

SEOUL METROPOLITAN GOVERNMENT ORDINANCE ON URBAN PLANNING

Enactment No. 3760, Jul. 15, 2000

Amendment of Other Laws No. 3785, Sep. 25, 2000

Partial Amendment No. 3851, Mar. 15, 2001

Partial Amendment No. 3878, Jun. 15, 2001

Amendment of Other Laws No. 3908, Sep. 29, 2001

Partial Amendment No. 3932, Nov. 10, 2001

Partial Amendment No. 4014, Jul. 10, 2002

Partial Amendment No. 4082, Apr. 15, 2003

Whole Amendment No. 4131, Jul. 25, 2003

Amendment of Other Laws No. 4167, Dec. 30, 2003

Partial Amendment No. 4173, Mar. 05, 2004

Partial Amendment No. 4198, May. 25, 2004

Partial Amendment No. 4230, Sep. 24, 2004

Partial Amendment No. 4251, Jan. 05, 2005

Partial Amendment No. 4299, Jul. 21, 2005

Partial Amendment No. 4318, Sep. 30, 2005

Partial Amendment No. 4375, Mar. 16, 2006

Partial Amendment No. 4378, May. 04, 2006

Partial Amendment No. 4433, Oct. 04, 2006

Partial Amendment No. 4449, Nov. 20, 2006

Partial Amendment No. 4569, Oct. 01, 2007

Amendment of Other Laws No. 4629, May. 29, 2008

Partial Amendment No. 4666, Jul. 30, 2008

Partial Amendment No. 4671, Jul. 30, 2008

Partial Amendment No. 4751, Mar. 18, 2009

Partial Amendment No. 4766, Apr. 22, 2009

Partial Amendment No. 4833, Jul. 30, 2009

Partial Amendment No. 4861, Sep. 29, 2009

Partial Amendment No. 4878, Nov. 11, 2009

Partial Amendment No. 4926, Jan. 07, 2010

Partial Amendment No. 4978, Apr. 22, 2010

Partial Amendment No. 4991, Jul. 15, 2010

Partial Amendment No. 5098, May. 26, 2011

Partial Amendment No. 5153, Jul. 28, 2011

Partial Amendment No. 5196, Oct. 27, 2011

Partial Amendment No. 5197, Oct. 27, 2011

Partial Amendment No. 5218, Jan. 05, 2012

Partial Amendment No. 5290, May. 22, 2012

Partial Amendment No. 5349, Jul. 30, 2012

Partial Amendment No. 5376, Nov. 01, 2012

Partial Amendment No. 5594, Oct. 04, 2013

Partial Amendment No. 5647, Jan. 09, 2014

Partial Amendment No. 5688, Mar. 20, 2014

Amendment of Other Laws No. 5692, May. 14, 2014

Amendment of Other Laws No. 5750, Oct. 20, 2014

Partial Amendment No. 5750, Oct. 20, 2014

Partial Amendment No. 5826, Jan. 02, 2015

Partial Amendment No. 5925, May. 14, 2015

Amendment of Other Laws No. 5951, Jul. 30, 2015

Partial Amendment No. 5981, Jul. 30, 2015

Partial Amendment No. 6039, Oct. 08, 2015

Partial Amendment No. 6069, Jan. 07, 2016

Partial Amendment No. 6189, Mar. 24, 2016

Partial Amendment No. 6242, May. 19, 2016

Partial Amendment No. 6300, Jul. 14, 2016

Amendment of Other Laws No. 6303, Jul. 14, 2016

Partial Amendment No. 6325, Sep. 29, 2016

Partial Amendment No. 6453, Mar. 23, 2017

Partial Amendment No. 6526, May. 18, 2017

Partial Amendment No. 6545, Jul. 13, 2017

Partial Amendment No. 6673, Sep. 21, 2017
Amendment of Other Laws No. 6700, Jan. 04, 2018
Partial Amendment No. 6776, Jan. 04, 2018
Amendment of Other Laws No. 6851, Mar. 22, 2018
Partial Amendment No. 6897, Jul. 19, 2018
Amendment of Other Laws No. 6899, Jul. 19, 2018
Amendment of Other Laws No. 6916, Oct. 04, 2018
Amendment of Other Laws No. 6961, Jan. 03, 2019
Partial Amendment No. 7001, Jan. 03, 2019
Amendment of Other Laws No. 7046, Mar. 28, 2019
Partial Amendment No. 7093, Mar. 28, 2019
Amendment of Other Laws No. 7156, May. 16, 2019
Amendment of Other Laws No. 7198, May. 16, 2019
Amendment of Other Laws No. 7217, Jul. 18, 2019
Partial Amendment No. 7261, Jul. 18, 2019
Amendment of Other Laws No. 7423, Dec. 31, 2019
Partial Amendment No. 7441, Jan. 09, 2020
Partial Amendment No. 7530, Mar. 26, 2020
Partial Amendment No. 7656, Jul. 16, 2020
Partial Amendment No. 7752, Oct. 05, 2020
Amendment of Other Laws No. 7782, Dec. 31, 2020
Partial Amendment No. 7856, Jan. 07, 2021
Partial Amendment No. 8044, May. 20, 2021
Amendment of Other Laws No. 8127, Sep. 30, 2021
Partial Amendment No. 8186, Sep. 30, 2021
