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

CHAPTER I GENERAL PROVISIONS

Article 1 (Purpose)

CHAPTER I GENERAL PROVISIONSThe purpose of this Ordinance is to prescribe matters delegated by the National Land Planning and Utilization Act, the Enforcement Decree thereof, the Enforcement Rules thereof and other related Acts and subordinate statutes as well as those necessary for the enforcement thereof.
[This Article Wholly Amended by Ordinance No. 4666, Jul. 30, 2008]

Article 2 (Fundamental Direction of Urban Planning and Management)

The fundamental direction of urban planning and management of the Seoul Metropolitan Government (hereinafter referred to as "Seoul") is to ensure the environment-friendly and sustainable development and management of Seoul as well as the balanced development between regions on the basis of basic principles provided for in Article 3 of the National Land Planning and Utilization Act (hereinafter referred to as the "Act"). <Amended by Ordinance No. 4666, Jul. 30, 2008>

CHAPTER II METROPOLITAN PLANNING AND FUNDAMENTAL URBAN PLANNING

Article 3 (Holding of Public Hearing, Procedures therefor, and so on)

CHAPTER II METROPOLITAN PLANNING AND FUNDAMENTAL URBAN PLANNING(1) If the Mayor of the Seoul Metropolitan Government (hereinafter referred to as the "Mayor") holds a public hearing to develop or modify the metropolitan planning under Article 12 (4) of the Enforcement Decree of the National Land Planning and Utilization Act (hereinafter referred to as the "Decree"), the Mayor may require any person who presides over the public hearing to present his/her opinion after examining those opinions which are presented by residents, related experts and so on. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(2) The Mayor may pay allowances to the person who presides over a public hearing, related experts who participate in the public hearing and so on, to such an extent as the relevant budget permits. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(3) The provisions of paragraphs (1) and (2) shall apply mutatis mutandis in cases of holding a public hearing to develop or modify the fundamental urban planning of the Seoul Metropolitan Government (hereinafter referred to as "fundamental urban planning of Seoul") under Article 18 of the Act. <Amended by Ordinance No. 4666, Jul. 30, 2008>

Article 4 (Establishment of Fundamental Urban Planning)

(1) The Mayor shall develop a fundamental urban planning of Seoul for zones which fall within his/her jurisdiction under Article 18 (1) of the Act. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(2) The Mayor may have the heads of Gus submit such draft plans for zones within their jurisdiction as related to the establishment

or modification of the fundamental urban planning of Seoul.
(3) The urban management planning and any other planning related to urban development and management developed by the Mayor shall be conformed to the fundamental urban planning of Seoul. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(4) The Mayor may include the existent circumstances of urban ecology in the contents of basic investigation necessary for the establishment of the sustainable fundamental urban planning of Seoul.

Article 5 (Advice, etc. on Fundamental Urban Planning)

In order to rationally formulate the fundamental urban planning of Seoul, the Mayor may request any related expert to give advice.

CHAPTER III DRAFTING OF URBAN MANAGEMENT PLANNING

Article 6 (Procedures, etc. for Dealing with Written Proposal)

CHAPTER III DRAFTING OF URBAN MANAGEMENT PLANNING(1) Any person who intends to propose the drafting of an urban management planning under Article 26 (1) of the Act shall present the Mayor a written proposal together with such documents falling under the following subparagraphs as prepared pursuant to Article 25 (2) of the Act and Article 18 of the Decree: <Amended by Ordinance No. 4666, Jul. 30, 2008>
1. Urban management planning books (planning papers and planning records);
2. Written planning explanations (including the results of basic investigation, the methods of raising financial resources, scenery planning, the results of examining any environmental impact, the results of examining any traffic impact, and the evaluation of land fitness under Article 13 of the Act); and
3. Other documents verifying the propriety of any drafting of the urban management planning.
(2) The Mayor who has received a written proposal of the drafting of the urban management planning under paragraph (1) above shall examine the matters that fall under the following subparagraphs: <Amended by Ordinance No. 4666, Jul. 30, 2008>
1. Whether or not the contents of basic investigation are appropriate;
2. Whether or not there exists any possibility of impairing natural environment and living environment;
3. Whether or not population problems and traffic problems will be aggravated;
4. Whether or not the establishment, maintenance and improvement of urban planning facilities are appropriate;
5. Whether or not the designation of specific-use areas, specific-use districts and specific-use zones is appropriate;
6. Whether or not both the designation of district-unit planning zones and the district-unit planning are appropriate;
7. Whether or not there exists any possibility of impairing the urban ecosystem; and
8. Other necessary matters concerning the urban management planning.
(3) With respect to any proposal made by any resident and not accompanied or incompletely accompanied with those documents falling under any subparagraph of paragraph (1), the Mayor may request the resident concerned to supplement that proposal. <Amended by Ordinance No. 4666, Jul. 30, 2008>

Article 7 (Hearing of Opinions of Residents at the Time of Drafting of Urban Management Planning)

(1) If the Mayor intends to hear residents' opinions on the drafting of an urban management planning under Article 28 (3) and (4) of the Act, he/she shall publicly announce the major contents of the draft urban management planning in two or more daily newspapers which are distributed primarily in Seoul and on the home pages on the Internet of a drafting agency and Seoul and publish such contents on a bulletin board or in an official gazette to make the said draft urban management planning available to the public for at least 14 days: Provided, That in cases of the drafting of planning for the establishment, maintenance or improvement of infrastructure or planning for urban development or improvement projects, matters concerning hearing of opinions may be notified to the owner of a relevant building or land who is listed in the register (including tenants) by mail, etc. <Amended by Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 5098. May 26, 2011; Ordinance No. 5349, Jul. 30, 2012>
(2) Any person, who has an opinion on the details of any such draft urban management planning publicly announced under paragraph (1), may present a written opinion to the Mayor within any inspection period as fixed under the said paragraph. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(3) The Mayor shall examine whether or not to reflect the opinion presented under paragraph (2) in the drafting of the urban management planning within 60 days after the expiration of the inspection period and notify the person who presents that opinion of the results of such examination. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(4) If the Mayor intends to reflect the opinion presented under paragraph (2) in the draft urban management planning, he/she shall, when the contents of such opinion are any modification of matters which do not fall under any subparagraph of Article 25 (3) and (4) of the Decree, publicly re-announce those contents, allow the public to inspect them and hear the opinions of residents thereon. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(5) The provisions of paragraphs (1) through (3) shall apply mutatis mutandis to such re-announcement and re-inspection as provided for in paragraph (4). <Amended by Ordinance No. 4666, Jul. 30, 2008>

CHAPTER IV DESIGNATION OF SPECIFIC-USE DISTRICTS

Article 8 (Subdivision of Scenery District)

CHAPTER IV DESIGNATION OF SPECIFIC-USE DISTRICTS(1) A scenery district may be subdivided and designated as follows by a decision on the urban management planning under Article 31 (3) of the Decree: <Amended by Ordinance No. 4666, Jul. 30, 2008>

1. City limits scenery district: outer district of Seoul for the prevention of urban sprawl in which the residential environment shall be protected;

2 and 3. Deleted. <by Ordinance No. 4751, Mar. 18, 2009>

Article 8-2 (Subdivision of Fine View District)

(1) A fine view district may be subdivided and designated as follows by a decision on the urban management planning under Article 31 (3) of the Decree: <Amended by Ordinance No. 4666, Jul. 30, 2008>

1. Central fine view district: district with a high degree of land use in which fine views shall be maintained and managed;
2. Historical and cultural fine view district: district in which cultural properties, buildings of high cultural conservation value, etc. are situated and in which their fine views shall be maintained and managed;
3. Fine streetscape district: district in which fine views shall be maintained and managed for the image of Seoul, the ensuring of view of nearby natural scenery, the sense of open street space, etc.; and
4. General fine view district: district, other than a central fine view district, a historical and cultural fine view district and a fine streetscape district, in which fine views shall be maintained and managed.

[This Article Newly Inserted by Ordinance No. 4433, Oct. 4, 2006]

Article 9 (Designation of Specific-Use Districts)

The designation or modification of the following specific-use districts may be decided by an urban management planning under Article 37 (3) of the Act: <Amended by Ordinance No. 4666, Jul. 30, 2008>

1. Cultural districts: those districts which are necessary for the management and protection of historical culture resources and the creation of cultural environment under Article 8 of the Culture and Arts Promotion Act;

2 and 3. Deleted. <by Ordinance No. 4751, Mar. 18, 2009>

CHAPTER V MANAGEMENT OF URBAN PLANNING FACILITIES

Article 10 (Management of Urban Planning Facilities)

CHAPTER V MANAGEMENT OF URBAN PLANNING FACILITIESEach urban planning facility managed by the Seoul Metropolitan Government under Article 43 (3) of the Act shall be managed under the Seoul Metropolitan Government Ordinance on Public Property and Commodity Management, the Seoul Metropolitan Government Ordinance on the Establishment of Administrative Organs, the Seoul Metropolitan Government Ordinance on the Delegation of Public Affair, the Seoul Metropolitan Government Rules on the Delegation of Public Affair, the Seoul Metropolitan Government Ordinance on the Management of Roads and Other Essential Public Facilities, the Seoul Metropolitan Government Ordinance on Urban Parks, and other Ordinances and Rules on the management of urban planning facilities of the Seoul Metropolitan Government. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 5153, Jul. 28, 2011>

Article 11 (Fees for Occupation or Use of Utility Tunnels)

Matters concerning fees for the occupation or use of utility tunnels as provided for in Article 44-3 (3) of the Act shall be governed by the Seoul Metropolitan Government Ordinance on Construction of Utility Tunnels and Collection of Occupancy Fees, etc. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 5153, Jul. 28, 2011>

Article 12 (Organization, Operation, etc. of Utility Tunnel Council)

The Seoul Metropolitan Government Ordinance on the Management of Roads and Other Essential Public Facilities shall apply to matters necessary for the organization, operation, etc. of a utility tunnel council referred to in Article 39-2 (6) of the Decree.

[This Article Wholly Amended by Ordinance No. 5153, Jul. 28, 2011]

Article 13 (Redemption Period and Interest Rate of Urban Planning Facility Bonds)

At the time when a plan for the issue of local government bonds is established under Article 124 of the Local Autonomy Act, detailed matters concerning the redemption period and interest rate of the urban planning facility bonds shall be separately determined by the Mayor to any such extent provided for in Article 47 (3) of the Act. <Amended by Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008>

Article 14 (Decision on Purchase of Sites for Urban Planning Facilities and so on)

(1) The decision and notification of whether or not to purchase any land the purchase of which is requested under Article 47 of the Act and the procedures for that purchase shall be carried out by a person who is to establish and manage the relevant urban planning facilities under Articles 10 and 68 of this Ordinance. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(2) The procedures for a request for the purchase of urban planning facilities the establisher or manager of which is not obvious or which are not managed by the Seoul Metropolitan Government and the project operator of which is not determined, shall be carried out by a person who deals with the affairs (referring to dealing with affairs with any main purpose) of authorization, permission, approval or report of the said urban planning facilities under Articles 10 and 68. <Amended by Ordinance No. 4666, Jul. 30, 2008>

Article 15 (Extent of Permission for Buildings, etc. which may be Constructed within Land Incapable of being Purchased)

(1) Buildings which may be constructed on any land falling under any subparagraph of Article 47 (7) of the Act under the proviso to Article 41 (5) of the Decree shall mean those which are prescribed in any of the following subparagraphs and which meet the standards for construction according to the relevant specific-use area, specific-use district or specific-use zone: <Amended by Ordinance No. 4666, Jul. 30, 2008>
1. Three-storied or lower detached houses (limited to those the total floor space of which is not more than 300 square meters) provided for in subparagraph 1 (a) of annexed Table 1 of the Enforcement Decree of the Building Act;
2. Class I neighboring living facilities with three or less floors provided for in subparagraph 3 of annexed Table 1 of the Enforcement Decree of the Building Act (limited to those which are not subject to the sale in lots and the total floor space of which is not more than 1,000 square meters).
3. Class II neighboring living facilities (excluding items (j), (l), and (m) of the same subparagraph) under subparagraph 4 of annexed Table 1 of the Enforcement Decree of the Building Act with three or less floors (limited to those not for sale in lots, the total floor space of which is not more than 1,000 square meters). <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>
(2) Structures which may be constructed on any land falling under any subparagraph of Article 47 (7) of the Act pursuant to the proviso to Article 41 (5) of the Decree shall be limited to structures the height of which does not exceed ten meters. <Amended by Ordinance No. 4666, Jul. 30, 2008>

CHAPTER VI DISTRICT-UNIT PLANNING

Article 16 (Areas Subject to Designation of District-Unit Planning Zones)

CHAPTER VI DISTRICT-UNIT PLANNING(1) The Mayor may designate any of the following areas as a district-unit planning zone pursuant to Article 43 (4) 8 of the Decree: <Amended by Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 5153, Jul. 28, 2011; Ordinance No. 5376, Nov. 1, 2012>
1. An area in which it is necessary for public facilities and urban environment to be maintained and improved;
2. An area in which it is necessary for the use, building coverage ratio, floor area ratio, height, etc. of a building to be managed according to plans in order to enhance urban fine view as well as to create satisfactory environment;
3. An area in which it is necessary for the peculiarity and vitalization of the area to be promoted by introducing cultural function and venture industry;
4. An area in a quasi industrial area in which residences, factories and so on are mixed and located and in which it is necessary for the environment to be maintained and improved according to plans;
5. An area in which detached houses and other low-rise houses are densely aggregated and the planned maintenance or improvement of which is required;
6. An area in which any planned development and public financial assistance are required in order to attain the purpose of balanced regional development and so on; and
7. An area in which any private capital-invested railroad station building is to be constructed;
8. An area in which it is necessary to realize strategic development with public character.
(2) If a land owner intends to construct a collective housing (limited to an apartment house) in any area falling under any subparagraph of paragraph (1) or any subparagraph of Article 43 (4) of the Decree, the Mayor shall designate the prearranged site for the construction of the said houses as a district-unit planning zone, when the scale and so on of the collective housing correspond to any such scope or area as prescribed by the rule of the Seoul Metropolitan Government: Provided, That this shall not apply if any plan for land utilization and construction in the said area is established under any other Acts. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 5376, Nov. 1, 2012>
(3) Similar facilities referred to in Article 43 (2) 2 of the Decree mean parking lots, automobile stopping places, driving schools for automobiles and construction machinery, distribution business facilities, facilities for supplying electricity, gas and heat, broadcasting communication facilities, cultural facilities, sports facilities, research facilities, social welfare facilities, general medical facilities, and waste treatment facilities. <Newly Inserted by Ordinance No. 5376, Nov. 1, 2012>

Article 17 (Request for Advice to Urban Planning Committee)

(1) If the Mayor intends to designate a district-unit planning zone, he/she may request the Urban Planning Committee of the Seoul

Metropolitan Government (hereinafter referred to as the "Urban Planning Committee of the Seoul Metropolitan Government") established under Article 113 of the Act to give advice on whether or not such designation is appropriate before he/she hears opinions of residents under Article 28 of the Act. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(2) If the Mayor intends to request the Urban Planning Committee of the Seoul Metropolitan Government to give advice under paragraph (1), he/she shall submit the results of basic investigation for the designation of zones and approximate plans for the designation of zones to the Urban Planning Committee of the Seoul Metropolitan Government. <Amended by Ordinance No. 4666, Jul. 30, 2008>

Article 18 (Dealing with Minor Matters of District-unit Planning, etc.)

(1) If the Mayor modifies a district-unit planning which falls under any subparagraph of Article 25 (4) of the Decree, he/she may, in accordance with the proviso in the main sentence of Article 25 (4) of the Decree, do so without referring such modification to the Joint Committee (hereinafter referred to as the "Joint Committee") established under Article 25 (2) of the Decree for deliberation. <Amended by Ordinance No. 4251, Jan. 5, 2005; Ordinance No. 4666, Jul. 30, 2008>
(2) In modifying any minor matter falling under any subparagraph of Article 25 (4) of the Decree, the Urban Planning Committee of the Seoul Metropolitan Government or a Gu concerned or the Joint Committee may resolve on such modification accompanied with any condition within the scope not contrary to the purpose of the establishment of the relevant district-unit planning if the modification is dealt with after deliberation of the said Committee. <Amended by Ordinance No. 4666, Jul. 30, 2008>

Article 19 (Standards for Establishment of District-unit Planning, etc.)

(1) Matters concerning the establishment, operation, etc. of the district-unit planning with respect to a district-unit planning zone designated under Article 51 of the Act and Article 43 of the Decree or Article 16 of this Ordinance, shall be provided for by the rule of the Seoul Metropolitan Government. <Amended by Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4666, Jul. 30, 2008>
(2) The term "infrastructure" provided for by this Ordinance under Article 46 (1) of the Decree means any public office building, cultural facility, sports facility, library, research facility, social welfare facility, public vocational training facility, youth training facility, general medical facility or waste disposal facility referred to in Article 2 (1) of the Decree. Newly Inserted by Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008>

Article 19-2 (Method for Calculating Installation Costs of Public Facilities and Site Value)

(1) The method for calculating the costs incurred in installing public facilities, etc. and the site value shall be as follows:
1. The costs incurred in installing public facilities, etc. shall be calculated in consideration of labor costs, material costs and other expenses incurred in installing such facilities;
2. The site value shall be calculated, in consideration of actual trade prices of adjacent areas, etc. based on officially assessed individual land prices: Provided, That in cases where appraisal of a relevant site is conducted, the site value may be calculated based on such appraisal.
(2) Matters necessary for enforcement, such as the calculation method referred to in paragraph (1), shall be determined separately by the rule of the Seoul Metropolitan Government.
[This Article Newly Inserted by Ordinance No. 5153, Jul. 28, 2011]

Article 19-3 (Establishment of District-unit Planning for Large Facility-Transferred Place, etc.)

