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 mandated by the National Land Planning and Utilization Act, the Enforcement Decree thereof, the Enforcement Rule thereof and other related statutes and regulations as well as those necessary for the enforcement thereof. <Amended by Ordinance No. 5755, Oct. 20, 2014>
[This Article Wholly Amended by Ordinance No. 4666, Jul. 30, 2008]

Article 2 (Basic Direction of Urban Planning and Management)

(1) The basic direction of urban planning and management of the Seoul Metropolitan Government (hereinafter referred to as the "Seoul Government") is to ensure the environment-friendly and sustainable development and management of Seoul Metropolitan City as well as the balanced development between regions based on 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; Ordinance No. 7093, Mar. 28, 2019>
(2) The urban planning and management of the Seoul Government shall be based on the establishment of a planning system that provides residents with opportunities for participation and gathers opinions in the whole process of drafting and making decisions on plans. <Newly Inserted by Ordinance No. 7093, Mar. 28, 2019>

CHAPTER II METROPOLITAN PLANNING AND URBAN MASTER PLAN

Article 3 (Holding of Public Hearing, Procedures therefor, etc.)

CHAPTER II METROPOLITAN PLANNING AND URBAN MASTER PLAN(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 manages the public hearing to present his or her opinion after examining those opinions which are presented by residents, related experts, etc. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 6673, Sep. 21, 2017>
(2) The Mayor may pay allowances to the person who conducts a public hearing, related experts who participate in the public

hearing, etc., within the budget. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 6673, Sep. 21, 2017>
(3) The provisions of paragraphs (1) and (2) shall apply mutatis mutandis in cases of holding a public hearing to develop or modify urban master plans of the Seoul Metropolitan Government (hereinafter referred to as "urban master plans of the Seoul Government") under Article 18 of the Act. <Amended by Ordinance No. 4666, Jul. 30, 2008>

Article 4 (Establishment of Urban Master Plan)

(1) The Mayor shall develop an urban master plan of the Seoul Government for zones under his or her jurisdiction pursuant to Article 18 (1) of the Act. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(2) The Mayor may have the head of each autonomous Gu (hereinafter referred to as "the head of a Gu") submit a draft plan for zones under his or her jurisdiction in related to the establishment or modification of the urban master plan of the Seoul Government. <Amended by Ordinance No. 6673, Sep. 21, 2017>
(3) The urban management plan developed by the Mayor and any other plans related to urban development and management shall conform to the urban master plan of the Seoul Government. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(4) The Mayor may include the status of urban ecology in the basic investigation items necessary to establish the sustainable urban master plan of the Seoul Government.
(5) The Mayor shall endeavor to develop an urban master plan, taking into consideration the positions of various organizations based on the principle of equality of gender, class, race and region. <Newly Inserted by Ordinance No. 5755, Oct. 20, 2014>
(6) The Mayor shall monitor the urban master plan of the Seoul Government every year so that the realization and implementation of the urban master plan of the Seoul Government can be checked and the overall urban changes in Seoul can be examined on a regular basis. <Newly Inserted by Ordinance No. 6039, Oct. 5, 2015>

Article 4-2 (Establishment and Management of Living Zone Planning)

(1) The Mayor shall establish a detailed plan of each living zone with regard to the contents of an urban master plan.
(2) Each living zone shall be divided into one or more local living zones of dong size where daily living activities are performed and one or more regional living zones of autonomous Gu size.
(3) The Mayor may require the head of a Gu to submit a draft plan for the district under his or her jurisdiction with regard to the establishment or alteration of a local living zone plan.
(4) The draft plan for a local living zone under paragraph (3) shall coincide with the urban master plan and the regional living zone plan.
(5) The Mayor may establish an implementation plan, including a plan to foster a center, a plan to expand living service facilities (life-enhancing SOC), and an annual execution plan, for the specific materialization of a living zone plan: Provided, That the Mayor may, after consulting with the relevant autonomous Gu, require the head of the Gu to submit a draft implementation plan.
 (6) The Mayor may separately determine the detailed matters concerning the establishment, operation and implementation of living zone plans.
[This Article Newly Inserted by Ordinance No. 7261, Jul. 18, 2019]

Article 5 (Advice, etc. on Urban Master Plan)

In order to formulate the reasonable urban master plan of the Seoul Government, the Mayor may request any related expert to give advice.