Partial Amendment No. 8235, Dec. 30, 2021
Partial Amendment No. 8380, Mar. 10, 2022
Partial Amendment No. 8435, Jul. 11, 2022
Partial Amendment No. 8584, Dec. 30, 2022

ADDENDA <Ordinance No. 4167, Dec. 30, 2003>

Article 1 (Enforcement Date)

This Ordinance shall enter into force on the date of its promulgation.

Articles 2 through 9 Omitted.

Article 10 (Amendment to Other Ordinances)

(9) Part of the Seoul Metropolitan Government Ordinance on Urban Planning shall be amended as follows:

In Articles 54 (5) and 55 (3), the words "urban environment maintenance and improvement zones" are substituted for "urban-centered or downtown redevelopment zones", and the words "the master plan for the maintenance and improvement of urban and residential environment" are substituted for "the master plan for the urban-centered or downtown redevelopment"; and

In Article 3 of the Addenda, the words "Article 4 of the Act on the Maintenance and Improvement of Urban Areas and Dwelling Conditions for Residents" are substituted for "Article 4 of the Urban Redevelopment Act", the words "housing redevelopment zones or urban environment maintenance and improvement zones" are substituted for "redevelopment zones", and the words "urban environment maintenance and improvement zones" are substituted for "urban-centered or downtown redevelopment zones".

ADDENDUM <Ordinance No. 4173, Mar. 5, 2004>

This Ordinance shall enter into force on the date of its promulgation.

ADDENDUM <Ordinance No. 4198, May 25, 2004>

This Ordinance shall enter into force on the date of its promulgation.

ADDENDUM <Ordinance No. 4230, Sep. 24, 2004>

This Ordinance shall enter into force on the date of its promulgation.

ADDENDA <Ordinance No. 4251, Jan. 5, 2005>

Article 1 (Enforcement Date)

This Ordinance shall enter into force on the date of its promulgation.

Article 2 (Transitional Measures Arising out of Change in Floor Area Ratio in Quasi Industrial Area)

(1) At the time when this Ordinance enters into force, if application for permission for development acts (including permission, authorization, etc. regarded as permission for development acts; hereafter the same shall apply in this paragraph) is in progress, and if construction or a project is in progress with such permission, the previous provisions shall apply to the said development acts.

(2) At the time when this Ordinance enters into force, if the procedures for application for construction permission (including permission and authorization regarded as construction permission as well as cases in which there is deliberation by the Building Committee for making an application for construction permission or approval for a business plan under relevant Acts and subordinate statutes) or report on construction which has been received, are in progress, and if construction is in progress after it has already been permitted or reported, the previous provisions shall apply to restrictions on the floor area ratios. <Amended by Ordinance No. 4318, Sep. 30, 2005>

ADDENDUM <Ordinance No. 4299, Jul. 21, 2005>

This Ordinance shall enter into force on the date of its promulgation.

ADDENDUM <Ordinance No. 4318, Sep. 30, 2005>

This Ordinance shall enter into force on the date of its promulgation.

ADDENDA <Ordinance No. 4375, Mar. 16, 2006>

(1) (Enforcement Date) This Ordinance shall enter into force on the date of its promulgation.

(2) (Transitional Measures Arising out of Delegation of Authority) At the time when this Ordinance enters into force, if the procedures for dealing with affairs delegated under the amended provisions of annexed Table 3 are in progress, the previous provisions shall apply only if the head of a Gu requests a decision on the modification of the urban management planning.