(1) An area with poor infrastructure in the competent Si/Gun/Gu referred to in Article 42-2 (2) 13 and 14 of the Decree means any of the following:
1. A scenery district, fine view district, conservation district, settlement district and development promotion district among specific-use districts or a development-restricted zone and city natural park zone among specific-use zones;
2. A district-unit planning zone, a maintenance and improvement zone under the Act on the Maintenance and Improvement of Urban Areas and Dwelling Conditions for Residents, and a readjustment promotion zone under the Special Act on the Promotion of Urban Renewal;
3. An area with insufficient infrastructure support for which is deemed necessary by the Urban Planning Committee of the Seoul Metropolitan Government, from among areas which do not fall under subparagraph 1 or 2.
(2) The details of the installation of infrastructure, a method of the computation of expenses incurred in installing infrastructure and specific standards for operation under Article 42-2 (2) 15 of the Decree shall be as follows:
1. Specific development plans following modifications to the urban management planning, the installation and provision of infrastructure thereunder or the provision of expenses incurred in installing infrastructure (hereinafter referred to as "public contribution") shall be determined based on consultations, only after prior consultation is made with a person who has the right to decide the urban management planning and after such consultation is recognized;
2. The details of public contribution shall be determined within the scope of increases in the land value appraised before and after modifications are made to the urban management planning;
3. Article 19-2 (Method for Calculating Installation Costs of Public Facilities and Site Value) shall apply to the computation of expenses incurred in installing infrastructure, among the details of public contribution;
4. Matters necessary for enforcement, such as prior consultation referred to in subparagraph 1 and the details of public contribution

referred to in subparagraph 2, may be separately determined by the Mayor.
(3) The Mayor may establish funds to efficiently manage the installation expenses for infrastructure under Article 42-2 (2) 13 of the Decree, and such funds shall be used for the following purposes:
1. Working expenses for installing infrastructure in an area with poor infrastructure;
2. Expenses for management of administrative affairs and other incidental expenses incurred in carrying out infrastructure business;
3. Expenditures necessary for operating and managing the funds;
4. Other purposes prescribed by ordinances on funds.
[This Article Newly Inserted by Ordinance No. 5376, Nov. 1, 2012]

Article 19-4 (Management, etc. of Returned Money)

(1) Matters relating to the returned money referred to in Article 46 (2) of the Decree shall apply only to an area in a new town development district and a balanced development promotion district (hereinafter referred to as a "balanced development district") referred to in the Seoul Metropolitan Government Ordinance on the Support for Balanced Regional Development and a district-unit planning zone with respect to which the district-unit planning is established. <Amended by Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 5376, Nov. 1, 2012>
(2) The return period of returned money shall be ten years following the receipt of a compensation and the returned money shall be paid until the building permission (including legal fiction thereof under other Acts) is granted. In such cases, the partial return of the returned money shall not be permitted.
(3) The returned money shall be used for securing infrastructure and shall be managed separately.
[This Article Newly Inserted by Ordinance No. 4251, Jan. 5, 2005]

CHAPTER VII PERMISSION FOR DEVELOPMENT ACTS

Article 20 (Minor Development Acts Not Subject to Obtaining Permission)

CHAPTER VII PERMISSION FOR DEVELOPMENT ACTSAny minor development act exempted from obtainment of permission under the proviso to Article 53 of the Decree shall be as follows: <Amended by Ordinance No. 4666, Jul. 30, 2008>
1. An act of installing any structure the weight of which is not more than 30 tons, the bulk of which is not more than 30 cubic meters and the horizontal projection area of which is not more than 15 square meters;
2. An act of gathering any soil or stones the bulk of which is not more than 30 cubic meters from the land the gathering area of which is not more than 15 square meters; and
3. An act of piling up the goods on the land the area of which is not more than 15 square meters to such an extent that the gross weight is not more than 30 tons and the gross bulk is not more than 30 cubic meters.

Article 21 (Procedures for Permission for Development Acts, etc.)

(1) In granting permission for development acts under Article 57 (4) of the Act, the Mayor shall examine the following matters and may impose conditions, if necessary: <Amended by Ordinance No. 4666, Jul. 30, 2008>
1. Whether or not the said development acts are appropriate for the public interest;
2. Whether or not the said development acts protect the interested persons;
3. Whether or not the said development acts impair the environment, scenery, traffic, fine view and so on of adjacent areas;
4. Whether or not the said development acts have the historical, cultural and folk value and are able to conserve that value;
5. Whether or not measures such as landscaping, disaster prevention and so on are necessary; and
6. Whether or not to ensure such public facilities as provided for in other related Acts and subordinate statutes.
(2) The Mayor may permit acts of altering the shape and quality of any land, acts of gathering any soil or stones and acts of piling up the goods on the land the area of which for piling up those goods is at least 1,000 square meters, only if the Urban Planning Committee of the Seoul Metropolitan Government deliberates thereon.
(3) With respect to permission for a development act exceeding the scope of development acts for each specific-use area, the relevant development act shall undergo deliberation by the Urban Planning Committee of the Seoul Metropolitan Government, if such act falls under any item of Article 55 (3) 3-2 of the Decree, while the head of an autonomous Gu may consult with the urban planning committee established under the relevant autonomous Gu before he/she requests deliberation by the Urban Planning Committee of the Seoul Metropolitan Government. <Newly Inserted by Ordinance No. 5647, Jan. 9, 2014>

Article 22 (Performance Security, etc.)

(1) Public organizations which may be exempted from the deposit of any performance security under Article 60 (1) 3 of the Act shall be local public corporations and local public authorities established by the Seoul Metropolitan Government or autonomous Gus under the Local Public Enterprises Act. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(2) The amount of any performance security shall be an amount equivalent to 20 percent of the total expenses incurred in respect of development acts in accordance with Article 59 (2) of the Decree <Amended by Ordinance No. 4433, Oct. 4, 2006; Ordinance

No. 4666, Jul. 30, 2008>
(3) Any performance security referred to in paragraph (2) may be deposited in cash under the Seoul Metropolitan Government Rules on Finance and Accounting or may be substituted by a written security, etc. referred to in any subparagraph of Article 37 (2) of the Enforcement Decree of the Act on Contracts to which the State is a Party. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(4) If a person who obtains permission for development acts (hereinafter referred to as the "permittee") fails to implement the relevant construction within the permission period after the commencement of such construction or to take measures, etc. to prevent any disaster, the Mayor shall require the permittee to take other measures including such implementation.
(5) If the permittee fails to take measures provided for in paragraph (4), the Mayor may take such measures through vicarious administrative execution under the Administrative Vicarious Execution Act by means of any deposited performance security in order to prevent any disaster due to the suspension, etc. of construction works. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>

Article 23 Deleted. <by Ordinance No. 4433, Oct. 4, 2006>

Article 24 (Standards for Permission for Development Acts, etc.)

The standards for permission for development acts and so on shall be as set forth in annexed Table 1-2 of this Ordinance in accordance with annexed Table 1-2 of the Decree. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 5153, Jul. 28, 2011>

Article 24-2 (Allotment of Infrastructure, etc.)

The application of the infrastructure linkage system to grant permission to perform development acts to such an extent as the capacity of infrastructure permits shall be provided for by rule of the Seoul Metropolitan Government, subject to relevant Acts and subordinate statutes.

SECTION 1 RESTRICTIONS ON ACTS IN SPECIFIC-USE AREAS

Article 25 (Buildings which may be Constructed in Class I Exclusive Residential Areas)

SECTION 1 RESTRICTIONS ON ACTS IN SPECIFIC-USE AREASBuildings set out in each item of subparagraph 1 of annexed Table 2 of the Decree and those set out in subparagraph 2 of that Table, falling under the following subparagraphs, may be constructed in a Class I exclusive residential area: <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4666, Jul. 30, 2008>
1. A multi-family house among detached houses set out in subparagraph 1 of annexed Table 1 of the Enforcement Decree of the Building Act;
2. A multiplex house in which 19 households or less reside, among collective housing set out in subparagraph 2 of annexed Table 1 of the Enforcement Decree of the Building Act;
3. A substation, a water raising plant, a filtration plant, a shelter, a public rest room and any other similitude the total floor space of which used therefor is less than 1,000 meters, among Class I neighboring living facilities set out in subparagraph 3 of annexed Table 1 of the Enforcement Decree of the Building Act;
4. A religious assembly place (limited to that in which there are neither bell ringing facilities nor outdoor microphonic apparatuses) among Class II neighboring living facilities set out in subparagraph 4 of annexed Table 1 of the Enforcement Decree of the Building Act;
5. An exhibition hall (museum, art gallery and memorial hall) the total floor space of which used therefor is less than 1,000 meters, among culture and assembly facilities set out in subparagraph 5 of annexed Table 1 of the Enforcement Decree of the Building Act:
6. A religious assembly place (limited to that which does not fall under Class II neighboring living facilities and in which there are neither bell ringing facilities nor outdoor microphonic apparatuses) the total floor space of which used therefor is less than 1,000 square meters, among religious facilities set out in subparagraph 6 of annexed Table 1 of the Enforcement Decree of the Building Act:
7. A kindergarten or an elementary school among research and education facilities set out in subparagraph 10 of annexed Table 1 of the Enforcement Decree of the Building Act: <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4926, Jan. 7, 2010>
8. A building falling under any of the following items among facilities for children and aged persons set out in subparagraph 11 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A facility related to children; and
(b) A facility for welfare of the aged; and
9. A parking lot (limited to that constructed on a site abutting on any such road at least 12 meters in width) among facilities related to automobiles set out in subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act.

Article 26 (Buildings which may be Constructed in Class II Exclusive Residential Areas)

Buildings set out in each item of subparagraph 1 of annexed Table 3 of the Decree and those set out in subparagraph 2 of that Table, falling under the following subparagraphs, may be constructed in a Class II exclusive residential area: <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4666, Jul. 30, 2008>

1. A religious assembly place (limited to that in which there are neither bell ringing facilities nor outdoor microphonic apparatuses) among Class II neighboring living facilities set out in subparagraph 4 of annexed Table 1 of the Enforcement Decree of the Building Act;

2. An exhibition hall (museum, art gallery and memorial hall) the total floor space of which used therefor is less than 1,000 square meters, among culture and assembly facilities set out in subparagraph 5 of annexed Table 1 of the Enforcement Decree of the Building Act:

3. A religious assembly place (limited to that which does not fall under Class II neighboring living facilities and in which there are neither bell ringing facilities nor outdoor microphonic apparatuses) the total floor space of which used therefor is less than 1,000 square meters, among religious facilities set out in subparagraph 6 of annexed Table 1 of the Enforcement Decree of the Building Act:

4. An elementary school, a secondary school and a high school among research and education facilities set out in subparagraph 10 of annexed Table 1 of the Enforcement Decree of the Building Act:

5. A building falling under any of the following items among facilities for children and aged persons set out in subparagraph 11 of annexed Table 1 of the Enforcement Decree of the Building Act:

(a) A facility related to children; and

(b) A facility for welfare of the aged; and

6. A parking lot (limited to that constructed on a site abutting on any such road at least 12 meters in width) among facilities related to automobiles set out in subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act.

Article 27 (Buildings which may be Constructed in Class I General Residential Areas)

Buildings set out in each item of subparagraph 1 of annexed Table 4 of the Decree and those set out in subparagraph 2 of that Table, falling under the following subparagraphs, may be constructed in a Class I general residential area: <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010; Ordinance No. 5153, Jul. 28, 2011; Ordinance No. 5349, Jul. 30, 2012>

1. A Class II neighboring living facility set out in subparagraph 4 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding such living facilities the total floor space of which used therefor is at least 1,000 square meters, karaoke bars, massage parlors and boarding places for preparing for national examinations); 2. An exhibition hall, a zoological garden and a botanical garden (limited to those built on a site abutting on a road not less than 12 meters wide and along the road by not less than 12 meters), among culture and assembly facilities set out in subparagraph 5 of annexed Table 1 of the Enforcement Decree of the Building Act (Provided, That the foregoing shall not apply to an exhibition hall, a gallery, or a memorial, if its total floor area used for its principal purpose of business is less than 1,000 square meters);

3. A religious assembly place which does not fall under Class II neighboring living facilities, among religious facilities set out in subparagraph 6 of annexed Table 1 of the Enforcement Decree of the Building Act;

4. A charnel house constructed in a religious assembly place (limited to that in which 750 or less ashes repose), among religious facilities set out in subparagraph 6 of annexed Table 1 of the Enforcement Decree of the Building Act;

5. A research and education facility set out in subparagraph 10 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding an educational institute);

6. A youth hostel (limited to that constructed on a site abutting, to the extent of 20 or more meters, on any such road not less than 15 meters in width) among training facilities set out in subparagraph 12 of annexed Table 1 of the Enforcement Decree of the Building Act;

7. A sports facility set out in subparagraph 13 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding a golf practice range in which an outdoor steel tower is installed, and limited to sports facilities constructed on a site abutting, to the extent of 12 or more meters, on any such road not less than 12 meters in width);

8. A parking lot among facilities related to automobiles set out in subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act;

9. A power plant (limited to a power plant using solar energy, fuel cells, geothermal energy or hydrogen energy referred to in subparagraph 2 of Article 2 of the Act on the Promotion of the Development, Use and Diffusion of New and Renewable Energy) among power facilities set out in subparagraph 25 of annexed Table 1 of the Enforcement Decree of the Building Act.

Article 28 (Buildings which may be Constructed in Class II General Residential Areas)

(1) The number of floors of a building which may be constructed in a Class II general residential area under subparagraphs 1 and 2 of annexed Table 5 of the Decree shall be as follows: <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 5290, May 22, 2012>

1. The number of floors of a building in an area in which buildings with five or less floors are densely aggregated and which the Mayor designates and publicly announces after deliberation by the Urban Planning Committee of the Seoul Metropolitan Government for the purpose of preventing the impairment of the urban scenery due to any rapid and sudden change in a skyline shall be not more than seven: Provided, That the number of floors of the building may be relaxed after deliberation by the relevant committee, in any of the following cases:
(a) A traditional market subject to approval for a plan for the implementation of market maintenance and improvement projects under Article 37 of the Special Act on Promotion of Traditional Markets and Shopping Districts: not more than 15 floors;
(b) An apartment house set out in subparagraph 2 (a) of annexed Table 1 of the Enforcement Decree of the Building Act (hereinafter referred to as the "specially managed apartment house"), among specially managed facilities referred to in Article 26 (1) 5 of the Framework Act on the Management of Disasters and Safety: not more than 10 floors;
(c) Where an apartment building under subparagraph 2 (a) of annexed Table 1 of the Enforcement Decree of the Building Act is to be built: not more than 7 floors on average: Provided, That the average number of floors of such an apartment shall be not exceed 13, if part of a site prearranged for a project is donated as a site for a public facility;
2. Where an apartment house referred to in subparagraph 2 (a) of annexed Table 1 of the Enforcement Decree of the Building Act is to be built in an area other than that referred to in subparagraph 1, the number of floors of such an apartment may be determined separately through deliberation by the relevant committee in order to manage sceneries or protect the residential environment. <Amended by Ordinance No. 4375, Mar. 16, 2006; Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 5153, Jul. 28, 2011; Ordinance No. 5290, May 22, 2012>
3. Deleted. <by Ordinance No. 5290, May 22, 2012>
4. Deleted. <by Ordinance No. 5290, May 22, 2012>
(a) and (b) Deleted. <by Ordinance No. 4926, Jan. 7, 2010>
(2) The term "average number of floors" used in paragraph (1) 1 means the number of floors obtained by dividing the total ground floor space of an apartment house by a standard area provided for by rule of the Seoul Metropolitan Government. <Amended by Ordinance No. 4375, Mar. 16, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 5376, Nov. 1, 2012>
(3) Buildings set out in each item of subparagraph 1 of annexed Table 5 of the Decree and those set out in subparagraph 2 of that Table, falling under the following subparagraphs, may be constructed in a Class II general residential area: Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4833, Jul. 30, 2009; Ordinance No. 4926, Jan. 7, 2010; Ordinance No. 5153, Jul. 28, 2011; Ordinance No. 5349, Jul. 30, 2012>
1. A Class II neighboring living facility set out in subparagraph 4 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding a karaoke bar and a massage parlor);
2. A building falling under any of the following items among culture and assembly facilities set out in subparagraph 5 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A performing place and an assembly place (excluding an off-track horse-race ticket office and a telephone horse-race betting office, and limited to those the total floor space of which used therefor is less than 2,000 square meters: Provided, That in cases where a district-unit planning is established therefor, the limits may be relaxed by such district-unit planning);
(b) An exhibition hall, a zoological garden and a botanical garden (limited to that the total floor space of which used therefor is less than 2,000 square meters, if they are constructed on a site abutting on any such road less than 12 meters in width);
3. A building falling under any of the following items among sales facilities set out in subparagraph 7 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A retail market or a store the total floor space of which used therefor is less than 2,000 square meters (limited to that constructed on a site abutting on any such road not less than 20 meters in width);
(b) A reconstructed wholesale market or retail market the total floor space of which is not more than three times that used for the previous relevant purpose or the site area of which is not more than two times that used therefor;
4. A hospital among medical facilities set out in subparagraph 9 of annexed Table 1 of the Enforcement Decree of the Building Act;
5. A research and education facility set out in subparagraph 10 of annexed Table 1 of the Enforcement Decree of the Building Act:
6. A training facility set out in subparagraph 12 of annexed Table 1 of the Enforcement Decree of the Building Act (limited to youth hostels constructed on a site abutting, to the extent of 20 or more meters, on any such road not less than 15 meters in width, in cases thereof);
7. A sports facility set out in subparagraph 13 of annexed Table 1 of the Enforcement Decree of the Building Act (limited to that the total floor space of which used therefor is less than 2,000 square meters, in cases of construction on a site abutting on any such road less than 12 meters in width);
8. A public service facility, a financial establishment and any other offices the total floor space of which used therefor is less than 3,000 square meters, among service facilities set out in subparagraph 14 of annexed Table 1 of the Enforcement Decree of the Building Act;
9. A warehouse facility set out in subparagraph 18 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding a logistics terminal or a facility for collection and delivery), the total floor space of which used therefor is less than 1,000 square meters;