CHAPTER III DRAFTING OF URBAN MANAGEMENT PLAN

Article 6 (Procedures, etc. for Processing Written Proposal)

CHAPTER III DRAFTING OF URBAN MANAGEMENT PLAN(1) Any person who intends to propose the drafting of an urban management plan in accordance with Article 26 (1) of the Act shall submit a written proposal to the Mayor attached with the following documents prepared pursuant to Article 25 (2) of the Act and Article 18 of the Decree: <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 6673, Sep. 21, 2017; Ordinance No. 6851, Mar. 22, 2018>
1. Urban management planning documents (planning papers and planning records);
2. Written planning explanations (including the results of basic investigation, financing schemes, plans for landscape, the results of environmental impact assessment, the results of traffic impact assessment, and the assessment of land suitability under Article 13 of the Act);

3. Other documents verifying the propriety of a draft urban management plan.
(2) The Mayor who has received a written proposal of the drafting of the urban management plan under paragraph (1) shall examine the following matters: <Amended by Ordinance No. 4666, Jul. 30, 2008>
1. Whether the items of basic investigation are appropriate;
2. Whether any risk to natural or living environments exists;
3. Whether population problems and traffic problems will be aggravated;
4. Whether urban planning facilities are appropriately established, maintained and improved;
5. Whether specific-use areas, specific-use districts or specific-use zones is appropriately designated;
6. Whether both the designation of district-unit planning zones and the district-unit plan are appropriate;
7. Whether any risk to the urban ecosystem exists;
8. Other necessary matters concerning the urban management plan.
(3) Where any proposal is not accompanied or incompletely accompanied with the documents referred to in 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 Stage of Drafting Urban Management Plan)

(1) Where intending to hear residents' opinions on the drafting of an urban management plan under Article 28 (3) and (4) of the Act, the Mayor shall publicly announce the main contents of the draft urban management plan in at least two daily newspapers in Seoul Metropolitan City and post them on the websites of a drafting agency and the Seoul Government and on a bulletin board or in an official gazette to make the said draft urban management plan available to the public for at least 14 days: Provided, That when drafting a plan for establishing, maintaining or improving infrastructure or a plan for urban development or improvement projects, the following persons may be notified the matters concerning hearing of opinions 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; Ordinance No. 6673, Sep. 21, 2017; Ordinance No. 7656, Jul. 16, 2020>
1. The owners of the relevant buildings and land listed in the register (including their tenants);
2. The owners of the buildings and land adjacent to the area subject to formulation or modification of an urban management plan (including their tenants);
3. The owners of the buildings or land on the opposite side of the road, if located on the road of up to 20 meters (including their tenants).
(2) Where publicly announcing the draft urban management plan on the website pursuant to paragraph (1), the Mayor shall disclose the details thereof including drawings in the form of attached files, etc. <Newly Inserted by Ordinance No. 6453, Mar. 23, 2017>
(3) Any person, who has an opinion on the details of the draft urban management plan publicly announced under paragraph (1), may submit a written opinion to the Mayor within the inspection period fixed under the said paragraph. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(4) The Mayor shall examine whether he or she incorporates the opinion presented under paragraph (3) in the draft urban management plan within 60 days after the expiration of the inspection period; and shall notify the person who presents that opinion of the results of such examination. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 6453, Mar. 23, 2017; Ordinance No. 7423, Dec. 31, 2019>
(5) Where intending to modify the matters not falling under Article 25 (3) and (4) of the Decree by incorporating the opinion presented under paragraph (3) in the draft urban management plan, the Mayor shall publicly re-announce such matters for public inspection and hear the opinions of residents thereon. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 6453, Mar. 23, 2017>
(6) The provisions of paragraphs (1) through (4) shall apply mutatis mutandis to public re-announcement and re-inspection provided for in paragraph (5). <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 6453, Mar. 23, 2017; Ordinance No. 6673, Sep. 21, 2017>

CHAPTER IV DESIGNATION OF SPECIFIC-USE DISTRICTS

Article 8 (Subdivision of Landscape District)

CHAPTER IV DESIGNATION OF SPECIFIC-USE DISTRICTS(1) A landscape district that can be designated after subdivision by determination of an urban management plan under Article 31 (3) of the Decree shall be as follows: <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 6916, Oct. 4, 2018>
1. City limits landscape district: A district necessary for preventing urban sprawl and for protecting the residential environment of an outer district of Seoul;