ADDENDUM <Ordinance No. 4378, May 4, 2006>

This Ordinance shall enter into force on the date of its promulgation.

ADDENDUM <Ordinance No. 4433, Oct. 4, 2006>

This Ordinance shall enter into force on the date of its promulgation.

ADDENDUM <Ordinance No. 4449, Nov. 20, 2006>

This Ordinance shall enter into force on the date of its promulgation.

ADDENDUM Ordinance No. 4569, Oct. 1, 2007

This Ordinance shall enter into force on the date of its promulgation.

ADDENDUM <Ordinance No. 4629, May 29, 2008>

This Ordinance shall enter into force on the date of its promulgation.

ADDENDA <Ordinance No. 4666, Jul. 30, 2008>

Article 1 (Enforcement Date)

This Ordinance shall enter into force on the date of its promulgation.

Article 2 (Transitional Measures following Delegation of Authority)

Any affairs delegated under the amended provisions of annexed Table 3, the procedures for handling of which are in progress at the time when this Ordinance enters into force, shall be governed by the previous provisions.

ADDENDA <Ordinance No. 4671, Jul. 30, 2008>

Article 1 (Enforcement Date)

This Ordinance shall enter into force on the date of its promulgation.

Article 2 (Application Examples concerning Urban Environment Maintenance and Improvement Project and District-Unit Planning)

With respect to any area for which a master plan for the maintenance and improvement of urban and residential environment (for

an urban environment maintenance and improvement project) and the district-unit planning have already been established at the time when this Ordinance enters into force, the previous provisions shall apply if the amended provisions of this Ordinance are more unfavorable to such area.

ADDENDUM <Ordinance No. 4751, Mar. 18, 2009>

This Ordinance shall enter into force on the date of its promulgation.

ADDENDUM <Ordinance No. 4766, Apr. 22, 2009>

This Ordinance shall enter into force on the date of its promulgation.

ADDENDUM <Ordinance No. 4833, Jul. 30, 2009>

This Ordinance shall enter into force on the date of its promulgation.

ADDENDUM <Ordinance No. 4861, Sep. 29, 2009>

This Ordinance shall enter into force on the date of its promulgation.

ADDENDA <Ordinance No. 4878, Nov. 11, 2009>

Article 1 (Enforcement Date)

This Ordinance shall enter into force on the date of its promulgation. (Proviso Omitted.)

Article 2 (Transitional Measures concerning Application of Biotope Area Ratio)

(1) Where an application for the permission for development activities (including cases where it is deemed that the permission for development activities are constructively granted) has been filed or a construction work or a project has been in progress with the permission for development activities before this Ordinance enters into force, such a construction work or project shall be governed by previous provisions.

(2) Where an application for a building permit (including cases where it is deemed that a building permit is constructively granted or where a case has successfully undergone the deliberation by the competent building committee for filing an application for a building permit or approval of a project plan) or a report on a building project (limited to those under Article 14 (1) 2 of the Building Act and Article 11 (2) 1, 3, and 4 of the Enforcement Decree of the said Act) has been filed or where a building project is in progress with a permit or a report accepted before this Ordinance enters into force, such a building project shall be governed by previous provisions.

ADDENDA <Ordinance No. 4926, Jan. 7, 2010>

Article 1 (Enforcement Date)

This Ordinance shall enter into force on the date of its promulgation.

Article 2 (Transitional Measure concerning Delegation of Authority)

Administrative affairs that may be delegated pursuant to the amended provisions of Table 3 annexed hereto but that have been in process before this Ordinance enters into force shall be carried out pursuant to previous provisions.

Article 3 (Transitional Measure concerning Criteria for Permission for Collective Housing Projects in Factory Sites within Quasi-Industrial Area)

As to an area reflected in the Seoul Metropolitan Government's basic plan for the maintenance and improvement of urban areas and dwelling conditions as a district where non-industrial functions are dominant, as defined in Table 4 annexed to the Enforcement Rule of the Ordinance on Urban Planning, on or before July 30, 2008, provisions in force at the time of reflection may be applied.

ADDENDUM <Ordinance No. 4978, Apr. 22, 2010>

(1) (Enforcement Date)

This Ordinance shall enter into force on the date of its promulgation.

ADDENDUM <Ordinance No. 4991, Jul. 15, 2010>

Article 1 (Enforcement Date)

This Ordinance shall enter into force on the date of its promulgation.

(Tables Omitted.)