10. A building falling under any of the following items among hazardous substance storage and treatment facilities set out in subparagraph 19 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A filling station, a petroleum store and a liquefied gas store;
(b) A facility for the supply of fuel to low-pollution automobiles under the Clean Air Conservation Act;
(c) A liquefied petroleum gas station and a high-pressure gas station or storehouse constructed in the place of an urban bus garage;
(d) A paint and varnish store;
11. A building falling under any of the following items among such facilities related to automobiles as are set out in subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A parking lot;
(b) A car wash; and
(c) A building constructed on the following among garages provided for in the Passenger Transport Service Act or the Trucking Transport Business Act:
a. A site abutting on any such road not less than 12 meters (six meters, in cases of a garage for general taxi transport business or vehicle rental business, and eight meters, in cases of a garage for village bus transport business) in width; and
b. A site located in any zone in which it is deemed that it is not likely to impair the residential environment and which the head of a Gu designates and publicly announces after residents make an inspection thereof and the Urban Planning Committee of the Gu deliberates thereon, taking into account the location, entrance, traffic volume of adjacent areas, regional conditions, etc.;
12. A building falling under any of the following items among such facilities related to animals and plants as are set out in subparagraph 21 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A facility for the growth of crops;
(b) A seed cultivation facility;
(c) A flower and potted tree greenhouse; and
(d) A facility related to plants and similar to any facility falling under any of items (a) through (c) (excluding a zoological garden and a botanical garden);
13. A correctional facility or a defense or military facility under subparagraph 23 of annexed Table 1 of the Enforcement Decree of the Building Act;
14. A broadcasting and communications facility set out in subparagraph 24 of annexed Table 1 of the Enforcement Decree of the Building Act;
15. A power plant (limited to a power plant and a cogeneration plant for regional heating which use solar energy, fuel cells, geothermal energy or hydrogen energy referred to in subparagraph 2 of Article 2 of the Act on the Promotion of the Development, Use and Diffusion of New and Renewable Energy) among power facilities set out in subparagraph 25 of annexed Table 1 of the Enforcement Decree of the Building Act.

Article 29 (Buildings which may be Constructed in Class III General Residential Areas)

Buildings set out in each item of subparagraph 1 of annexed Table 6 of the Decree and those set out in subparagraph 2 of that Table, falling under the following subparagraphs, may be constructed in a Class III general residential area: Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4833, Jul. 30, 2009; Ordinance No. 4926, Jan. 7, 2010; Ordinance No. 5153, Jul. 28, 2011; Ordinance No. 5349, Jul. 30, 2012>
1. A Class II neighboring living facility set out in subparagraph 4 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding a karaoke bar and a massage parlor);
2. A building falling under any of the following items among culture and assembly facilities set out in subparagraph 5 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A performing place and an assembly place (excluding an off-track horse-race ticket office and a telephone horse-race betting office, and limited to those the total floor space of which used therefor is less than 3,000 square meters: Provided, That the foregoing shall not apply to a building for any purpose of use other than a wedding hall if the building is to be built on a site abutting on a road at least 20 meters in width.
(b) An exhibition hall, a zoological garden and a botanical garden (limited to those the total floor space of which used therefor is less than 3,000 square meters, if they are constructed on a site abutting on any such road less than 12 meters in width);
3. A building falling under any of the following items among sales facilities set out in subparagraph 7 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A retail market and a store the total floor space of which used therefor is less than 2,000 square meters (limited to those constructed on a site abutting on any such road not less than 20 meters in width); and
(b) A reconstructed wholesale market or retail market the total floor space of which is not more than four times that used for the previous relevant purpose or the site area of which is not more than two times that used therefor;
4. A hospital among medical facilities set out in subparagraph 9 of annexed Table 1 of the Enforcement Decree of the Building Act;
5. A research and education facility set out in subparagraph 10 of annexed Table 1 of the Enforcement Decree of the Building Act:

6. A training facility set out in subparagraph 12 of annexed Table 1 of the Enforcement Decree of the Building Act (limited to youth hostels constructed on a site abutting, to the extent of 20 or more meters, on any such road not less than 15 meters in width, in cases thereof);
7. A sports facility set out in subparagraph 13 of annexed Table 1 of the Enforcement Decree of the Building Act (limited to sports facilities the total floor space of which used therefor is less than 3,000 square meters, in cases of construction on a site abutting on any such road less than 12 meters in width);
8. A service facility set out in subparagraph 14 of annexed Table 1 of the Enforcement Decree of the Building Act the total floor space of which used therefor is less than 3,000 square meters (limited to a residential office constructed on a site abutting on any such road not less than 20 meters in width, in cases thereof);
9. A knowledge industry center (limited to that in a zone which the Mayor deems necessary and designates and publicly announces) or a factory for the printing business, record media reproduction business, sewing business (including the clothing braiding business), computer and relevant apparatuses manufacture business, computer-related electronic product assemblage business or bean curd manufacture business which does not fall under any of the following items, among factories set out in subparagraph 17 of annexed Table 1 of the Enforcement Decree of the Building Act (limited to that constructed on a site abutting on any such road not less than eight meters in width):
(a) That which emits specified substances affecting air as provided for in subparagraph 9 of Article 2 of the Clean Air Conservation Act;
(b) That which falls under an air pollutant emission facility provided for in subparagraph 11 of Article 2 of the Clean Air Conservation Act and which falls under any of Class I through Class IV business places set out in annexed Table 8 of the Enforcement Decree of the said Act;
(c) That which emits specified substances affecting water quality as provided for in subparagraph 8 of Article 2 of the Water Quality and Ecosystem Conservation Act: Provided, That the operation with the permission to establish a waste water non-discharge facility under Article 34 of that Act shall be excluded;
(d) A wastewater-discharging facility under subparagraph 10 of Article 2 of the Water Quality and Ecosystem Conservation Act, which falls under any of Class I through Class IV business establishments under annexed Table 13 of the Enforcement Decree of the said Act; <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
(e) That which emits designated wastes provided for in subparagraph 4 of Article 2 of the Wastes Control Act; and
(f) That which emits such noises or vibrations not less than two times the permissible emission standards provided for in Article 7 of the Noise and Vibration Control Act;
10. A warehouse under subparagraph 18 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding a logistics terminal or a facility for collection and delivery), if its total floor area used for its principal purpose of business is less than 2,000 square meters;
11. A building falling under any of the following items among hazardous substance storage and treatment facilities set out in subparagraph 19 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A filling station, a petroleum store and a liquefied gas store;
(b) A facility for the supply of fuel to low-pollution automobiles under the Clean Air Conservation Act;
(c) A liquefied petroleum gas station and a high-pressure gas station or storehouse constructed in the place of an urban bus garage; and
(d) A paint and varnish store;
12. A building falling under any of the following items among such facilities related to automobiles as are set out in subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A parking lot;
(b) A car wash; and
(c) A building constructed on the following among garages provided for in the Passenger Transport Service Act or the Trucking Transport Business Act:
a. A site abutting on any such road not less than 12 meters (six meters, in cases of a garage for general taxi transport business or vehicle rental business, and eight meters, in cases of a garage for village bus transport business) in width; and
b. A site located in any zone in which it is deemed that it is not likely to impair the residential environment and which the head of a Gu designates and publicly announces after residents make an inspection thereof and the Urban Planning Committee of the Gu deliberates thereon, taking into account the location, entrance, traffic volume of adjacent areas, regional conditions, etc.;
13. A building falling under any of the following items among such facilities related to animals and plants as are set out in subparagraph 21 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A facility for the growth of crops;
(b) A seed cultivation facility;
(c) A flower and potted tree greenhouse; and
(d) A facility related to plants and similar to any facility falling under any of items (a) through (c) (excluding a zoological garden and a botanical garden);

14. A building falling under any of the following items among correctional and military facilities set out in subparagraph 23 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A correctional facility, a protective probation facility, a rehabilitation and protection facility, or any other facility used for the rehabilitation, care, education, health of criminals (limited to zones deemed unlikely to cause damage to residential environments, which are designated and publicly announced by the competent head of Gu through deliberation by the Gu Urban Planning Committee);
(b) A defense or military facility;
15. A broadcasting and communications facility set out in subparagraph 24 of annexed Table 1 of the Enforcement Decree of the Building Act; and
16. A power plant (limited to a power plant and a cogeneration plant for regional heating which use solar energy, fuel cells, geothermal energy or hydrogen energy referred to in subparagraph 2 of Article 2 of the Act on the Promotion of the Development, Use and Diffusion of New and Renewable Energy) among power facilities set out in subparagraph 25 of annexed Table 1 of the Enforcement Decree of the Building Act.

Article 30 (Buildings which may be Constructed in Quasi Residential Areas)

Buildings set out in each item of subparagraph 1 of annexed Table 7 of the Decree and those set out in subparagraph 2 of that Table, falling under the following subparagraphs, may be constructed in a quasi residential area: Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010; Ordinance No. 5153, Jul. 28, 2011; Ordinance No. 5349, Jul. 30, 2012>
1. A massage parlor among Class II neighboring living facilities set out in subparagraph 4 of annexed Table 1 of the Enforcement Decree of the Building Act;
2. A culture and assembly facility set out in subparagraph 5 of annexed Table 1 of the Enforcement Decree of the Building Act (Provided, That an off-track horse-race ticket office and a telephone horse-race betting office shall be excluded);
3. A distribution facility under subparagraph 7 of annexed Table 1 of the Enforcement Decree of the Building Act:
4. A railroad facility among transportation facilities under subparagraph 8 of annexed Table 1 of the Enforcement Decree of the Building Act;
5. Deleted; <by Ordinance No. 4926, Jan. 7, 2010>
6. A service facility set out in subparagraph 14 of annexed Table 1 of the Enforcement Decree of the Building Act;
7. A factory set out in subparagraph 17 of annexed Table 1 of the Enforcement Decree of the Building Act which does not fall under any of the following items:
(a) That which emits specified substances affecting air as provided for in subparagraph 9 of Article 2 of the Clean Air Conservation Act;
(b) That which falls under an air pollutant emission facility provided for in subparagraph 11 of Article 2 of the Clean Air Conservation Act and which falls under any of Class I through Class IV business places set out in annexed Table 8 of the Enforcement Decree of the said Act;
(c) That which emits specified substances affecting water quality as provided for in subparagraph 8 of Article 2 of the Water Quality and Ecosystem Conservation Act: Provided, That the operation with the permission to establish a waste water non-discharge facility under Article 34 of that Act shall be excluded;
(d) A wastewater-discharging facility under subparagraph 10 of Article 2 of the Water Quality and Ecosystem Conservation Act, which falls under any of Class I through Class IV business establishments under annexed Table 13 of the Enforcement Decree of the said Act;
(e) That which emits designated wastes provided for in subparagraph 4 of Article 2 of the Wastes Control Act;
(f) That which emits such noises or vibrations as are not less than two times the permissible emission standards provided for in Article 7 of the Noise and Vibration Control Act;
8. A warehouse facility under subparagraph 18 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding a logistics terminal or a facility for collection and delivery);
9. A building falling under any of the following items among hazardous substance storage and treatment facilities set out in subparagraph 19 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A filling station and a petroleum store;
(b) A liquefied gas agency;
(c) A liquefied gas store;
(d) A liquefied petroleum gas station and a high-pressure gas station or storehouse constructed in the place of an urban bus garage;
(e) A facility for the supply of fuel to low-pollution automobiles under the Clean Air Conservation Act;
(f) A paint store;
10. A building falling under any of the following items among such facilities related to automobiles as are set out in subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act:

(a) A parking lot;
(b) A car wash;
(c) An automobile inspection station;
(d) An automobile purchase and sale place;
(e) An automobile maintenance and improvement plant (excluding a comprehensive automobile maintenance and improvement plant);
(f) A driving school and an automobile maintenance and improvement school (including a vocational training center related to driving or automobile maintenance and improvement);
(g) A garage provided for in the Passenger Transport Service Act or the Trucking Transport Business Act;
11. A building falling under any of the following items among such facilities related to animals and plants as are set out in subparagraph 21 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A facility for the growth of crops;
(b) A seed cultivation facility;
(c) A flower and potted tree greenhouse;
(d) A facility related to plants and similar to any facility falling under any of items (a) through (c) (excluding a zoological garden and a botanical garden);
12. A building falling under any of the following items among correctional and military facilities set out in subparagraph 23 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A correctional facility, a protective probation facility, a rehabilitation and protection facility, or any other facility used for the rehabilitation, care, education, health of criminals (limited to zones deemed unlikely to cause damage to residential environments, which are designated and publicly announced by the competent head of Gu through deliberation by the Gu Urban Planning Committee);
(b) A defense or military facility;
13. A broadcasting and communications facility set out in subparagraph 24 of annexed Table 1 of the Enforcement Decree of the Building Act;
14. A power plant (limited to a cogeneration plant for regional heating) among power facilities set out in subparagraph 25 of annexed Table 1 of the Enforcement Decree of the Building Act;
15. A funeral hall under subparagraph 28 of annexed Table 1 of the Enforcement Decree of the Building Act.

Article 31 (Buildings which May Be Constructed in Central Commercial Areas)

(1) Buildings set out in each item of subparagraph 1 of annexed Table 8 of the Decree and those set out in subparagraph 2 of that Table, falling under the following subparagraphs, may be constructed in a central commercial area: <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008>
1. A detached house set out in subparagraph 1 of annexed Table 1 of the Enforcement Decree of the Building Act and conjoint with any other uses;
2. A collective housing set out in subparagraph 2 of annexed Table 1 of the Enforcement Decree of the Building Act and is conjoint with any other uses and in which the area used for residence (including the area of incidental facilities) is not more than 70 percent of the total floor space (however, less than 90 percent, in cases of an area falling under the proviso to Article 55 (3) of this Ordinance);
3. A medical facility set out in subparagraph 9 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding an isolation hospital);
4. A research and education facility set out in subparagraph 10 of annexed Table 1 of the Enforcement Decree of the Building Act:
5. A facility for children and aged persons set out in subparagraph 11 of annexed Table 1 of the Enforcement Decree of the Building Act;
6. A training facility set out in subparagraph 12 of annexed Table 1 of the Enforcement Decree of the Building Act;
7. A sports facility set out in subparagraph 13 of annexed Table 1 of the Enforcement Decree of the Building Act;
8. A factory for the publishing business, printing business, gold and silver cutting business, or record media reproduction business which does not fall under any of the following items, among factories set out in subparagraph 17 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) That which emits specified substances affecting air as provided for in subparagraph 9 of Article 2 of the Clean Air Conservation Act;
(b) That which falls under an air pollutant emission facility provided for in subparagraph 11 of Article 2 of the Clean Air Conservation Act and which falls under any of Class I through Class IV business places set out in annexed Table 8 of the Enforcement Decree of the said Act;
(c) That which emits specified substances affecting water quality as provided for in subparagraph 8 of Article 2 of the Water Quality and Ecosystem Conservation Act: Provided, That the operation with the permission to establish a waste water non-discharge facility under Article 34 of that Act shall be excluded;

(d) A wastewater-discharging facility under subparagraph 10 of Article 2 of the Water Quality and Ecosystem Conservation Act, which falls under any of Class I through Class IV business establishments under annexed Table 13 of the Enforcement Decree of the said Act; <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
(e) That which emits designated wastes provided for in subparagraph 4 of Article 2 of the Wastes Control Act;
(f) That which emits such noises or vibrations as are not less than two times the permissible emission standards provided for in Article 7 of the Noise and Vibration Control Act;
9. A warehouse facility set out in subparagraph 18 of annexed Table 1 of the Enforcement Decree of the Building Act;
10. A hazardous substance storage and treatment facility set out in subparagraph 19 of annexed Table 1 of the Enforcement Decree of the Building Act (including a nonpolluting or low-pollution automobile fuel supply facility provided for in the Clean Air Conservation Act, and excluding a hazardous substance factory, a hazardous substance storehouse, a hazardous substance agency, and a liquefied petroleum gas station and a high-pressure gas station or storehouse constructed in any area other than the place of an urban bus garage);
11. A facility related to automobiles as set out in subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding an automobile junkyard);
12. A funeral hall under subparagraph 28 of annexed Table 1 of the Enforcement Decree of the Building Act. <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>
(2) Notwithstanding paragraph (1), any construction with the purpose of general accommodations from among accommodations referred to in subparagraph 1 (h) of annexed Table 8 of the Decree and amusement facilities referred to in subparagraph 1 (i) of annexed Table 8 of the Decree as well as the alteration of purpose or use into such general accommodations and amusement facilities shall not be permitted in an area located within 50 meters (if the residential area bounds are abutting on any such road not less than six meters in width, the width of the said road shall be included in the calculation of distance; hereinafter the same shall apply) from the residential area bounds, and if the person who has the permission authority deems the use or purpose, scale or shape of a building as being incongruent with the neighboring environment such as the residential environment, the educational environment and so on to the extent of more than 50 meters but not more than 200 meters from the residential area bounds, the construction or use or purpose alteration may be restricted after deliberation by the Urban Planning Committee concerned. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>