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

Article 8-2 (Subdivision of Special Landscape District)

A special landscape district that can be designated after subdivision by determination of an urban management plan under Article 31 (3) of the Decree shall be as follows: <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 6916, Oct. 4, 2018; Ordinance No. 7441, Jan. 9, 2020>

1. Historical and cultural special landscape district: A district necessary for protecting, maintaining or forming a historical and cultural landscape around a cultural heritage or a building highly worthy of cultural conservation;
2. Streetscape special landscape district: A district necessary for protecting, maintaining or forming a view shaft for securing the view of major natural landscape, the sense of open street space, etc.;
3. Waterside special landscape district: A district necessary for protecting, maintaining, or forming the waterside landscape around a major waterside area within the area;
4. Deleted. <by Ordinance No. 6916, Oct. 4, 2018>

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

Article 8-3 (Subdivision of Important Facility Protection Districts)

Important facility protection districts that can be designated after subdivision by determination of an urban management plan pursuant to Article 31 (3) of the Decree shall be as follows:

1. Public facility protection district: A district necessary for protecting public facilities and efficienating public business functions;
2. Airport facility protection district: A district necessary for protecting airport facilities and ensuring safe flight of aircraft;
3. Important facility protection district: A district necessary for protecting and preserving facilities which are important for national defense or security.

[This Article Newly Inserted by Ordinance No. 6897, Jul. 19, 2018]

Article 9 (Designation of Specific-Use Districts)

The designation or modification of the following specific-use districts may be decided by an urban management plan under Article 37 (3) of the Act: <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 5981, Jul. 30, 2015>

1. Cultural district: A district necessary for managing and protecting historical culture resources and creating cultural environments under Article 18 of the Local Culture Development 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 Government under Article 43 (3) of the Act shall be governed by 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 Affairs, the Seoul Metropolitan Government Ordinance on the Management of Roads and Other Major Facilities, the Seoul Metropolitan Government Ordinance on Urban Parks, and other Ordinances 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; Ordinance No. 5692, May 14, 2014; Ordinance No. 5826, Jan. 2, 2015; Ordinance No. 7046, Mar. 28, 2019>

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

Matters concerning fees for occupancy 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; Ordinance No. 7046, Mar. 28, 2019>

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

The Seoul Metropolitan Government Ordinance on the Management of Roads and Other Major 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)

Article 4 of the Seoul Metropolitan Government Ordinance on the Urban Railroad Bond shall apply mutatis mutandis to detailed matters concerning the redemption period and interest rate of the urban planning facility bonds 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; Ordinance No. 5826, Jan. 2, 2015; Ordinance No. 7046, Mar. 28, 2019>

Article 14 (Decision on Purchase of Sites for Urban Planning Facilities, etc.)

(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 taken 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 Government and the project operator of which is not determined, shall be taken 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 (Scope of Buildings, etc. which can be Constructed within Unpurchasable Land)

(1) Buildings which can be constructed on any land referred to in Article 47 (7) of the Act under the proviso to Article 41 (5) of the Decree means the following houses or facilities meeting the construction standards for the relevant specific-use area, specific-use district or specific-use zone: <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan, 7, 2010; Ordinance No. 5755, Oct. 20, 2014>
1. Detached houses with three or less floors provided for in subparagraph 1 (a) of attached Table 1 of the Enforcement Decree of the Building Act (limited to houses with a total floor area of not more than 300 square meters);
2. Class 1 neighborhood living facilities with three or less floors provided for in subparagraph 3 of attached Table 1 of the Enforcement Decree of the Building Act (limited to facilities not for sale, the total floor area of which is not more than 1,000 square meters);
3. Class 2 neighborhood living facilities with three or less floors (excluding items (o), (q), (r) of the same subparagraph) under subparagraph 4 of attached Table 1 of the Enforcement Decree of the Building Act (limited to facilities not for sale, the total floor area of which is not more than 1,000 square meters).
(2) Structures which can be installed on any land referred to in Article 47 (7) of the Act pursuant to the proviso to Article 41 (5) of the Decree shall be limited to structures with a height of not more than 10 meters. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 6851, Mar. 22, 2018>

