² area	0.2 m ²																																															
Stone path	Per 1 m ² area	0.2 m ²	Interlocking block, brick, natural stone, etc.																																														
- Scheme to promote greening	3 To strategically promote greening, the following standards shall apply to the calculation of converted areas. (1) When existing trees are maintained or transplanted, the converted area of the trees is calculated as double. (2) When greening an area extending from the boundary of the front road to 30% of the depth of the building site, the converted area shall be doubled. (3) Greening installed in locations coming under either of the following shall not be included in converted area. - The area behind the building in relation to the front road. (excluding cases where existing trees are conserved) - Range from the exterior wall of the building to the eaves plus 1 meter (excluding spaces adjacent to front roads) (4) The courtyard that is shielded from the front road or adjacent land shall not be subject to the calculation of the green coverage ratio. (5) Stone paths shall be up to 80% of the greening area and located so as to allow the greenery of lawns and the like (plants) to be viewed from the front road.																																																
- Planting	4 Tree planting must comply with the following: (1) Trees shall be placed adjacent to front road side in principle, and consideration must be given to ensure a distance from roads, adjacent land lots, and buried objects according to a forecast length of branches after they grow. (2) Indigenous vegetation shall be planted.																																																

Restrictions on Specific Use Restricted Districts [Draft]

The uses of buildings and structures specified below are restricted.

<p>Tourism I Area</p>	<p>【Buildings】</p> <p>1 Factories that use prime movers and where the total work area exceeds 50 square meters. However, the following cases are excluded:</p> <p>(1) If such factories are; bakeries, rice store, tofu store, candy stores, and others businesses in the food manufacturing industry, meetings both the following criteria;</p> <ul style="list-style-type: none"> - Total work area is 100 square meters or smaller - Prime mover power output is 1.5 kw or less. <p>(2) If such factories are those that produce art and/or crafts, and meets both the following criteria;</p> <ul style="list-style-type: none"> - Those work area is 100 square meters or smaller - Prime mover power output is 1.5 kw or less <p>2 Buildings used for storage or treatment of hazardous materials, and the storage/treatment amount exceeding the amount listed in the “Commercial District” column of the list in Article 130-9 of the Building Standards Act Enforcement Order.</p> <p>3 Mahjong parlors, pachinko halls, shooting ranges, betting windows (for horse racing), off-track betting windows (for bicycle/motorcycle racing), and off-track betting windows (for boat racing).</p> <p>4 Bowling alleys, Golf driving ranges and batting cages.</p> <p>5 Cabarets, dining outlets with hostesses/hosts, and others similar thereto.</p> <p>6 Public bathhouses related to bathroom businesses providing private rooms, and others similar thereto specified in Article 130-9-5 of the Building Standards Act Enforcement Order.</p> <p>7 Commercial warehouses</p> <p>8 Livestock barns</p> <p>【Structures】</p> <p>1 Structures using prime movers to crushing of minerals, rocks, earth, concrete, asphalt concrete, sulfur, metals, glass, bricks, ceramics, bones or shells</p> <p>2 Structures using prime movers with total output exceeding 2.5kW for the purpose of manufacturing of ready-mix concrete or the bagging of cement</p> <p>3 Structures used for manufacturing using asphalt, coal tar, wood tar, petroleum distillates, or their residues as raw material</p>
---------------------------	---