Article 32 (Buildings which may be Constructed in General Commercial Areas)

(1) Buildings set out in each item of subparagraph 1 of annexed Table 9 of the Decree and those set out in subparagraph 2 of that Table, falling under the following subparagraphs, may be constructed in a general commercial area: <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010; Ordinance No. 5153, Jul. 28, 2011>
1. A detached house set out in subparagraph 1 of annexed Table 1 of the Enforcement Decree of the Building Act and conjoint with any other uses;
2. A research and education facility set out in subparagraph 10 of annexed Table 1 of the Enforcement Decree of the Building Act:
3. A facility for children and aged persons set out in subparagraph 11 of annexed Table 1 of the Enforcement Decree of the Building Act;
4. A training facility within a zone of life among training facilities set out in subparagraph 12 of annexed Table 1 of the Enforcement Decree of the Building Act;
5. A sports facility set out in subparagraph 13 of annexed Table 1 of the Enforcement Decree of the Building Act;
6. A factory for the publishing business, printing business or record media reproduction business or a knowledge industry center which does not fall under any of the following items, among factories set out in subparagraph 17 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) That which emits specified substances affecting air as provided for in subparagraph 9 of Article 2 of the Clean Air Conservation Act;
(b) That which falls under an air pollutant emission facility provided for in subparagraph 11 of Article 2 of the Clean Air Conservation Act and which falls under any of Class I through Class IV business places set out in annexed Table 8 of the Enforcement Decree of the said Act;
(c) That which emits specified substances affecting water quality as provided for in subparagraph 8 of Article 2 of the Water Quality and Ecosystem Conservation Act: Provided, That the operation with the permission to establish a waste water non-discharge facility under Article 34 of that Act shall be excluded;
(d) A wastewater-discharging facility under subparagraph 10 of Article 2 of the Water Quality and Ecosystem Conservation Act, which falls under any of Class I through Class IV business establishments under annexed Table 13 of the Enforcement Decree of the said Act;
(e) That which emits designated wastes provided for in subparagraph 4 of Article 2 of the Wastes Control Act;
(f) That which emits such noises or vibrations not less than two times the permissible emission standards provided for in Article 7 of the Noise and Vibration Control Act;

7. A facility for the storage and treatment of a hazardous substance under subparagraph 19 of annexed Table 1 of the Enforcement Decree of the Building Act (including a facility for the supply of fuel to low-pollution automobiles under the Clean Air Conservation Act, but excluding a hazardous substance factory, a hazardous substance storehouse, a hazardous substance agency, and a liquefied petroleum gas station and a high-pressure gas station or storehouse constructed in any area other than the place of an urban bus garage);
8. A facility related to automobiles as set out in subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding an automobile junkyard);
9. A tourist and resting facility set out in subparagraph 27 of annexed Table 1 of the Enforcement Decree of the Building Act.
(2) Notwithstanding paragraph (1), a collective housing set out in item (a) of subparagraph 1 of annexed Table 9 of the Decree shall be limited to those conjoint with any other uses and the area of which used for residence (including the area of incidental facilities) is not more than 70 percent of the total floor space (however, less than 90 percent, in cases of an area falling under the proviso to Article 55 (3) of this Ordinance), and Article 31 (2) of this Ordinance shall apply to general accommodations among accommodations set out in item (j) of subparagraph 1 of annexed Table 9 of the Decree and amusement facilities set out in item (k) of that subparagraph. <Amended by Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>

Article 33 (Buildings which may be Constructed in Neighboring Commercial Areas)

(1) Buildings set out in each item of subparagraph 1 of annexed Table 10 of the Decree and those set out in subparagraph 2 of that Table, falling under the following subparagraphs, may be constructed in a neighboring commercial area: <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010; Ordinance No. 5349, Jul. 30, 2012>
1. A culture and assembly facility set out in subparagraph 5 of annexed Table 1 of the Enforcement Decree of the Building Act;
2. A sales facility set out in subparagraph 7 of annexed Table 1 of the Enforcement Decree of the Building Act;
3. A transportation facility set out in subparagraph 8 of annexed Table 1 of the Enforcement Decree of the Building Act;
4. A service facility set out in subparagraph 14 of annexed Table 1 of the Enforcement Decree of the Building Act;
5. An amusement facility set out in subparagraph 16 of annexed Table 1 of the Enforcement Decree of the Building Act: Provided, That Article 32 (2) of this Ordinance shall apply in an area located within 200 meters from the residential area bounds;
6. A factory for the publishing business, printing business or record media reproduction business and a knowledge industry center which do not fall under any of the following items, among factories set out in subparagraph 17 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) That which emits specified substances affecting air as provided for in subparagraph 9 of Article 2 of the Clean Air Conservation Act;
(b) That which falls under an air pollutant emission facility provided for in subparagraph 11 of Article 2 of the Clean Air Conservation Act and which falls under any of Class I through Class IV business places set out in annexed Table 8 of the Enforcement Decree of the said Act;
(c) That which emits specified substances affecting water quality as provided for in subparagraph 8 of Article 2 of the Water Quality and Ecosystem Conservation Act: Provided, That the operation with the permission to establish a waste water non-discharge facility under Article 34 of that Act shall be excluded;
(d) A wastewater-discharging facility under subparagraph 10 of Article 2 of the Water Quality and Ecosystem Conservation Act, which falls under any of Class I through Class IV business establishments under annexed Table 13 of the Enforcement Decree of the said Act;
(e) That which emits designated wastes provided for in subparagraph 4 of Article 2 of the Wastes Control Act; and
(f) That which emits such noises or vibrations as are not less than two times the permissible emission standards provided for in Article 7 of the Noise and Vibration Control Act;
7. A warehouse facility set out in subparagraph 18 of annexed Table 1 of the Enforcement Decree of the Building Act;
8. A facility for the storage and treatment of a hazardous substance under subparagraph 19 of annexed Table 1 of the Enforcement Decree of the Building Act (including a facility for the supply of fuel to low-pollution automobiles under the Clean Air Conservation Act, but excluding a hazardous substance factory, a hazardous substance storehouse, a hazardous substance agency, and a liquefied petroleum gas station and a high-pressure gas station or storehouse constructed in any area other than the place of an urban bus garage);
9. A building falling under any of the following items among such facilities related to automobiles as are set out in subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A parking lot;
(b) A car wash;
(c) A garage and a parking field provided for in the Passenger Transport Service Act, the Trucking Transport Business Act and the Construction Machinery Management Act;
10. A defense or military facility among correctional and military facilities under subparagraph 23 of annexed Table 1 of the

Enforcement Decree of the Building Act;
11. A broadcasting and communications facility set out in subparagraph 24 of annexed Table 1 of the Enforcement Decree of the Building Act;
12. A power plant (limited to a power plant and a cogeneration plant for regional heating which use solar energy, fuel cells, geothermal energy or hydrogen energy referred to in subparagraph 2 of Article 2 of the Act on the Promotion of the Development, Use and Diffusion of New and Renewable Energy) among power facilities set out in subparagraph 25 of annexed Table 1 of the Enforcement Decree of the Building Act.
(2) Notwithstanding paragraph (1), a collective housing set out in item (b) of subparagraph 1 of annexed Table 10 of the Decree shall be limited to those conjoint with any other uses and the area of which used for residence (including the area of incidental facilities) is not more than 70 percent of the total floor space (however, less than 90 percent, in cases of an area falling under the proviso to Article 55 (3) of this Ordinance), and Article 31 (2) of this Ordinance shall apply to general accommodations among accommodations set out in item (m) of subparagraph 1 of annexed Table 10 of the Decree. <Amended by Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>

Article 34 (Buildings which may be Constructed in Distribution Commercial Areas)

Buildings set out in each item of subparagraph 1 of annexed Table 11 of the Decree and those set out in subparagraph 2 of that Table, falling under the following subparagraphs may be constructed in a distribution commercial area: <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010; Ordinance No. 5349, Jul. 30, 2012>
1. A Class II neighboring living facility set out in subparagraph 4 of annexed Table 1 of the Enforcement Decree of the Building Act;
2. A culture and assembly facility set out in subparagraph 5 of annexed Table 1 of the Enforcement Decree of the Building Act;
3. A religious facility set out in subparagraph 6 of annexed Table 1 of the Enforcement Decree of the Building Act:
4. Deleted. <by Ordinance No. 4926, Jan. 7, 2010>
5. A facility for children and aged persons set out in subparagraph 11 of annexed Table 1 of the Enforcement Decree of the Building Act;
6. A training facility set out in subparagraph 12 of annexed Table 1 of the Enforcement Decree of the Building Act;
7. A service facility set out in subparagraph 14 of annexed Table 1 of the Enforcement Decree of the Building Act;
8. An amusement facility set out in subparagraph 16 of annexed Table 1 of the Enforcement Decree of the Building Act: Provided, That Article 31 (2) of this Ordinance shall apply in an area located within 200 meters from the residential area bounds;
9. A facility for the storage and treatment of a hazardous substance under subparagraph 19 of annexed Table 1 of the Enforcement Decree of the Building Act (including a facility for the supply of fuel to low-pollution automobiles under the Clean Air Conservation Act, but excluding a hazardous substance factory, a hazardous substance storehouse, a hazardous substance agency, and a liquefied petroleum gas station and a high-pressure gas station or storehouse constructed in any area other than the place of an urban bus garage);
10. A facility related to automobiles as set out in subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding an automobile junkyard, but including an automobile scrapping business office);
11. A defense or military facility among correctional and military facilities under subparagraph 23 of annexed Table 1 of the Enforcement Decree of the Building Act;
12. A broadcasting and communications facility set out in subparagraph 24 of annexed Table 1 of the Enforcement Decree of the Building Act;
13. A power plant (limited to a power plant and a cogeneration plant for regional heating which use solar energy, fuel cells, geothermal energy or hydrogen energy referred to in subparagraph 2 of Article 2 of the Act on the Promotion of the Development, Use and Diffusion of New and Renewable Energy) among power facilities set out in subparagraph 25 of annexed Table 1 of the Enforcement Decree of the Building Act;
14. A funeral hall under subparagraph 28 of annexed Table 1 of the Enforcement Decree of the Building Act.

Article 35 (Buildings which may be Constructed in Quasi Industrial Areas)

Buildings set out in each item of subparagraph 1 of annexed Table 14 of the Decree and those set out in subparagraph 2 of that Table, falling under the following subparagraphs, may be constructed in a quasi industrial area: <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4671, Jul. 30, 2008>
1. A detached house set out in subparagraph 1 of annexed Table 1 of the Enforcement Decree of the Building Act;
2. A collective housing set out in subparagraph 2 of annexed Table 1 of the Enforcement Decree of the Building Act (a collective housing, other than a dormitory and the rental housing under Article 16 (1) 1 through 3 of the Rental Housing Act, may not be constructed on a factory site (including any factory-transferred place): Provided, That this shall not apply in cases of installing industrial facilities on an industrial site in excess of the ratio prescribed in annexed Table 2 after establishing an urban environment maintenance and improvement planning or a district-unit planning);
2-2. Notwithstanding the main sentence of subparagraph 2, collective housing buildings (excluding apartment houses) may be built on a factory-transferred site with an area of less than 3,000 square meters, if it is difficult to utilize the site as an industrial site and it

is impossible to develop it in connection with its environs because it is surrounded by residential areas as of July 30, 2008 (limited to cases where the person who has the permission authority undergoes deliberation by the relevant Urban Planning Committee); <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010; Ordinance No. 5153, Jul. 28, 2011>
3. A massage house among Class II neighboring living facilities set out in subparagraph 4 of annexed Table 1 of the Enforcement Decree of the Building Act; <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4926, Jan. 7, 2010>
4. A culture and assembly facility set out in subparagraph 5 of annexed Table 1 of the Enforcement Decree of the Building Act;
5. A religious facility set out in subparagraph 6 of annexed Table 1 of the Enforcement Decree of the Building Act;
6. A sales facility set out in subparagraph 7 of annexed Table 1 of the Enforcement Decree of the Building Act;
7. Nursing homes for the elderly subject to approval of project plans pursuant to Article 16 of the Housing Act among the facilities for children and aged persons set out in subparagraph 11 of annexed Table 1 of the Enforcement Decree of the Building Act (No nursing home for the elderly shall be built on a factory site (including a site for relocation: Provided, That this shall not apply to cases where industrial sites in excess of the ratio set out in annexed Table 2 of this Ordinance are secured, wherein industrial facilities are installed after establishing an urban environment maintenance and improvement planning or a district-unit planning); <Newly Inserted by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4751, Mar. 18, 2009>
8. A sports facility set out in subparagraph 13 of annexed Table 1 of the Enforcement Decree of the Building Act;
9. A service facility set out in subparagraph 14 of annexed Table 1 of the Enforcement Decree of the Building Act;
10. A factory set out in subparagraph 17 of annexed Table 1 of the Enforcement Decree of the Building Act;
11. A facility related to animals and plants as set out in subparagraph 21 of annexed Table 1 of the Enforcement Decree of the Building Act;
12. A defense or military facility among correctional and military facilities set out in subparagraph 23 of annexed Table 1 of the Enforcement Decree of the Building Act; <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4926, Jan. 7, 2010>
13. A broadcasting and communications facility set out in subparagraph 24 of annexed Table 1 of the Enforcement Decree of the Building Act.

Article 36 (Buildings which may be Constructed in Preserved Green Belts)

Buildings set out in each item of subparagraph 1 of annexed Table 15 of the Decree and those set out in subparagraph 2 of that Table, falling under the following subparagraphs may be constructed in a preserved green belt: <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4666, Jul. 30, 2008>
1. A detached house set out in subparagraph 1 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding a multi-family house);
2. A Class I neighboring living facility set out in subparagraph 3 of annexed Table 1 of the Enforcement Decree of the Building Act, the total floor space of which used therefor is less than 500 square meters;
3. A religious assembly place among Class II neighboring living facilities set out in subparagraph 4 of annexed Table 1 of the Enforcement Decree of the Building Act;
4. An exhibition hall among culture and assembly facilities set out in subparagraph 5 of annexed Table 1 of the Enforcement Decree of the Building Act:
5. A religious facility set out in subparagraph 6 of annexed Table 1 of the Enforcement Decree of the Building Act:
6. A medical facility set out in subparagraph 9 of annexed Table 1 of the Enforcement Decree of the Building Act;
7. A school (limited to a secondary school and a high school) among research and education facilities set out in subparagraph 10 of annexed Table 1 of the Enforcement Decree of the Building Act:
8. A facility for children and aged persons set out in subparagraph 11 of annexed Table 1 of the Enforcement Decree of the Building Act;
9. A liquefied petroleum gas station and a high-pressure gas station or storehouse among hazardous substance storage and treatment facilities set out in subparagraph 19 of annexed Table 1 of the Enforcement Decree of the Building Act;
10. A building falling under any of the following items among such facilities related to animals and plants as are set out in subparagraph 21 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A facility for the growth of crops; <Amended by Ordinance No. 4926, Jan. 7, 2010>
(b) A mushroom cultivation house;
(c) A seed cultivation facility;
(d) A flower and potted tree greenhouse;
(e) A facility related to plants and similar to any facility falling under any of items (b) through (d);
11. A graveyard-related facility set out in subparagraph 26 of annexed Table 1 of the Enforcement Decree of the Building Act;
12. A funeral hall under subparagraph 28 of annexed Table 1 of the Enforcement Decree of the Building Act. <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>

Article 37 (Buildings which may be Constructed in Productive Green Belts)

Buildings set out in each item of subparagraph 1 of annexed Table 16 of the Decree and those set out in subparagraph 2 of that

Table, falling under the following subparagraphs, may be constructed in a productive green belt: <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010; Ordinance No. 5153, Jul. 28, 2011; Ordinance No. 5376, Nov. 1, 2012>

1. A collective housing set out in subparagraph 2 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding an apartment house);

2. A Class II neighboring living facility set out in subparagraph 4 of annexed Table 1 of the Enforcement Decree of the Building Act, the total floor space of which used therefor is less than 1,000 square meters (excluding karaoke bars, massage parlors and boarding places for preparing for national examinations);

3. A building falling under any of the following items among culture and assembly facilities set out in subparagraph 5 of annexed Table 1 of the Enforcement Decree of the Building Act:

(a) An assembly place which does not fall under a Class II neighboring living facility; and

(b) An exhibition hall;

4. A sales facility set out in subparagraph 7 of annexed Table 1 of the Enforcement Decree of the Building Act (limited to sales facilities for agriculture, forestry, livestock industry or fishery);

5. A medical facility set out in subparagraph 9 of annexed Table 1 of the Enforcement Decree of the Building Act;

6. A building falling under any of the following items among research and education facilities set out in subparagraph 10 of annexed Table 1 of the Enforcement Decree of the Building Act:

(a) A school (limited to a secondary school and a high school);

(b) An educational institute (limited to an educational facility related to agriculture, forestry, livestock industry or fishery);

(c) A vocational training center (excluding such training centers related to driving or automobile maintenance and improvement);

7. A sports facility set out in subparagraph 13 of annexed Table 1 of the Enforcement Decree of the Building Act;

8. A pounding factory, food factory (limited to producing food by directly processing agricultural and fishery products under subparagraph 6 of Article 3 of the Framework Act on Agriculture and Fisheries, Rural Community and Food Industry), or primary industry product processing factory which does not fall under any of the following items, among factories set out in subparagraph 17 of annexed Table 1 of the Enforcement Decree of the Building Act:

(a) That which emits specified substances affecting air as provided for in subparagraph 9 of Article 2 of the Clean Air Conservation Act;

(b) That which falls under an air pollutant emission facility provided for in subparagraph 11 of Article 2 of the Clean Air Conservation Act and which falls under any of Class I through Class III business places set out in annexed Table 8 of the Enforcement Decree of the said Act;

(c) That which emits specified substances affecting water quality as provided for in subparagraph 8 of Article 2 of the Water Quality and Ecosystem Conservation Act: Provided, That the operation with the permission to establish a waste water non-discharge facility under Article 34 of that Act shall be excluded;

(d) A wastewater-discharging facility under subparagraph 10 of Article 2 of the Water Quality and Ecosystem Conservation Act, which falls under any of Class I through Class IV business establishments under annexed Table 13 of the Enforcement Decree of the said Act;

(e) That which emits designated wastes provided for in subparagraph 4 of Article 2 of the Wastes Control Act;

9. A warehouse facility set out in subparagraph 18 of annexed Table 1 of the Enforcement Decree of the Building Act;

10. A hazardous substance storage and treatment facility set out in subparagraph 19 of annexed Table 1 of the Enforcement Decree of the Building Act;

11. A building falling under any of the following items among such facilities related to automobiles as are set out in subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act:

(a) A driving school and an automobile maintenance and improvement school (including a vocational training center related to driving or automobile maintenance and improvement); and

(b) A garage and a parking field provided for in the Passenger Transport Service Act, the Trucking Transport Business Act and the Construction Machinery Management Act;

12. A butchery and a fowl slaughterhouse among such facilities related to animals and plants as are set out in subparagraph 21 of annexed Table 1 of the Enforcement Decree of the Building Act;

13. An excreta and garbage treatment facility set out in subparagraph 22 of annexed Table 1 of the Enforcement Decree of the Building Act;

14. A graveyard-related facility set out in subparagraph 26 of annexed Table 1 of the Enforcement Decree of the Building Act;

15. A funeral hall under subparagraph 28 of annexed Table 1 of the Enforcement Decree of the Building Act.

Article 38 (Buildings which may be Constructed in Natural Green Belts)

Buildings set out in each item of subparagraph 1 of annexed Table 17 of the Decree and those set out in subparagraph 2 of that Table, falling under the following subparagraphs, may be constructed in a natural green belt: <Amended by Ordinance No. 4299, Jul. 21, 2005; Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4629, May 29, 2008;

Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010; Ordinance No. 5153, Jul. 28, 2011; Ordinance No. 5376, Nov. 1, 2012>

1. A collective housing set out in subparagraph 2 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding an apartment house);

2. A resting restaurant, a bakery, a general restaurant and a massage parlor among Class II neighboring living facilities set out in subparagraph 4 of annexed Table 1 of the Enforcement Decree of the Building Act;

3. A culture and assembly facility set out in subparagraph 5 of annexed Table 1 of the Enforcement Decree of the Building Act;

4. A religious facility set out in subparagraph 6 of annexed Table 1 of the Enforcement Decree of the Building Act:

5. A building falling under any of the following items among sales facilities set out in subparagraph 7 of annexed Table 1 of the Enforcement Decree of the Building Act:

(a) An agricultural and fishery product joint market referred to in Article 2 of the Act on Distribution and Price Stabilization of Agricultural and Fishery Products;

(b) An agricultural and fishery product direct market referred to in Article 68 (2) of the Act on Distribution and Price Stabilization of Agricultural and Fishery Products, the total floor space of which used therefor is less than 10,000 square meters (limited to that established and operated by a farmer/fisherman referred to in subparagraph 2 of Article 3 of the Framework Act on Agriculture and Fisheries, Rural Community and Food Industry, an agricultural and fishery business successor referred to in Article 25 of the said Act, a full-time farmer/fisherman referred to in Article 26 of the said Act, or by a local government);

(c) A large discount store and a small and medium enterprise joint sales facility which the Minister of Knowledge Economy announces in consultation with the heads of the central administrative agencies concerned;

6. A general hospital, a clinic, a dental clinic, and an oriental hospital among medical facilities set out in subparagraph 9 of annexed Table 1 of the Enforcement Decree of the Building Act;

7. A building falling under any of the following items among research and education facilities set out in subparagraph 10 of annexed Table 1 of the Enforcement Decree of the Building Act:

(a) A vocational training center (excluding such training centers related to driving or automobile maintenance and improvement); and

(b) An educational institute (excluding a driving school and a dance school);

8. Accommodations set out in subparagraph 15 of annexed Table 1 of the Enforcement Decree of the Building Act, which are constructed in tourist spots and tourist complexes designated under the Tourism Promotion Act;

9. A knowledge industry center, pounding factory or food factory (limited to producing food by directly processing agricultural and fishery products under subparagraph 6 of Article 3 of the Framework Act on Agriculture and Fisheries, Rural Community and Food Industry) which does not fall under any of the following items, among factories set out in subparagraph 17 of annexed Table 1 of the Enforcement Decree of the Building Act:

(a) That which emits specified substances affecting air as provided for in subparagraph 9 of Article 2 of the Clean Air Conservation Act;

(b) That which falls under an air pollutant emission facility provided for in subparagraph 11 of Article 2 of the Clean Air Conservation Act and which falls under any of Class I through Class III business places set out in annexed Table 8 of the Enforcement Decree of the said Act;

(c) That which emits specified substances affecting water quality as provided for in subparagraph 8 of Article 2 of the Water Quality and Ecosystem Conservation Act: Provided, That the operation with the permission to establish a waste water non-discharge facility under Article 34 of that Act shall be excluded;

(d) That which falls under a wastewater emission facility provided for in subparagraph 10 of Article 2 of the Water Quality and Ecosystem Conservation Act and which falls under any of Class I through Class IV business places set out in annexed Table 8 of the Enforcement Decree of the said Act;

(e) That which emits designated wastes provided for in subparagraph 4 of Article 2 of the Wastes Control Act;

10. A warehouse among warehouse facilities set out in subparagraph 18 of annexed Table 1 of the Enforcement Decree of the Building Act;

11. A hazardous substance storage and treatment facility set out in subparagraph 19 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding a hazardous substance factory);

12. A facility related to automobiles as set out in subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act;

13. A ready mixed concrete factory or asphalt concrete factory which is moved due to public works under the Act on the Acquisition of Land, etc. for Public Works and the Compensation Therefor and urban development projects under the Urban Development Act, among factories set out in subparagraph 17 of annexed Table 1 of the Enforcement Decree of the Building Act.

SECTION 2 RESTRICTIONS ON CONSTRUCTION IN SCENERY DISTRICTS

Article 39 (Restrictions on Construction in Natural Scenery Districts)

SECTION 2 RESTRICTIONS ON CONSTRUCTION IN SCENERY DISTRICTS(1) Any of the following buildings shall not be constructed in a natural scenery district under Article 72 (1) of the Decree: <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010; Ordinance No. 5153, Jul. 28, 2011>

1. A massage parlor and a golf practice range with outdoor steel towers, among Class II neighboring living facilities set out in subparagraph 4 of annexed Table 1 of the Enforcement Decree of the Building Act;
2. A performing place, assembly place or viewing place the total floor space of a building of which used therefor is more than 1,000 square meters, among culture and assembly facilities set out in subparagraph 5 of annexed Table 1 of the Enforcement Decree of the Building Act;
3. A sales facility set out in subparagraph 7 of annexed Table 1 of the Enforcement Decree of the Building Act;
4. A transportation facility set out in subparagraph 8 of annexed Table 1 of the Enforcement Decree of the Building Act;
5. An isolation hospital among medical facilities set out in subparagraph 9 of annexed Table 1 of the Enforcement Decree of the Building Act;
6. A youth hostel under the Juvenile Activity Promotion Act among training facilities under subparagraph 12 of annexed Table 1 of the Enforcement Decree of the Building Act; <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4926, Jan. 7, 2010>
7. A golf course and a golf practice range with outdoor steel towers among sports facilities set out in subparagraph 13 of annexed Table 1 of the Enforcement Decree of the Building Act;
8. Accommodations under subparagraph 15 of annexed Table 1 of the Enforcement Decree of the Building Act: Provided, That the foregoing shall not apply to cases where a tourist lodging facility referred to in Article 2 (1) 2 (c) of the Enforcement Decree of the Tourism Promotion Act is built, through deliberation by the Urban Planning Committee of the Seoul Metropolitan Government, in an area abutting on a road not less than 25 meters wide, where it is necessary to improve the efficiency of land use while maintaining its functions as a scenery district;
9. An amusement facility set out in subparagraph 16 of annexed Table 1 of the Enforcement Decree of the Building Act;
10. A factory set out in subparagraph 17 of annexed Table 1 of the Enforcement Decree of the Building Act;
11. A warehouse facility set out in subparagraph 18 of annexed Table 1 of the Enforcement Decree of the Building Act, the total floor space of which used therefor is more than 500 square meters;
12. A building falling under any of the following items among hazardous substance storage and treatment facilities set out in subparagraph 19 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A liquefied petroleum gas station, a high-pressure gas station, or a store for the distribution or storage of high-pressure gas in which the capacity of storage tank exceeds ten tons; <Amended by Ordinance No. 4926, Jan. 7, 2010>
(b) An establishment for the manufacturing, storage, or handling of a hazardous substance; <Amended by Ordinance No. 4926, Jan. 7, 2010>
(c) A facility for the safekeeping, storage, or distribution of a toxic substance; <Amended by Ordinance No. 4926, Jan. 7, 2010>
(d) A facility for the storage of gunpowder; <Amended by Ordinance No. 4926, Jan. 7, 2010>
(e) A hazardous substance agency;
13. A facility related to automobiles as set out in subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act: Provided, That this shall not apply to the following:
(a) A parking lot; and
(b) An automatic car wash constructed in a filling station;
14. A facility related to animals and plants as set out in subparagraph 21 of annexed Table 1 of the Enforcement Decree of the Building Act (limited to a livestock shed, a livestock facility, a butchery and a fowl slaughterhouse);
15. An excreta and garbage treatment facility set out in subparagraph 22 of annexed Table 1 of the Enforcement Decree of the Building Act;
16. A building falling under any of the following items among correctional and military facilities set out in subparagraph 23 of annexed Table 1 of the Enforcement Decree of the Building Act;
(a) A correctional facility; <Amended by Ordinance No. 4926, Jan. 7, 2010>
(b) A protective probation facility, a rehabilitation and protection facility, or any other facility used for the rehabilitation, care, education, health, etc. of criminals; <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
(c) A juvenile correctional institute or a juvenile classification review institute; <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>
17. A studio and any other similitude among broadcasting and communications facilities set out in subparagraph 24 of annexed Table 1 of the Enforcement Decree of the Building Act; and
18. A graveyard-related facility set out in subparagraph 26 of annexed Table 1 of the Enforcement Decree of the Building Act.

(2) The building coverage ratio of any building constructed in a natural scenery district shall not exceed 30 percent under Article 72 (2) of the Decree: Provided, That the building coverage ratio in any area provided for in any of the following subparagraphs and designated and publicly announced by the head of a Gu concerned after deliberation of the Urban Planning Committee of the Seoul

Metropolitan Government may be 40 percent or less: <Amended by Ordinance No. 4666, Jul. 30, 2008>
1. An area which is located in the side of a road of not less than 25 meters in width and is functioning as a scenery district and in which it is necessary for the efficiency of land utilization to be enhanced; and
2. An area in which dilapidated or bad buildings as provided for in subparagraph 3 of Article 2 of the Act on the Maintenance and Improvement of Urban Areas and Dwelling Conditions for Residents are densely aggregated, in which the improvement of residential environment is promoted by easing restrictions on construction, and in which there is no impediment to the maintenance of the scenery of adjacent areas.
(3) If the land located in a natural scenery district falls under any of the following cases, the building coverage ratio therein may be 40 percent or less, notwithstanding the main sentence of paragraph (2): <Amended by Ordinance No. 5153, Jul. 28, 2011; Ordinance No. 5349, Jul. 30, 2012>
1. Land the site area of which is less than 330 square meters prior to July 1, 2000 and the floor space of which does not exceed 100 square meters;
2. Land for which a district-unit planning is established to create a low-rise fine residental environment and in which the height of a building to be constructed is additionally limited to two floors (eight meters) or less under the district-unit planning (Provided, That both the height of a pitched roof and the number of the floors of an attic the floor-to-floor height of which is 1.8 meters or less shall be excluded from calculation of the height).
(4) The height of a building constructed in a natural scenery district under Article 72 (2) of the Decree shall not exceed three floors and 12 meters: Provided, That the height of a building in an area provided for in any of the following subparagraphs and designated and publicly announced by the head of a Gu concerned after deliberation of the Urban Planning Committee of the Seoul Metropolitan Government may not exceed four floors and 16 meters: <Amended by Ordinance No. 4251, Jan. 5, 2005; Ordinance No. 4666, Jul. 30, 2008>
1. An area in which the restrictions on the height of any building are ineffective due to a considerable difference in height from any other adjacent areas and which is in harmony with any adjacent site without shutting off a view shaft even though the construction is deregulated;
2. An area located in the side of a load of not less than 25 meters in width and is functioning as a scenery district and in which it is necessary for the efficiency of land utilization to be enhanced; and
3. An area in which dilapidated or bad buildings as provided for in subparagraph 3 of Article 2 of the Act on the Maintenance and Improvement of Urban Areas and Dwelling Conditions for Residents are densely aggregated, in which the improvement of residential environment is promoted by easing restrictions on construction, and in which there is no impediment to the maintenance of the scenery of adjacent areas.
(5) Notwithstanding paragraph (4), the height of any of the following buildings from among urban planning facilities located in a natural scenery district may not exceed seven floors and 28 meters if the Mayor deems that there is no impediment to the protection of urban scenery after deliberation of the Urban Planning Committee of the Seoul Metropolitan Government: Provided, That if an altitude of the site is 70 meters or higher above sea level, the height of such building shall not exceed five floors and 20 meters: <Amended by Ordinance No. 4666, Jul. 30, 2008>
1. Any school established under the Framework Act on Education;
2. Any Government-funded research institute established under any special Act;
3. Any general hospital established under Article 33 (2) 2 through 5 of the Medical Service Act; and
4. Any central government or local government office building.
(6) If any building is constructed in a natural scenery district under Article 72 (2) of the Decree, the landscaping area equivalent to 30 or more percent of the site area shall be ensured and the landscaping such as tree planting shall be carried out therein: Provided, That this shall not apply to the construction of a building on a site the area of which is less than 200 square meters and to the perpendicular extension of either any such building provided for in any subparagraph of Article 24 (4) of the Seoul Metropolitan Government Ordinance on Building (hereinafter referred to as the "Building Ordinance") or any school building. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 5153, Jul. 28, 2011>
(7) Notwithstanding the main sentence of paragraph (4), the height of a building in a maintenance and improvement zone may not exceed five floors and 20 meters, subject to deliberation of the Urban Planning Committee of the Seoul Metropolitan Government. <Newly Inserted by Ordinance No. 4251, Jan. 5, 2005>

Article 40 (Restrictions on Construction in City Limits Scenery Districts)

(1) Buildings which fall under any subparagraph of Article 39 (1) of this Ordinance shall not be constructed in a city limits scenery district under Article 72 (1) of the Decree. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(2) The building coverage ratio of a building constructed in a city limits scenery district under Article 72 (2) of the Decree shall not exceed 30 percent: Provided, That the building coverage ratio of a building constructed in any such zone designated and publicly announced by the head of a Gu concerned after deliberation of the Urban Planning Committee of the Seoul Metropolitan Government may not exceed 50 percent. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(3) The height of a building constructed in a city limits scenery district under Article 72 (2) of the Decree shall not exceed three

floors and 12 meters: Provided, That the height of a building constructed in a zone designated and publicly announced by the head of a Gu concerned after deliberation by the Urban Planning Committee of the Seoul Metropolitan Government may not exceed five floors and 18 meters, and the floor area ratio thereof shall not exceed 200 percent. <Amended by Ordinance No. 4666, Jul. 30, 2008>

(4) Notwithstanding paragraph (3), the height of any of the following buildings from among urban planning facilities located in a city limits scenery district may not exceed seven floors and 28 meters if the Mayor deems that there is no impediment to the protection of urban scenery after deliberation of the Urban Planning Committee of the Seoul Metropolitan Government: Provided, That if an altitude of the site is 70 meters or higher above sea level, the height of such building shall not exceed five floors and 20 meters: <Amended by Ordinance No. 4666, Jul. 30, 2008>

1. Any school established under the Framework Act on Education;
2. Any Government-funded research institute established under any special Act;
3. Any general hospital established under Article 33 (2) 2 through 5 of the Medical Service Act; and
4. Any central government or local government office building.

(5) If any building is constructed in a city limits scenery district under Article 72 (2) of the Decree, the landscaping area equivalent to 30 or more percent of the site area shall be ensured and the landscaping such as tree planting shall be carried out therein: Provided, That this shall not apply to the construction of a building on a site the area of which is less than 200 square meters and to the perpendicular extension of either any such building provided for in any subparagraph of Article 24 (4) of the Building Ordinance or any school building. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 5153, Jul. 28, 2011>

Article 42 Deleted. <by Ordinance No. 4751, Mar. 18, 2009>

Article 43 (Restrictions on Construction in Other Scenery Districts)

An urban scenery district may be designated in any of the following cases:

1. A residential area necessary to create a fine residental environment;
2. Other areas necessary to protect urban scenery.