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; Ordinance No. 6673, Sep. 21, 2017>
1. An area where it is necessary to maintain and improve public facilities and urban environment;
2. An area where it is necessary to manage the use, building-to-land ratio, floor area ratio, height, etc. of a building according to plans in order to enhance urban fine view as well as to create satisfactory environment;
3. An area where it is necessary to promote the peculiarity and vitalization by introducing cultural functions and venture industries;
4. An area in a quasi industrial area in which residences, factories, etc. are mixed and where it is necessary to maintain and improve the environment 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 to attain the purpose of balanced regional development, etc.;
7. An area where it is intended to construct a private capital-invested railroad station building;
8. An area where it is necessary to realize strategic development with public interest.
(2) If a land owner intends to construct a multi-family housing (limited to an apartment house) in any area referred to in paragraph (1) or Article 43 (4) of the Decree, the Mayor shall designate the prearranged site for the construction of the said housing as a district-unit planning zone, when the scale, location, etc. of the multi-family housing corresponds to that prescribed by rule of the Seoul Government: Provided, That this shall not apply if any plan for land utilization and construction in the said area is established under any other Act. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 5376, Nov. 1, 2012; Ordinance No. 6673,

Sep. 21, 2017>
(3) Similar facilities referred to in Article 43 (2) 2 of the Decree means 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>
(4) "Area prescribed by Ordinance" in Article 43 (3) of the Decree means five thousand square meters. <Newly inserted by Ordinance No. 7093, Mar. 28, 2019>

Article 17 (Request for Advice to Urban Planning Committee)

(1) If the Mayor intends to designate a district-unit planning zone, he or she may request the Urban Planning Committee of the Seoul Metropolitan Government (hereinafter referred to as the "Urban Planning Committee of the Seoul Government") established under Article 113 of the Act to give advice on whether or not such designation is appropriate before he or she hears opinions of residents under Article 28 of the Act. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 6673, Sep. 21, 2017>
(2) If the Mayor intends to request the Urban Planning Committee of the Seoul Government to give advice under paragraph (1), he or she shall submit to the Urban Planning Committee of Seoul the results of basic investigation for the designation of zones and an outline of the plan for the designation of zones. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 6673, Sep. 21, 2017>

Article 18 (Processing 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 or she may, in accordance with the latter part of Article 25 (4), with the exception of its subparagraphs, 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; Ordinance No. 5826, Jan. 2, 2015>
(2) In modifying any minor matter falling under any subparagraph of Article 25 (4) of the Decree, the Urban Planning Committee of the Seoul 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 prescribed by rule of the Seoul Government. <Amended by Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4666, Jul. 30, 2008>
(2) "Facilities prescribed by ordinance on urban planning of a City/Do" in Article 42-3 (2) 12 (c) of the Decree means the following facilities: Provided, That this shall be limited to cases where sufficient public facilities and infrastructure are established in the relevant district unit planning zone: Amended by Ordinance No. 7261, Jul. 18, 2019>
1. Public rental housing defined in subparagraph 1 (a) of Article 2 of the Special Act on Public Housing;
2. Dormitories referred to in subparagraph 2 (d) of attached Table 1 of the Enforcement Decree of the Building Act;
3. Public rental industrial facilities (referring to facilities related to the industry referred to in Article 2 of the Enforcement Decree of the Industrial Development Act, which are supplied on a lease basis or directly operated by the Mayor or the head of a Gu to support industry or business start-up, or to support small business owner, and the sites required therefor).

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 under Article 46 (1) 2 of the Decree shall be as follows: <Amended by Ordinance No. 6851, Mar. 22, 2018>
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 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 prescribed separately by rule of the Seoul 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 42-3 (2) 13 and 14 of the Decree means any of the following: <Amended by Ordinance No. 6851, Mar. 22, 2018; Ordinance No. 6916, Oct. 4, 2018>
1. A landscape district, protection 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, an improvement zone under the Act on the Improvement of Urban Areas and Residential Environments, and an urban renewal acceleration district 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 Government, from among areas which do not fall under subparagraph 1 or 2.
(2) The Mayor may establish funds to efficiently manage the installation expenses for infrastructure under Article 42-3 (2) 14 of the Decree, and such funds shall be used for the following purposes: <Amended by Ordinance No. 6916, Oct. 4, 2018>
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 ordinance on funds.
(3) 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 42-3 (2) 15 of the Decree shall be as follows: <Amended by Ordinance No. 6916, Oct. 4, 2018>
1. Specific development plans following modifications to the urban management plan, 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 determine the urban management plan 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 plan;
3. Article 19-2 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.
[This Article Newly Inserted by Ordinance No. 5376, Nov. 1, 2012]

