

# District Planning

## Types of District Planning

The district planning system was created in 1980, in order to make it possible to develop pleasant urban areas that match local characteristics. Through this system, various local district rules are settled through residents' agreement. These rules involve the layout of roads and parks necessary to the district; building rules related to building usage, height, wall positions, lot area, floor area ratio, and lot coverage; and rules that define shapes, designs, and structures for fences and hedges.

Sendai has enthusiastically embraced this system to create lush urban areas that live

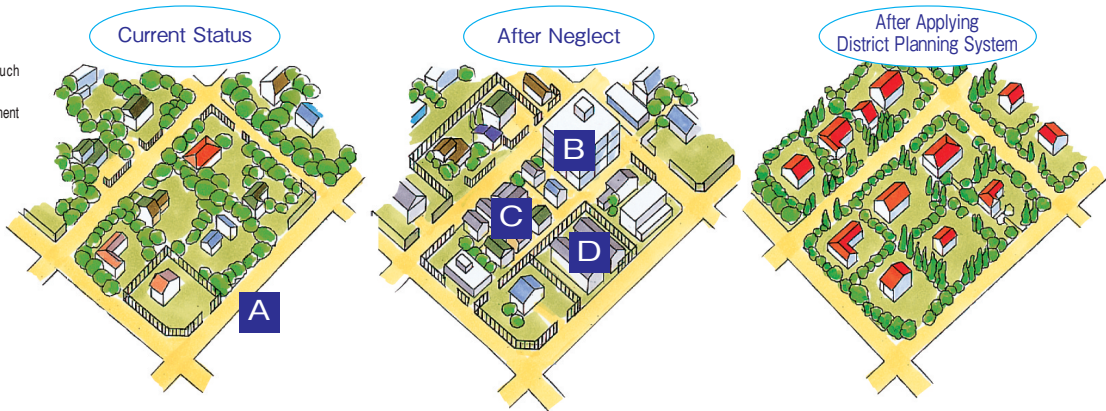
up to its reputation as the City of Trees. The city enacted the Ordinance Relating to the Draft Preparation Procedure for Sendai City District Planning in March 1987, and 117 districts in the city (including three redevelopment promotion districts and one of the development improvement promotion district) have developed their own plans as of December 2023.

The Ordinance on the Restriction of Buildings in Sendai City District Planning Areas was also enacted in February 1988 to make the district plans more functional.

### Conceptual Drawing of District Planning

#### District Planning

- A. A pleasant residential area, with much greenery and similarly sized houses. There is no guarantee that this environment will be preserved in the future.
- B. Condominium
- C. Subdivided Lot
- D. Wooden Apartment



## District Planning Examples

### District Planning in Residential Zones

Plans are laid out to create and maintain a pleasant residential environment full of greenery.

e.g. Izumi Park Town Murasakiyama District, Senseki District, Izumi Village District



Izumi Park Town Murasakiyama District

### Redevelopment Promotion Districts

Through integrated development of Urban infrastructure such as roads, and buildings, Conversion of land into utilization, including underutilized land of a large-scale will be facilitated.

e.g. Chuo 1-chome District, Kita-Sendai Eki Daiichi District, Nagamachi 7-chome Nishi District



Kita-Sendai Eki Daiichi District

### District Planning in Commercial/Business Zones

Plans are laid out to create spacious areas while developing an active and lush business zone.

e.g. Miyagino-dori Avenue District, Jozenji-dori Avenue District, Aoba-dori Avenue District



Miyagino-dori Avenue District

### District Planning in Industry and Distribution Parks

Plans are laid down to create industry and distribution parks full of greenery.

e.g. Izumi Park Town Science Park District, Sendai Tobu Distribution Park



Izumi Park Town Science Park District