Any of the following buildings shall not be constructed in an urban scenery district pursuant to Article 72 (2) of the Decree:

1. A factory set out in subparagraph 17 of annexed Table 1 of the Enforcement Decree of the Building Act;
2. A warehouse facility set out in subparagraph 18 of annexed Table 1 of the Enforcement Decree of the Building Act;
3. A hazardous substance storage and treatment facility set out in subparagraph 19 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding a gas station);
4. A facility related to automobiles set out in subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding a parking lot);
5. A cattle shed, a livestock facility, a butchery and a fowl slaughterhouse among facilities related to animals and plants set out in subparagraph 21 of annexed Table 1 of the Enforcement Decree of the Building Act;
6. An excreta and garbage treatment facility set out in subparagraph 22 of annexed Table 1 of the Enforcement Decree of the Building Act;
7. A graveyard-related facility set out in subparagraph 26 of annexed Table 1 of the Enforcement Decree of the Building Act.

Matters concerning restrictions on buildings to be constructed in an urban scenery district, such as the building coverage ratios and heights, may be determined by the urban management planning.

[This Article Wholly Amended by Ordinance No. 5647, Jan. 9, 2014]

SECTION 3 RESTRICTIONS ON CONSTRUCTION IN FINE VIEW DISTRICTS

Article 44 (Restrictions on Use)

SECTION 3 RESTRICTIONS ON CONSTRUCTION IN FINE VIEW DISTRICTS(1) Any building which falls under any of the following subparagraphs shall not be constructed in a central fine view district and a general fine view district referred to in Article 73 (1) of the Decree: <Amended by Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4666, Jul. 30, 2008>

1. A golf practice range with outdoor steel towers, among Class II neighboring living facilities set out in subparagraph 4 of annexed Table 1 of the Enforcement Decree of the Building Act;
2. A mental clinic and an isolation hospital among medical facilities set out in subparagraph 9 of annexed Table 1 of the Enforcement Decree of the Building Act;
3. A golf practice range with outdoor steel towers, among sports facilities set out in subparagraph 13 of annexed Table 1 of the Enforcement Decree of the Building Act;
4. A factory set out in subparagraph 17 of annexed Table 1 of the Enforcement Decree of the Building Act;
5. A warehouse facility set out in subparagraph 18 of annexed Table 1 of the Enforcement Decree of the Building Act;
6. A hazardous substance storehouse among hazardous substance storage and treatment facilities set out in subparagraph 19 of

annexed Table 1 of the Enforcement Decree of the Building Act;
7. A facility related to automobiles as set out in subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding a parking lot);
8. A livestock shed, a livestock facility, a butchery and a fowl slaughterhouse among facilities related to animals and plants as set out in subparagraph 21 of annexed Table 1 of the Enforcement Decree of the Building Act;
9. An excreta and garbage treatment facility set out in subparagraph 22 of annexed Table 1 of the Enforcement Decree of the Building Act;
10. A building falling under any of the following items among correctional and military facilities set out in subparagraph 23 of annexed Table 1 of the Enforcement Decree of the Building Act;
(a) A prison; and
(b) A workhouse and any other facilities for the rehabilitation, care, education, health, etc. of offenders; and
11. A graveyard-related facility set out in subparagraph 26 of annexed Table 1 of the Enforcement Decree of the Building Act.
(2) A building falling under any of the subparagraphs of paragraph (1) and an amusement facility set out in subparagraph 16 of annexed Table 1 of the Enforcement Decree of the Building Act shall not be constructed in a historical and cultural fine view district and a fine streetscape district under Article 73 (1) of the Decree. <Amended by Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4666, Jul. 30, 2008>
(3) Notwithstanding paragraphs (1) and (2), a building with a fine view protection facility such as sheltering and landscaping of not less than two meters in width from any construction line designated under Article 46 (2) of the Building Act and Article 31 (2) of the Enforcement Decree of the said Act which is referred to in paragraph (1) 1 through 5, 7 and 8 and which a person who has the permission authority deems not contrary to the purpose of the designation of a fine view district after deliberation by the Urban Planning Committee concerned, may be constructed in the fine view district. <Amended by Ordinance No. 4666, Jul. 30, 2008>

Article 45 (Height of Buildings)

(1) The height of buildings constructed in a fine view district under Article 73 (2) of the Decree shall be as follows: <Amended by Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4666, Jul. 30, 2008>
1. Historical and cultural fine view district: not more than four floors; and
2. Fine streetscape district: not more than six floors.
(2) Notwithstanding paragraph (1), the restrictions on the height of buildings may be relaxed to the extent of six or less floors in a historical and cultural fine view district and to the extent of eight or less floors in a fine streetscape district in any such case falling under any of the following subparagraphs and as the person who has the permission authority considers that there is no impediment to any fine view after deliberation of the Building Committee concerned: <Amended by Ordinance No. 4666, Jul. 30, 2008>
1. In cases of a site to which the provisions of Article 6 of the Building Act apply;
2. In cases where a person who has the permission authority considers that any urban fine view is to be remarkably improved because the appearance such as shape, color and so on of that building constructed in a historical and cultural fine view district adjacent to any such road as is not less than 20 meters in width corresponds with the purpose of the designation of the said district;
3. In cases where it is difficult to apply the provisions of paragraph (1) because the site is obviously higher or lower than the side of a fine view road;
4. In cases of an area located in a fine streetscape district and in harmony with any adjacent site without shutting off a view shaft of adjacent scenery;
5. Where a subway exit or ventilating opening or any similar facility is installed in a building or on a building site in order to improve pedestrian conditions of public sidewalks and enhance urban view in a historical and cultural fine view district or a fine streetscape district. <Newly Inserted by Ordinance No. 4978, Apr. 22, 2010>
(3) Deleted. <by Ordinance No. 4666, Jul. 30, 2008>

Article 46 (Management of Setback Areas, etc.)

(1) Any structure, wall, staircase, parking lot, flower bed, facility related to commercial activities, or any similar facility shall not be installed in a setback area designated pursuant to Article 46 (2) of the Building Act and Article 31 (2) of the Enforcement Decree of the said Act within fine view districts under Article 73 (2) of the Decree: Provided, That the same shall not apply to any of the following cases: <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
1. In cases where a person who has the permission authority requires that a bollard, a stone bench and so on should be set in order to prohibit the approach and entry of vehicles;
2. In cases where trees are planted for landscaping;
3. Where a subway exit, ventilating opening, or any similar facility is installed in a building or on a building site in order to improve pedestrian conditions of public sidewalks and enhance urban view; <Newly Inserted by Ordinance No. 4978, Apr. 22, 2010>
4. In cases where, for the purpose of promoting the convenience of pedestrians or improving the fine view of streets, a person who has the permission authority establishes a vacant land utilization plan, which, in turn, is deliberated on by the Urban Planning Committee concerned.

(2) Such screening apparatuses, drying machines of the laundry, terraces where soy sauce crocks are placed, barbed-wire entanglements, chimneys, ventilators and staircases appearing on the outside of a building impairing the urban fine view and any other equipment similar thereto shall not be installed at the facade of the building constructed within fine view districts under Article 73 (2) of the Decree. <Amended by Ordinance No. 4666, Jul. 30, 2008>

SECTION 4 RESTRICTIONS ON CONSTRUCTION IN FACILITY PROTECTION DISTRICTS

Article 47 (Buildings in School Facility Protection Districts)

SECTION 4 RESTRICTIONS ON CONSTRUCTION IN FACILITY PROTECTION DISTRICTSBuildings which fall under any of the following subparagraphs shall not be constructed in a school facility protection district under Article 77 (1) of the Decree: <Amended by Ordinance No. 4173, Mar. 5, 2004; Ordinance No. 4251, Jan. 5, 2005; Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4666, Jul. 30, 2008>

1. A massage parlor among Class II neighboring living facilities set out in subparagraph 4 of annexed Table 1 of the Enforcement Decree of the Building Act;
2. A sales facility set out in subparagraph 7 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding a building falling under any of a retail market and a store);
3. A transportation facility set out in subparagraph 8 of annexed Table 1 of the Enforcement Decree of the Building Act;
4. An isolation hospital, a mental clinic, or a convalescent hospital sanatorium among medical facilities under subparagraph 9 of annexed Table 1 of the Enforcement Decree of the Building Act; <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4926, Jan. 7, 2010>
5. Accommodations set out in subparagraph 15 of annexed Table 1 of the Enforcement Decree of the Building Act;
6. An amusement facility set out in subparagraph 16 of annexed Table 1 of the Enforcement Decree of the Building Act;
7. A factory set out in subparagraph 17 of annexed Table 1 of the Enforcement Decree of the Building Act;
8. A warehouse facility set out in subparagraph 18 of annexed Table 1 of the Enforcement Decree of the Building Act;
9. A hazardous substance storage and treatment facility set out in subparagraph 19 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding a filling station);
10. A facility related to automobiles under subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding a car wash and depot or a parking lot under the Passenger Transport Service Act); <Amended by Ordinance No. 4173, Mar. 5, 2004; Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
11. A livestock shed, a livestock facility, a butchery and a fowl slaughterhouse among facilities related to animals and plants as set out in subparagraph 21 of annexed Table 1 of the Enforcement Decree of the Building Act;
12. An excreta and garbage treatment facility set out in subparagraph 22 of annexed Table 1 of the Enforcement Decree of the Building Act;
13. A building falling under any of the following items among correctional and military facilities set out in subparagraph 23 of annexed Table 1 of the Enforcement Decree of the Building Act;
(a) A correctional facility; <Amended by Ordinance No. 4926, Jan. 7, 2010>
(b) A protective probation facility, a rehabilitation and protection facility, or any other facility used for the rehabilitation, care, education, health, etc. of criminals; <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
(c) A juvenile correctional institute or a juvenile classification review institute; <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>
14. A facility related to a cemetery under Article 26 of annexed Table 1 of the Enforcement Decree of the Building Act; <Amended by Ordinance No. 4449, Nov. 20, 2006>
15. A funeral hall under subparagraph 28 of annexed Table 1 of the Enforcement Decree of the Building Act. <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>

Article 48 (Buildings in Public Use Facility Protection Districts)

Buildings which fall under any of the following subparagraphs shall not be constructed in a public use facility protection district under Article 77 (1) of the Decree: <Amended by Ordinance No. 4251, Jan. 5, 2005; Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4666, Jul. 30, 2008>

1. A detached house set out in subparagraph 1 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding a public office);
2. A collective housing set out in subparagraph 2 of annexed Table 1 of the Enforcement Decree of the Building Act;
3. A culture and assembly facility set out in subparagraph 5 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding an exhibition hall, a zoological garden, a botanical garden, a conference hall and a public hall among assembly places, a performing place constructed as part of investment projects implemented jointly by the State or a local government and a foreign-invested enterprise defined in Article 2 (1) 6 of the Foreign Investment Promotion Act (hereinafter referred to as "foreign-invested enterprise") to promote foreign investment or which is used for any purpose falling under item (a) of subparagraph 10 of annexed

Table 1 of the Enforcement Decree of the Building Act, and a music hall the floor space of which is not more than 2,500 square meters among performing places);
4. A building falling under any of the following items among sales facilities set out in subparagraph 7 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A wholesale market; and
(b) A retail market (excluding a superstore, a department store and a shopping center);
5. A transportation facility set out in subparagraph 8 of annexed Table 1 of the Enforcement Decree of the Building Act;
6. An isolation hospital among medical facilities set out in subparagraph 9 of annexed Table 1 of the Enforcement Decree of the Building Act;
7. Deleted. <by Ordinance No. 5153, Jul. 28, 2011>;
8. Deleted. <by Ordinance No. 5153, Jul. 28, 2011>;
9. Deleted. <by Ordinance No. 5153, Jul. 28, 2011>;
10. An amusement facility set out in subparagraph 16 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding amusement facilities located in a tourist hotel, among tourist accommodations);
11. A factory set out in subparagraph 17 of annexed Table 1 of the Enforcement Decree of the Building Act;
12. A warehouse facility set out in subparagraph 18 of annexed Table 1 of the Enforcement Decree of the Building Act;
13. A hazardous substance storage and treatment facility set out in subparagraph 19 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding a filling station);
14. A facility related to automobiles as set out in subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act: Provided, That this shall not apply to the following:
(a) A parking lot; and
(b) An automatic car wash constructed in a filling station;
15. A livestock shed, a livestock facility, a butchery and a fowl slaughterhouse among facilities related to animals and plants as set out in subparagraph 21 of annexed Table 1 of the Enforcement Decree of the Building Act;
16. An excreta and garbage treatment facility set out in subparagraph 22 of annexed Table 1 of the Enforcement Decree of the Building Act;
17. A building falling under any of the following items among correctional and military facilities set out in subparagraph 23 of annexed Table 1 of the Enforcement Decree of the Building Act;
(a) A correctional facility; <Amended by Ordinance No. 4926, Jan. 7, 2010>
(b) A protective probation facility, a rehabilitation and protection facility, or any other facility used for the rehabilitation, care, education, health, etc. of criminals; <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
(c) A juvenile correctional institute or a juvenile classification review institute; <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>
18. A graveyard-related facility set out in subparagraph 26 of annexed Table 1 of the Enforcement Decree of the Building Act.

Article 49 (Buildings in Airport Facility Protection Districts)

Any of the following buildings shall not be constructed in an airport facility protection district under Article 77 (2) of the Decree: <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 5153, Jul. 28, 2011>
1. A building restricted under the Aviation Act;
2. A factory the establishment of emission facilities of which shall be permitted or reported under the Clean Air Conservation Act, the Water Quality and Ecosystem Conservation Act, the Wastes Control Act or the Noise and Vibration Control Act, among factories set out in subparagraph 17 of annexed Table 1 of the Enforcement Decree of the Building Act;
3. A power facility set out in subparagraph 25 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding a cogeneration plant for regional heating).

SECTION 5 RESTRICTIONS ON CONSTRUCTION IN OTHER SPECIFIC-USE DISTRICTS

Article 50 (Restrictions on Construction in Disaster Prevention Districts)

SECTION 5 RESTRICTIONS ON CONSTRUCTION IN OTHER SPECIFIC-USE DISTRICTSThe restrictions on any construction in a disaster prevention district shall be separately prescribed by any other Ordinance of the Seoul Metropolitan Government within the scope necessary to attain the purposes of the designation of that district under Article 75 of the Decree. <Amended by Ordinance No. 4666, Jul. 30, 2008>

Article 51 (Restrictions on Construction in Conservation Districts)

(1) No building and facility other than those for the direct management and protection of cultural properties subject to the application of the Protection of Cultural Properties Act shall be constructed or established in a historical and cultural environment conservation district under subparagraph 1 of Article 76 of the Decree: Provided, That this shall not apply if the Mayor or the head

of a Gu concerned deems that there is no obstacle to the conservation of the said cultural properties and consults with the Administrator of the Cultural Properties Administration. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 5376, Nov. 1, 2012>
(2) No building and facility which impede the conservation and management of the relevant essential public facilities shall be constructed or established in an essential public facilities conservation district under subparagraph 2 of Article 76 of the Decree: Provided, That this shall not apply if the Mayor or the head of a Gu concerned deems that there is no obstacle to the conservation and management of the said essential public facilities and consults with the Minister of National Defense. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(3) The restrictions on any construction in a historical and cultural environment conservation district and an essential public facilities conservation district shall be separately prescribed by any other Ordinance of the Seoul Metropolitan Government within the scope necessary to attain the purposes of the designation of districts under subparagraphs 1 and 2 of Article 76 of the Decree. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 5376, Nov. 1, 2012>
(4) The restrictions on any construction in an ecosystem conservation district shall be separately prescribed by any other Ordinance of the Seoul Metropolitan Government within the scope necessary to attain the purposes of the designation of that district under subparagraph 3 of Article 76 of the Decree. <Amended by Ordinance No. 4666, Jul. 30, 2008>

Article 52 (Buildings which may be Constructed in Natural Settlement Districts)

The buildings referred to in any item of subparagraph 1 of annexed Table 23 of the Decree and other multi-family residential buildings (excluding apartment houses) referred to in subparagraph 2 of annexed Table 1 of the Enforcement Decree of the Building Act under subparagraph 2 of annexed Table 23 of the Decree may be constructed in natural settlement districts. <Amended by Ordinance No. 4666, Jul. 30, 2008>

Article 53 (Restrictions on Construction in Other Specific-Use Districts)

Matters concerning the restrictions on the use, classification, scale and so on of a building and any other facilities in specific-use districts which fall under any of the following subparagraphs, shall be separately prescribed by any other Ordinance of the Seoul Metropolitan Government within the scope necessary to attain the purposes of the designation of such specific-use districts under Articles 79, 80 and 82 of the Decree: <Amended by Ordinance No. 4666, Jul. 30, 2008>
1. Fire prevention districts;
2. Deleted. <by Ordinance No. 4926, Jan. 7, 2010>
3. Development promotion districts;
4. Cultural districts;
5 and 6. Deleted. <by Ordinance No. 4751, Mar. 18, 2009>
7. Specific-use restricted districts; and
8. Deleted. <by Ordinance No. 4926, Jan. 7, 2010>

SECTION 6 BUILDING COVERAGE RATIO AND FLOOR AREA

Article 54 (Building Coverage Ratios in Specific-Use Areas)

SECTION 6 BUILDING COVERAGE RATIO AND FLOOR AREA(1) No building coverage ratios for each specific-use area shall exceed the corresponding ratios provided for in any of the following subparagraphs under Article 77 of the Act and Article 84 (1) of the Decree: <Amended by Ordinance No. 4666, Jul. 30, 2008>
1. Class I exclusive residential area: 50 percent;
2. Class II exclusive residential area: 40 percent;
3. Class I general residential area: 60 percent;
4. Class II general residential area: 60 percent;
5. Class III general residential area: 50 percent;
6. Quasi residential area: 60 percent;
7. Central commerce area: 60 percent;
8. General commerce area: 60 percent;
9. Neighboring commerce area: 60 percent;
10. Distribution commerce area: 60 percent;
11. Exclusive industrial area: 60 percent;
12. General industrial area: 60 percent;
13. Quasi industrial area: 60 percent;
14. Preserved green belt: 20 percent;
15. Productive green belt: 20 percent; and
16. Natural green belt: 20 percent.