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

(1) Matters concerning 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 10 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]

Article 19-5 (Provision of Information on Designation of District-Unit Planning Zones and Restrictions on Acts)

Where the Mayor intends to designate or modify a district-unit planning zone, he or she may provide the following information to citizens through the national land use information system referred to in Article 12 of the Framework Act on the Regulation of Land Use:
1. Restrictions on purposes of a building;
2. Building-to-land ratio and floor area ratio of a building;
3. Maximum or minimum height of a building;
4. Other matters on the district-unit planning that the Mayor deems necessary to provide to citizens.
[This Article Newly Inserted by Ordinance No. 6242, May 19, 2016]

CHAPTER VII PERMISSION FOR DEVELOPMENT ACTS

Article 20 (Permission-Free Minor Development Acts)

CHAPTER VII PERMISSION FOR DEVELOPMENT ACTSAny permission-free minor development act under the proviso to Article 53 of the Decree shall be as follows: <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 6069, Jan. 7, 2016>
1. 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 30 square meters;
2. 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;
3. 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) When 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 the said development acts are appropriate for the public interest;
2. Whether the said development acts protect the interested persons;
3. Whether the said development acts impair the environment, landscape, traffic, fine view, etc. of adjacent areas;
4. Whether the said development acts have the historical, cultural and folk value and are able to conserve that value;
5. Whether measures such as landscaping, disaster prevention, etc. are necessary;
6. Whether public facilities provided for in other statutes and regulations are secured.

(2) When granting permission for altering the shape and quality of any land, gathering any soil or stones and piling up the goods on the land the area of which for piling up those goods is at least 1,000 square meters, the Mayor shall submit such cases to the Urban Planning Committee of the Seoul Government for deliberation. <Amended by Ordinance No. 6700, Jan. 4, 2018>

(3) Where a development act exceeds the scope of development acts for each specific-use area under Article 55 (1) 1 of the Decree and falls under Article 55 (3) 3-2 of the Decree, the development act shall be subject to deliberation by the Urban Planning Committee of the Seoul Government. In such cases, the head of an autonomous Gu may consult with the urban planning committee established under the relevant autonomous Gu before he or she submits such cases to the Urban Planning Committee of the Seoul Government for deliberation. <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 corporations and industrial complexes established by the Seoul Government or autonomous Gus under the Local Public Enterprises Act. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 7156, May 16, 2019>

(2) In accordance with Article 59 (2) of the Decree, the amount of any performance security shall be an amount equivalent to 20 percent of the total construction costs required for development acts (in cases of any development act in a mountainous area, within 20 percent of the total construction cost including the restoration expenses under Article 38 of the Mountainous Districts Management Act). <Amended by Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 6069, Jan. 7, 2016>

(3) Any performance security referred to in paragraph (2) may be deposited in cash under the Seoul Metropolitan Government Rule on Financial 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 works within the permission period after the commencement of such construction works 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 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, etc. in accordance with attached Table 1-2 of the Decree shall be as set forth in attached Table 1 of this Ordinance. <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 prescribed by rule of the Seoul Government, subject to relevant statutes and regulations.

Article 24-3 (Hearing of Residents' Opinions in Limiting Permissions for Development Acts)

(1) If the Mayor intends to limit permission for development acts pursuant to Article 63 of the Act, he or she shall hear opinions of residents pursuant to Article 8 of the Framework Act on the Regulation of Land Use.

(2) For hearing of opinions of residents, the Mayor may inform the owner of a relevant building or land who is listed in the register (including tenants) of the matters regarding hearing of opinions, simultaneously with the public announcement of inspection of limitation of permission for development acts, by sending mail, etc. (including electronic mail) or installing a banner or other methods.