(2) Notwithstanding paragraph (1), the building coverage ratios in the following areas shall not exceed the corresponding ratios in the following subparagraphs, under Article 77 (3) of the Act and Article 84 (3) of the Decree: <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 5153, Jul. 28, 2011; Ordinance No. 5376, Nov. 1, 2012>
1. Settlement districts: 60 percent (collective settlement districts shall be governed by the Act on Special Measures for Designation and Management of Areas of Restricted Development and its subordinate statutes);
2. Natural parks under the Natural Parks Act:
(a) Park facilities: 20 percent (however, 60 percent in cases of a park district with collective facilities);
(b) Facilities other than park facilities: 60 percent;
3. National industrial complexes and local industrial complexes provided for in subparagraph 5 (a) and (b) of Article 2 of the Industrial Sites and Development Act, which are located in industrial areas: 60 percent.
(3) Notwithstanding paragraph (1), the building coverage ratio in any site (hereinafter referred to as "school-transferred place") to which the whole of a school (excluding a kindergarten) that is any urban planning facility or that is not the urban planning facility is transferred, shall not exceed 30 percent: Provided, That paragraph (1) shall apply to the school-transferred place for which 10 years have elapsed since the school was transferred. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 5647, Jan. 9, 2014>
(4) Deleted. <by Ordinance No. 4433, Oct. 4, 2006>
(5) Notwithstanding paragraph (1), the building coverage ratios in a commercial area in which any project is carried out in the manner of redevelopment after restoration according to a master plan for the maintenance and improvement of urban and residential environment from among those urban environment maintenance and improvement zones within the limits of the Four Gates in Seoul (hereinafter referred to as "within the limits of the Four Gates") which are provided for by rule of the Seoul Metropolitan Government and which include areas adjacent to Toegyero, Dasanno, Wangsanno, Yulgokro, Sajikro and Uijuro limits, shall, after deliberation of the Urban Planning Committee of the Seoul Metropolitan Government, be determined by the master plan for the maintenance and improvement of urban and residential environment, to any such extent as provided for in Article 84 (1) of the Decree. <Amended by Ordinance No. 4167, Dec. 30, 2003; Ordinance No. 4666, Jul. 30, 2008>
(6) If it is necessary that the building coverage ratios should be reduced in order to prevent the over-concentration of land utilization under Article 84 (4) of the Decree, the Mayor may determine a zone and reduce the building coverage ratios in the zone to 5/10 of the maximum of the building coverage ratios applicable thereto, after deliberation of the Urban Planning Committee of the Seoul Metropolitan Government, notwithstanding paragraphs (1) and (2). <Amended by Ordinance No. 4666, Jul. 30, 2008>
(7) Notwithstanding paragraph (1), the building coverage ratios in an industrial and distribution development promotion district and a specific-use area for foreign-invested enterprises may be relaxed within the limits of the building coverage ratios referred to in Article 84 (1) of the Decree, after deliberation by the Urban Planning Committee of the Seoul Metropolitan Government: Provided, That this shall not apply when the floor area ratios are reduced after such deliberation under Article 55 (11) of this Ordinance. <Newly Inserted by Ordinance No. 4251, Jan. 5, 2005; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 5376, Nov. 1, 2012>
(8) Notwithstanding paragraph (1), in cases of a building in a fire prevention district in a quasi residential area, general commercial area or neighboring commercial area subject to the establishment of a district-unit planning which falls under any item of Article 84 (5) 1 of the Decree, the building coverage ratio may be separately determined within the extent between 80 and 90 percent by the district-unit planning. <Newly Inserted by Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
(9) Notwithstanding paragraph (1), in cases of a traditional market subject to approval of a market maintenance and improvement project implementation plan, the building coverage ratio may, if the head of a Gu deems that there is no impact upon traffic, scenery, fine view, sunshine, lighting, ventilation, etc. of nearby areas, apply, to the extent of 70 or less percent, in a Class I general residential area, a Class II general residential area and a quasi residential area, 60 or less percent in a Class III general residential area, and 80 or less percent in a commercial area after deliberation by the Urban Planning Committee and the Building Committee of the Gu: Provided, That the building coverage ratio may be reduced to the extent of 90 or less percent in a commercial area after deliberation by the Urban Planning Committee of the Seoul Metropolitan Government. <Newly Inserted by Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 5153, Jul. 28, 2011>
(10) Notwithstanding paragraph (1), the building coverage ratio of an amusement park, among urban planning facilities installed within a natural green area, shall not exceed 30 percent, while the building coverage ratio of a public park shall not exceed 20 percent. <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>
(11) If an existing building in a green belt falls under any of the following, the building coverage ratio of the building shall not exceed 30 percent pursuant to Article 77 (4) 2 of the Act and Article 84 (5) 4 of the Decree: <Newly Inserted by Ordinance No. 5196, Oct. 27, 2011>
1. A traditional temple referred to in subparagraph 1 of Article 2 of the Korean Traditional Temples Preservation and Support Act;
2. Designated cultural heritage referred to in Article 2 (2) of the Cultural Heritage Protection Act and registered cultural heritage referred to in Article 2 (3);
3. A traditional Korean-style house referred to in subparagraph 16 of Article 2 of the Enforcement Decree of the Building Act.
(12) Notwithstanding paragraph (1) 15, the building coverage ratio of any of the following buildings in a productive green belt shall

not exceed 30 percent under Article 84 (7) of the Decree. <Newly Inserted by Ordinance No. 5218, Jan. 5, 2012>
1. Processing and treatment facilities for agricultural and fishery products and experimental and research facilities related to the agricultural and fisheries industries referred to in Article 32 (1) 1 of the Farmland Act;
2. Drying and preservation facilities for agricultural products referred to in Article 29 (5) 1 of the Enforcement Decree of the Farmland Act.

Article 55 (Floor Area Ratio in Specific-Use Areas)

(1) The floor area ratios for each specific-use area shall not exceed the corresponding ratios provided for in any of the following subparagraphs under Article 78 (1) and (2) of the Act and Article 85 (1) of the Decree: <Amended by Ordinance No. 4666, Jul. 30, 2008>
1. Class I exclusive residential area: 100 percent;
2. Class II exclusive residential area: 120 percent;
3. Class I general residential area: 150 percent;
4. Class II general residential area: 200 percent;
5. Class III general residential area: 250 percent;
6. Quasi residential area: 400 percent;
7. Central commercial area: 1,000 percent (however, 800 percent within the limits of the Four Gates);
8. General commercial area: 800 percent (however, 600 percent within the limits of the Four Gates);
9. Neighboring commercial area: 600 percent (however, 500 percent within the limits of the Four Gates);
10. Distribution commercial area: 600 percent (however, 500 percent within the limits of the Four Gates);
11. Exclusive industrial area: 200 percent;
12. General industrial area: 200 percent;
13. Quasi industrial area: 400 percent;
14. Preserved green belt: 50 percent;
15. Productive green belt: 50 percent; and
16. Natural green belt: 50 percent.
(2) Notwithstanding paragraph (1), the floor area ratios for each specific-use area in the school-transferred place shall not exceed any of the following ratios: Provided, That paragraph (1) shall apply to the school-transferred place for which 10 years have elapsed since the school was transferred. <Amended by Ordinance No. 5647, Jan. 9, 2014>
1. Commercial area: 500 percent;
2. Quasi residential area: 300 percent;
3. Exclusive residential area and Class I general residential area: 100 percent;
4. Class II general residential area: 150 percent;
5. Class III general residential area: 200 percent.
(3) Notwithstanding paragraph (1) 7 through 10, a floor area ratio set out in annexed Table 3 shall apply if a residential complex building (any building conjoint with a collective housing in respect of any use other than residence) under Article 31 (1) 2, 32 (2) or 33 (2) is constructed in a commercial area: Provided, That the floor area ratios set out in annexed Table 3 shall not be required to apply subject to deliberation by the Urban Planning Committee of the Seoul Metropolitan Government, the Urban Readjustment Committee or the Market Improvement Project Deliberation Committee, in any of the following cases: <Amended by Ordinance No. 4251, Jan. 5, 2005; Ordinance No. 4375, Mar. 16, 2006; Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4671, Jul. 30, 2008; Ordinance No. 5153, Jul. 28, 2011>
1. An area which the Mayor selects out of urban environment maintenance and improvement zones according to a master plan for the maintenance and improvement of urban and residential environment on account of the necessity of residential sites;
2. A balanced development project district;
3. A readjustment promotion zone under the Special Act on the Promotion of Urban Area Readjustment;
4. A traditional market subject to approval of a market maintenance and improvement project implementation plan.
(4) Notwithstanding paragraph (1) 13, the floor area ratio of a collective housing building or any similar building in a quasi-industrial area shall not exceed any of the following ratios: <Amended by Ordinance No. 4926, Jan. 7, 2010; Ordinance No. 5153, Jul. 28, 2011>
1. The floor area ratio of a collective housing building, a residential building for the elderly's welfare, a building for the combined use of residence and office, or a boarding place for preparing for national examinations (including buildings built for other combined use) shall be 250 percent: Provided, That where industrial manufacturing facilities for lease (referring to a facility supplied by the Mayor for lease in order to provide small manufacturing facilities, industrial facilities, or such or a building site for the installation of such facilities) are included, the floor area ratio shall be 400 percent; <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>
2. Notwithstanding the main sentence of subparagraph 1, the floor area ratio for the rental housing units under Article 16 (1) 1, 2, and 3 of the Rental Housing Act and for one-third of such rental housing units may be additionally permitted, and the floor area ratio in such cases shall be 300 percent; <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>

3. Notwithstanding the main sentence of subparagraph 1, the floor area ratio of a collective housing building, a residential building for the elderly's welfare, or a building for the combined use of residence and office (including buildings built for other combined use) shall be 300 percent, if such a building including the housing units for long-term lease on a deposit basis under subparagraph 3-2 of Article 2 of the Rental Housing Act. <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>

(5) Notwithstanding paragraph (1) 15 and 16, the floor area ratio of a facility established in a productive green belt or natural green belt according to the urban management planning, among any infrastructure provided for in subparagraph 6 of Article 2 of the Act, may be 100 percent or less after deliberation by the Urban Planning Committee of the Seoul Metropolitan Government.

(6) The floor area ratio in a natural park under the Natural Parks Act shall not exceed 100 percent under Article 78 (3) of the Act and Article 85 (5) of the Decree: Provided, That the floor area ratio in a park district with collective facilities and park district with villages close together under the Natural Parks Act may be 150 percent or less. <Amended by Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 5153, Jul. 28, 2011; Ordinance No. 5376, Nov. 1, 2012>

(7) The floor area ratio in a district-unit planning zone designated under Article 51 of the Act, Article 43 of the Decree and Article 16 of this Ordinance shall be provided for by rule of the Seoul Metropolitan Government to such an extent as provided for in paragraphs (1) through (4), Article 52 of the Act and Article 46 of the Decree. <Amended by Ordinance No. 4666, Jul. 30, 2008>

(8) Notwithstanding paragraphs (1) 3 through 6 and (4), the floor area ratio in a traditional market located in a general residential area designated as a market maintenance and improvement project implementation zone, and that in a quasi residential area shall not exceed 400 percent and 450 percent, respectively. <Amended by Ordinance No. 4375, Mar. 16, 2006; Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 5153, Jul. 28, 2011>

(9) Notwithstanding paragraph (8), if the head of a Gu concerned deems that there is no impact upon traffic, scenery, fine view, sunshine, lighting, ventilation, etc. of adjacent areas after reviewing a project promotion plan under Article 16 of the Enforcement Decree of the Special Act on Promotion of Traditional Markets and Shopping Districts, which is deliberated on and passed by the Market Improvement Project Deliberation Committee, the floor area ratio of a traditional market in a quasi residential area may be 500 percent or less. <Amended by Ordinance No. 4375, Mar. 16, 2006; Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 5153, Jul. 28, 2011>

(10) If a person who intends to construct a building in an area, district or zone referred to in any subparagraph of Article 85 (7) of the Decree offers part of the site for the building as a site for any public facility, the floor area ratio of the said building shall not exceed the ratio calculated according to the following formula to the extent of 200 percent of the corresponding floor area ratio under paragraphs (1) through (4): (1+1.3)×the floor area ratio under paragraphs (1) through (4) (Provided, That the floor area ratio of a housing redevelopment project shall not exceed 180 percent in the case of paragraph (1) 3 and 220 percent in the case of paragraph (1) 4 respectively); the term "" used herein means a ratio of the area of a site remaining after part thereof is offered as a site for any public facility to the area offered as such. <Amended by Ordinance No. 4251, Jan. 5, 2005; Ordinance No. 4433, Oct.. 4, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>

(11) Notwithstanding paragraph (1) 2, the floor area ratios in a Class II exclusive residential area within a district in which a Newtown project is carried out under the Seoul Metropolitan Government Ordinance on the Support for Balanced Regional Development may, if deemed necessary by the Mayor, be 150 percent or less after deliberation by the Urban Planning Committee of the Seoul Metropolitan Government. <Newly Inserted by Ordinance No. 4230, Sep. 24, 2004; Ordinance No. 4666, Jul. 30, 2008>

(12) Notwithstanding paragraph (1), the floor area ratio in an industrial and distribution development promotion district or of a foreign-invested enterprise or specially managed apartment house may be relaxed to the extent of 100 percent in excess of the floor area ratio in the specific-use area in question (to the extent of the floor area ratio referred to in Article 85 (1) of the Decree, if the total floor area ratio calculated by adding the floor area ratio in such specific-use area and that of not more than such 100 percent exceeds the floor area ratio referred to in Article 85 (1) of the Decree), after deliberation by the Urban Planning Committee of the Seoul Metropolitan Government. <Newly Inserted by Ordinance No. 4251, Jan. 5, 2005; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 5376, Nov. 1, 2012>

(13) Notwithstanding paragraph (1) 8, the floor area ratio determined in the master plan for the maintenance and improvement of urban and residential environment (an urban environment maintenance and improvement project) shall apply to the extent of 800 percent, if an urban environment maintenance and improvement project is carried out within the limits of the Four Gates. <Newly Inserted by Ordinance No. 4251, Jan. 5, 2005>

(14) Notwithstanding paragraph (1), rental houses (limited to those in which case the obligatory rental period is not less than 10 years under Article 16 (1) of the Rental Housing Act) may be additionally built to the extent of 20 percent of the floor area ratio under paragraph (1), in an area falling under paragraph (1) 1 through 6 under Article 85 (3) of the Decree. <Newly Inserted by Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4666, Jul. 30, 2008>

(15) Notwithstanding paragraph (1) 3 through 10, in cases of acceptance of donation of any museum, library, art gallery or performance hall constructed on national or public land among the cultural facilities provided for in Article 2 of the Enforcement Decree of the Culture and Arts Promotion Act, the floor area ratio in the national or public land may be reduced to the extent of the floor area ratio for the corresponding specific-use area referred to in Article 85 (1) of the Decree, subject to deliberation by the Urban Planning Committee of the Seoul Metropolitan Government. <Newly Inserted by Ordinance No. 4569, Oct. 1, 2007;

Ordinance No. 4666, Jul. 30, 2008>
(16) Notwithstanding paragraph (1) 5 and 6, in cases of construction of a collective housing or a residential complex building including houses subject to a long-term lease on a deposit basis (referring to rental houses supplied on a deposit basis after the Mayor purchases houses constructed by the SH Corporation or by a public or private business entity) in such an area as is designated by the rule of the Seoul Metropolitan Government, the floor area ratio for Class III general residential area and that for a quasi residential area shall not exceed 300 percent and 500 percent, respectively. <Newly Inserted by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 5153, Jul. 28, 2011>
(17) Notwithstanding paragraph (1), where a tourist lodging facility for a tourist hotel business or a Korean traditional hotel business under Article 2 (1) 2 (a) through (c) of the Enforcement Decree of the Tourism Promotion Act is built in an area under paragraph (1) 6 through 10 (including the area inside the four ancient main city gates), the floor area ratio may be relaxed by up to 20 percent of the floor area ratio under paragraph (1) through deliberation by the Urban Planning Committee of the Seoul Metropolitan Government. <Newly Inserted by Ordinance No. 4861, Sep. 29, 2009; Ordinance No. 5153, Jul. 28, 2011>
(18) Notwithstanding paragraph (1), where a subway exit or ventilating opening or any similar facility is installed in a building or on a building site in order to improve pedestrian conditions of public sidewalks and enhance urban view and such a subway exit or ventilating opening or any similar facility is donated or a partitioned surface right to such a subway exit or ventilating opening or any similar facility is acquired, the floor area ratio may be relaxed within the maximum of the floor area ratio applicable to the specific use area under Article 85 (1) of the Decree according to the following formula through deliberation by the Urban Planning Committee of the Seoul Metropolitan Committee:
1. Where such a facility is installed on a building site: Not more than the result calculated by the formula "Floor area ratio x (Building coverage area of the subway exit or ventilating opening/Area of the building site)": <Newly Inserted by Ordinance No. 4978, Apr. 22, 2010>
2. Where such a facility is installed in a building: Not more than the result calculated by the formula "Floor area ratio x (Gross floor area of the subway exit or ventilating opening/Gross floor area of the building)": <Newly Inserted by Ordinance No. 4978, Apr. 22, 2010>

SECTION 7 SPECIAL EXCEPTIONS FOR EXISTING BUILDINGS

Article 55-2 (Special Exceptions for Existing Buildings)

SECTION 7 SPECIAL EXCEPTIONS FOR EXISTING BUILDINGS"Where the level of discharged pollutants is the same or lower than that of the existing type of business" in the proviso to Article 93 (2) of the Decree means a case that does not fall under any of the following subparagraphs: <Amended by Ordinance No. 4926, Jan. 7, 2010>
1. A type of business that discharges a specific substance harmful to air under subparagraph 9 of Article 2 of the Clean Air Conservation Act; <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>
2. A facility that discharges an air pollutant under subparagraph 11 of Article 2 of the Clean Air Conservation Act and that falls under Class I through Class III business establishments under annexed Table 1 of the Enforcement Decree of the said Act; <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>
3. A type of business that discharges a specific substance harmful to water under subparagraph 8 of Article 2 of the Water Quality and Ecosystem Conservation Act: Provided, That the foregoing shall not apply to cases where a wastewater-discharging facility without dumping is installed and operated with permission in accordance with Article 34 of the said Act; <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>
4. A facility that discharges wastewater under subparagraph 10 of Article 2 of the Water Quality and Ecosystem Conservation Act and that falls under Class I through Class IV business establishments under annexed Table 13 of the Enforcement Decree of the said Act; <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>

Article 55-3 (Standard Area for Lifting Restrictions on Building Site Penetrating Borderlines of Development Restriction Zone)

The standard area for lifting restrictions on part of a building site penetrating the borderlines of a development restriction zone, the development of which is restricted, shall be less than 1,000 square meters under Article 2 (3) 6 (b) of the Enforcement Decree of the Act on Special Measures for Designation and Management of Development Restriction Zones.
[This Article Newly Inserted by Ordinance No. 5153, Jul. 28, 2011]

SECTION 1 OPERATION AND SO ON OF URBAN PLANNING COMMITTEE OF SEOUL METROPOLITAN GOVERNMENT

Article 56 (Functions)

SECTION 1 OPERATION AND SO ON OF URBAN PLANNING COMMITTEE OF SEOUL METROPOLITAN GOVERNMENTThe functions of the Urban Planning Committee of the Seoul Metropolitan Government shall be as follows: <Amended by Ordinance No. 4629, May 29, 2008; Ordinance No. 4666, Jul. 30, 2008>

1. Deliberation or advice on matters on which the Urban Planning Committee of the Seoul Metropolitan Government shall deliberate or give advice under the Act, any other related Acts or subordinate statutes, or this Ordinance;
2. Deliberation or advice on urban planning determined by the Mayor;
3. In cases where matters subject to deliberation of the Central Urban Planning Committee from among those which fall under authority of the Minister of Land, Transport and Maritime Affairs are delegated to the Mayor, the deliberation on such matters; and
4. Any such deliberation or advice on other matters related to the urban planning as requested by the Mayor.

Article 57 (Organization and Operation)

(1) The Urban Planning Committee of the Seoul Metropolitan Government shall be comprised of 25 to 30 members, including one Chairperson and one Vice Chairperson. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>

(2) The Chairperson of the Urban Planning Committee of the Seoul Metropolitan Government shall be appointed or commissioned by the Mayor from among its members, and the Vice Chairperson thereof shall be elected by mutual vote among its members. <Amended by Ordinance No. 4666, Jul. 30, 2008>

(3) Members of the Urban Planning Committee of the Seoul Metropolitan Government shall be appointed or commissioned by the Mayor from among persons who fall under any of the following subparagraphs. In such cases, the number of such members who fall under subparagraph 3 shall be not less than two-thirds of the number of all the members of the Urban Planning Committee of the Seoul Metropolitan Government: <Amended by Ordinance No. 4666, Jul. 30, 2008>

1. Four to five members of the Seoul Metropolitan Council; <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
2. Four public officials of the Seoul Metropolitan Government; and
3. 17 to 21 persons who have knowledge and experience in affairs related to urban planning such as land utilization, construction, housing, scenery, traffic, environment, prevention against natural disasters, culture, information and communications, urban design, landscaping, and so on. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>

(4) The term of office of those members who fall under paragraph (3) 3 shall be two years, but the consecutive appointment may be permitted: Provided, That the term of office of a member who is appointed as successor of a vacancy shall be the remainder of the term of office of his/her predecessor. <Amended by Ordinance No. 4666, Jul. 30, 2008>

(5) The Chairperson shall excercise the overall control of the affairs of the Urban Planning Committee of the Seoul Metropolitan Government, and shall convene a meeting of the Urban Planning Committee of the Seoul Metropolitan Government and preside over it.

(6) The Vice Chairperson shall assist the Chairperson, and shall act on behalf of the Chairperson if the Chairperson is not able to perform his/her duties for any unavoidable reason.

(7) If neither the Chairperson nor the Vice Chairperson is able to perform his/her duties for any unavoidable reason, any member who is, in advance, designated by the Chairperson shall act on behalf of him/her.

(8) A majority of all the incumbent members of the Urban Planning Committee of the Seoul Metropolitan Government shall constitute a quorum of the meeting thereof (a majority of members present at a meeting shall consist of members under paragraph (3) 3) and the resolution of that meeting shall require the consent of a simple majority of all the members present. In such cases, the Chairperson shall have a vote. <Amended by Ordinance No. 4926, Jan. 7, 2010>

(9) The Urban Planning Committee of the Seoul Metropolitan Government shall have one executive secretary and several clerks, and the executive secretary shall be the Director who superintends the Urban Planning Committee of the Seoul Metropolitan Government and a clerk shall be an assistant junior official who takes charge of the affairs of that Committee. <Amended by Ordinance No. 4666, Jul. 30, 2008>

(10) The executive secretary of the Urban Planning Committee of the Seoul Metropolitan Government shall take charge of general affairs of that Committee under the Chairperson's orders, and a clerk shall assist the executive secretary.

Article 58 (Subcommittees)

(1) The Urban Planning Committee of the Seoul Metropolitan Government may establish subcommittees to deliberate on or give advice on matters which fall under any subparagraph of Article 113 of the Decree according to the following classification: <Amended by Ordinance No. 4666, Jul. 30, 2008>

1. Subcommittee I: Deliberation on matters concerning a plan for the alteration of a specific-use area and so on under Article 9 of the Act;
2. Subcommittee II: Deliberation on matters concerning any such development act as provided for in Article 59 of the Act, matters concerning any such raising of an objection as provided for in Article 120 of the Act and matters concerning any such maintenance and improvement project as provided for in Article 2 of the Act on the Maintenance and Improvement of Urban Areas and Dwelling Conditions for Residents; and
3. Subcommittee III: Deliberation on matters concerning the designation of a district-unit planning zone and the formulation of the

district-unit planning or any determination on the alteration of that district-unit planning zone and district-unit planning under Article 50 of the Act.
(2) There may be established separate subcommittees other than those as provided for in any subparagraph of paragraph (1) in order to deliberate on matters delegated by the Urban Planning Committee of the Seoul Metropolitan Government. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(3) A subcommittee shall be comprised of not less than five but not more than nine members, elected by the Urban Planning Committee of the Seoul Metropolitan Government from among its members, and the members of the Urban Planning Committee of the Seoul Metropolitan Government may become the members of two or more subcommittees. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(4) The chairperson of a subcommittee shall be elected from among its members.
(5) A majority of all the incumbent members of a subcommittee shall constitute a quorum of the meeting thereof and the resolution of that meeting shall require the consent of a simple majority of all the members present.
(6) Any deliberation and resolution made by a subcommittee on any such matters designated by the Urban Planning Committee of the Seoul Metropolitan Government from among those subject to the deliberation of the said subcommittee shall be considered to be the deliberation and resolution of the Urban Planning Committee of the Seoul Metropolitan Government. In such cases, the executive secretary shall report those matters which are deliberated and resolved on by the subcommittee to the next Urban Planning Committee of the Seoul Metropolitan Government.

Article 58-2 (Exclusion and Abstention of Members)

(1) If a member of the Urban Planning Committee of the Seoul Metropolitan Government or its subcommittee falls under any of the following subparagraphs, he/she shall be excluded from deliberation or advisory services on the agenda item at issue:
1. Where a member has performed or is performing a service, an advisory service, or research related to the agenda item brought for deliberation or advisory service;
2. Where it is found that a member has an interest, direct or indirect, in the agenda item brought for deliberation or advisory service;
(2) If a member falls under any subparagraph of paragraph (1), he/she shall file an application for abstention from deliberation or advisory services on the agenda item at issue.
(3) If there is a ground for exclusion under any subparagraph of paragraph (1), the chairperson shall, ex officio or upon a member's application for abstention, make a decision on whether to exclude the member.
[This Article Newly Inserted by Ordinance No. 4926, Jan. 7, 2010]

Article 59 (Submission of Materials and Explanation of Proposal)

(1) The Urban Planning Committee of the Seoul Metropolitan Government may require any relevant organization or the head of a relevant bureau or division to submit necessary materials and hear the explanatory opinions of persons who have much academic knowledge on the urban planning if the Urban Planning Committee of the Seoul Metropolitan Government considers it necessary to do so.
(2) The head of a Gu concerned may attend the Urban Planning Committee of the Seoul Metropolitan Government and present his/her opinions on any such matters related to the urban planning of the autonomous Gu concerned with the previous approval of the Chairperson of the Urban Planning Committee of the Seoul Metropolitan Government.
(3) In deliberating upon a draft urban management planning proposed by a private business entity for the construction, etc. of a collective housing, the Urban Planning Committee of the Seoul Metropolitan Government may, upon request of the private business entity, hear its opinions according to the procedures provided for by rule of the Seoul Metropolitan Government. <Newly Inserted by Ordinance No. 4666, Jul. 30, 2008>
(4) When any alteration is made in any major contents of such an urban management planning as proposed by a private business entity or any additional burden is imposed on the private business entity concerned in consequence of deliberation, the Mayor shall notify the result of such deliberation, specifying the reasons therefor, to the authorized policymaker, who in turn shall inform the private business entity concerned thereof. <Newly Inserted by Ordinance No. 4666, Jul. 30, 2008>

Article 60 (Closed-door Meetings)

The meetings of the Urban Planning Committee of the Seoul Metropolitan Government shall not, in principle, be open to the public: Provided, That the same shall not apply to the cases where disclosure of which is provided for by any related Act and subordinate statute.

Article 61 (Minutes)

(1) The Chairperson of the Urban Planning Committee of the Seoul Metropolitan Government may have two or less stenographers prepare minutes of a meeting thereof. <Amended by Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4666, Jul. 30, 2008>
(2) Where the Mayor receives a request to make public minutes of a meeting of the Urban Planning Committee of the Seoul Metropolitan Government, he/she shall make the minutes available to the public pursuant to Article 113-2 of the Act and Article 113-3 of the Decree 30 days after the date on which deliberation ends (however, six months in cases of an agenda item examination of which has been reserved). <Newly Inserted by Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4666, Jul. 30,

2008; Ordinance No. 4926, Jan. 7, 2010; Ordinance No. 5196, Oct. 27, 2011; Ordinance No. 5349, Jul. 30, 2012>
(3) Perusal shall be used as a method for making public the minutes under paragraph (2). <Newly Inserted by Ordinance No. 5197, Oct. 27, 2011>

Article 62 (Allowances, etc.)

The Mayor may pay allowances and travel expenses to those members and stenographers who are not public officials belonging to the Seoul Metropolitan Government, to such an extent as the relevant budget permits.

Article 63 (Operation of Joint Committee)

Articles 57 (2) and (5) through (10), 58 (6) and 59 through 62 shall apply mutatis mutandis to the operation of the Joint Committee.
[This Article Wholly Amended by Ordinance No. 4666, Jul. 30, 2008]

Article 63-2 (Establishment, Operation, etc. of Advisory Group on Urban Planning Policy)

The Mayor may establish and operate the Advisory Group on Urban Planning Policy (hereinafter referred to as the "Advisory Group") and consult with it in order to efficiently establish and manage urban planning.
(1) The Advisory Group shall be composed of not less than 25 but not more than 30 persons, including one chairperson and one vice chairperson who shall be commissioned by election from among external experts.
(2) Members of the Advisory Group shall be composed of experts related to urban planning, such as urban scenery, urban design and traffic, experts related to humanities and social science, such as culture, future, history and tourism, and members of the Seoul Metropolitan Council. In such cases, at least 1/3 of the members of the Advisory Group shall be composed of members of the Urban Planning Committee of the Seoul Metropolitan Government under Article 57 (3) 1 and 2.
(3) If necessary for the efficient operation of the Advisory Group, it may have a sub-advisory group, a working-level support team and expert advisors.
(4) Articles 57 (4) through (10), 58-2 and 62 shall apply mutatis mutandis to the operation of the Advisory Group.
(5) Except as provided in this Ordinance, matters concerning the operation of the Advisory Group shall be determined by the chairperson through a meeting of the Advisory Group.
[This Article Newly Inserted by Ordinance No. 5594, Oct. 4, 2013]

SECTION 2 PERMANENT URBAN PLANNING GROUP

Article 64 (Establishment and Functions)

SECTION 2 PERMANENT URBAN PLANNING GROUP(1) A permanent urban planning group (hereinafter referred to as "planning group") shall be established in the Urban Planning Committee of the Seoul Metropolitan Government under Article 116 of the Act. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(2) The functions of the planning group shall be as follows: <Amended by Ordinance No. 4666, Jul. 30, 2008>
1. Examination of any such fundamental urban planning or urban management planning drafted by the Mayor;
2. Any such planning, direction, investigation and research concerning the urban planning commissioned by the Mayor;
3. Surveying and research conducted in relation to matters as required by the Urban Planning Committee of the Seoul Metropolitan Government and by the Urban Readjustment Committee of the Seoul Metropolitan Government under Article 21 (1) of the Seoul Metropolitan Government Ordinance on the Promotion of Urban Readjustment; <Amended by Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4926, Jan. 7, 2010>
4. Any other examinations and advices on the urban planning.

Article 65 (Composition of Planning Group)

(1) In the planning group, there may be not more than nine full-time public officials in contractual service and not more than five part-time public officials in contractual service, including the leader and research fellows.
(2) In the planning group, there may be clerical assistants to such an extent as the relevant budget permits.

Article 66 (Operation, etc. of Planning Group)

(1) The Chairperson of the Urban Planning Committee of the Seoul Metropolitan Government shall take general charge of the operation of the planning group and excercise the overall control of the affairs thereof.
(2) The Mayor may appoint the leader of the planning group from among the research fellows if he/she considers it necessary to do so.
(3) The leader of the planning group shall, under the directions of the Chairperson of the Urban Planning Committee of the Seoul Metropolitan Government, divide those office duties of which the research fellows shall take partial charge among them and direct and supervise their service.

Article 67 (Appointment, Service, etc.)

(1) With respect to the appointment, service and so on of the leader and the research fellows of the planning group, the provisions

of the Presidential Decree on Local Public Officials in the Contractual Service and the Seoul Metropolitan Government Rules on the Personnel Management of Local Public Officials in the Contractual Service shall apply. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(2) Research expenses, travel expenses and so on may be paid to the part-time public officials in contractual service of the planning group, to such an extent as the relevant budget permits.

CHAPTER X SUPPLEMENTARY PROVISIONS

Article 68 (Delegation of Authority)

CHAPTER X SUPPLEMENTARY PROVISIONS(1) Such affairs as provided for in annexed Table 4 of this Ordinance from among those which fall under any authority of the Mayor under Article 139 (2) of the Act, shall be delegated to the heads of Gus concerned. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4671, Jul. 30, 2008>
(2) Unless there are other special provisions concerning those affairs which are delegated under paragraph (1), such affairs shall be deemed to include other affairs annexed thereto.
(3) In cases where the head of a Gu deals with such affairs as provided for in subparagraphs 1 through 10 of annexed Table 4 from among those delegated under paragraph (1), he/she shall report the results thereof to the Mayor. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4671, Jul. 30, 2008>

Article 68-2 (Matters to be Registered in Confirmation for Land Utilization Plan)

The information relating to land use prescribed by the ordinance on urban planning of a local government under Article 2 (2) 6 of the Enforcement Rule of the Framework Act on the Regulation of Land Use shall be as follows:
1. A "school-transferred place" referred to in Article 54 (3);
2. A "place of accident" referred to in subparagraph 1 (d) (ii) e of annexed Table 1 (land which is not recovered because forest trees therein are damaged intentionally or unlawfully or because the terrain of which is changed);
3. "Land with biotope grade 1" referred to in subparagraph 1 (a) (iv) of annexed Table 1 (land which is determined as grade 1 in evaluation of biotope types as a result of surveys on the existent circumstances of urban ecology under Article 4 (4) and which is determined as grade 1 in evaluation of individual biotopes);
4. "Within the limits of the Four Gates" referred to in Article 54 (5).
[This Article Wholly Amended by Ordinance No. 5153, Jul. 28, 2011]

Article 69 (Procedures for Collection of Fines for Negligence)

Procedures for the collection of fines for negligence under Article 134 of the Decree shall be governed by the Act on the Regulation of Violations of Public Order. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>

Article 70 (Rules)

Necessary matters concerning the enforcement of this Ordinance shall be prescribed by rule of the Seoul Metropolitan Government. <Amended by Ordinance No. 4666, Jul. 30, 2008>