[This Article Newly Inserted by Ordinance No. 5925, May 14, 2015]

SECTION 1 RESTRICTIONS ON ACTS IN SPECIFIC-USE AREAS

Article 25 (Buildings which may be Constructed in Class 1 Exclusive Residential Areas)

SECTION 1 RESTRICTIONS ON ACTS IN SPECIFIC-USE AREASBuildings set forth in each item of subparagraph 1 of attached Table 2 of the Decree and those set forth in subparagraph 2 of that Table, falling under the following subparagraphs, may be constructed in a Class 1 exclusive residential area: <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan, 7, 2010; Ordinance No. 6453, Mar. 23, 2017>

1. A multi-unit house among detached houses set forth in subparagraph 1 of attached Table 1 of the Enforcement Decree of the Building Act;
2. A multi-household house in which 19 households or less reside, among multi-family housing set forth in subparagraph 2 of attached Table 1 of the Enforcement Decree of the Building Act (limited to the one that the permission authority refers to the relevant urban planning committee for deliberation);
3. A substation, a water raising plant, a filtration plant, a shelter, a public rest room and any other similitude the total floor area of which used therefor is less than 1,000 meters, among Class 1 neighborhood facilities set forth in subparagraph 3 of attached Table 1 of the Enforcement Decree of the Building Act;
4. A religious assembly facility (limited to that in which there are neither bell ringing facilities nor outdoor microphonic apparatuses) among Class 2 neighborhood living facilities set forth in subparagraph 4 of attached Table 1 of the Enforcement Decree of the Building Act;
5. An exhibition hall (museum, art gallery and memorial hall) the total floor area of which used therefor is less than 1,000 meters, among cultural and assembly facilities set forth in subparagraph 5 of attached Table 1 of the Enforcement Decree of the Building Act;
6. A religious assembly facility (limited to that which does not fall under Class 2 neighborhood living facilities and in which there are neither bell ringing facilities nor outdoor microphonic apparatuses) the total floor area of which used therefor is less than 1,000 square meters, among religious facilities set forth in subparagraph 6 of attached Table 1 of the Enforcement Decree of the Building Act;
7. A kindergarten or an elementary school among research and education facilities set forth in subparagraph 10 of attached Table 1 of the Enforcement Decree of the Building Act;
8. Any of the following buildings among facilities for older persons and children set forth in subparagraph 11 of attached Table 1 of the Enforcement Decree of the Building Act:
(a) A facility related to children;
(b) A welfare facility for older persons (excluding any welfare houses for the elderly under Article 4-3 of the Enforcement Decree of the Housing Act);
9. A parking lot (limited to that constructed on a site abutting on any such road of at least 12 meters in width) among facilities related to motor vehicles set forth in subparagraph 20 of attached Table 1 of the Enforcement Decree of the Building Act.

Article 26 (Buildings which may be Constructed in Class 2 Exclusive Residential Areas)

Buildings set forth in each item of subparagraph 1 of attached Table 3 of the Decree and those set forth in subparagraph 2 of that Table, falling under the following subparagraphs, may be constructed in a Class 2 exclusive residential area: <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 6453, Mar. 23, 2017>

1. A religious assembly facility (limited to that in which there are neither bell ringing facilities nor outdoor microphonic apparatuses) among Class 2 neighborhood living facilities set forth in subparagraph 4 of attached Table 1 of the Enforcement Decree of the Building Act;
2. An exhibition hall (museum, art gallery and memorial hall) the total floor area of which used therefor is less than 1,000 square meters, among cultural and assembly facilities set forth in subparagraph 5 of attached Table 1 of the Enforcement Decree of the Building Act;
3. A religious assembly facility (limited to that which does not fall under Class 2 neighborhood facilities and in which there are neither bell ringing facilities nor outdoor microphonic apparatuses) the total floor area of which used therefor is less than 1,000 square meters, among religious facilities set forth in subparagraph 6 of attached Table 1 of the Enforcement Decree of the Building Act;
4. A kindergarten, an elementary school, a middle school and a high school among research and education facilities set forth in subparagraph 10 of attached Table 1 of the Enforcement Decree of the Building Act;
5. A building falling under any of the following items among facilities for older persons and children set forth in subparagraph 11 of attached Table 1 of the Enforcement Decree of the Building Act:
(a) A facility related to children;
(b) A welfare facility for older persons;
6. A parking lot (limited to that constructed on a site abutting on any such road of at least 12 meters in width) among facilities related to motor vehicles set forth in subparagraph 20 of attached Table 1 of the Enforcement Decree of the Building Act.

Article 27 (Buildings which may be Constructed in Class 1 General Residential Areas)

Buildings set forth in each item of subparagraph 1 of attached Table 4 of the Decree and those set forth in subparagraph 2 of that Table, falling under the following subparagraphs, may be constructed in a Class 1 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; Ordinance No. 6453, Mar. 23, 2017; Ordinance No. 6916, Oct. 4, 2018>

1. The following buildings among Class 2 neighborhood living facilities set forth in subparagraph 4 of attached Table 1 of the Enforcement Decree of the Building Act:

(a) A religious assembly facility (referring to a church, catholic church, Buddhist temple, prayer retreat, monastery, nunnery, Confucian service hall, shrine, or any other facility similar thereto), the total floor area of which used for the relevant purpose within the same building is less than 500 square meters;

(b) A book store (which does not fall under Class 1 neighborhood living facilities set forth in subparagraph 3 of attached Table 1 of the Enforcement Decree of the Building Act), the total floor area of which used for the relevant purpose within the same building is less than 1,000 square meters;

(c) A photo studio or picture-mounting store, the total floor area of which used for the relevant purpose within the same building is less than 1,000 square meters;

(d) A facility that serves and sells drinks, teas, food, bread, rick cake, cookies, etc., such as a snack bar or bakery (excluding the one that falls under subparagraph 4 (p) or 17 of attached Table 1 of the Enforcement Decree of the Building Act), the total floor area of which used for the relevant purpose within the same building is less than 1,000 square meters;

(e) A general restaurant, the total floor area of which used for the relevant use is less than 1,000 square meters;

(f) A mortician, veterinary hospital, beauty parlor for animals, or any other facility similar thereto, the total floor area of which used for the relevant purpose within the same building is less than 1,000 square meters;

(g) A private teaching institute (excluding any driving school, dancing school, and institute that teaches remotedly utilizing information and communications technology), training school (excluding any driving school, dancing school, and training school that teaches remotedly utilizing information and communications technology), or vocational training center (excluding any vocational training center related to driving or repair), the total floor area of which used for the relevant purpose within the same building is less than 500 square meters;

(h) Study rooms or a baduk house, the total floor area of which used for the relevant purpose within the same building is less than 1,000 square meters;

(i) A facility for sports activities of residents, such as a tennis court, fitness center, aerobics center, bowling alley, pool room, indoor fishing place, golf exercise facility, or recreational facility (referring to any facility of other amusement facility business under the Tourism Promotion Act) (excluding any facility set forth in subparagraph 3 (e) of attached Table 1 of the Enforcement Decree of the Building Act), the total floor area of which used for the relevant purpose within the same building is less than 500 square meters;

(j) A finance business establishment, office, real estate office, introduction business establishment including a marriage counseling center, or general business facility including a publishing house (excluding any Class 1 neighborhood living facility set forth in subparagraph 3 of attached Table 1 of the Enforcement Decree of the Building Act), the total floor area of which used for the relevant purpose within the same building is less than 500 square meters;

2. An exhibition hall, a zoological garden and a botanical garden (limited to those built on a site abutting on a road of not less than 12 meters wide and along the road by not less than 12 meters: Provided, That the foregoing shall not apply to an exhibition hall, a gallery, or a memorial the total floor area of which used for the relevant purpose is less than 1,000 square meters), among cultural and assembly facilities set forth in subparagraph 5 of attached Table 1 of the Enforcement Decree of the Building Act ;

3. A religious assembly facility which does not fall under Class 2 neighborhood living facilities, among religious facilities set forth in subparagraph 6 of attached Table 1 of the Enforcement Decree of the Building Act;

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

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

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

7. A sports facility set forth in subparagraph 13 of attached 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 of not less than 12 meters in width);

8. A parking lot among facilities related to motor vehicles set forth in subparagraph 20 of attached Table 1 of the Enforcement Decree of the Building Act;

9. Facilities meeting all of the following requirements among the national defense and military facilities of the correctional institutions and military facilities set forth in subparagraph 23 of attached Table 1 of the Enforcement Decree of the Building Act:

(a) To be constructed within a site which is a military camp facility (limited to any facility located in Class 1 general residential area as of December 31, 2016);
(b) To be constructed for the residence, welfare, physical training, recreation, etc. of servicemen among facilities attached to a military camp under the Act on National Defense and Military Installations Projects;
10. 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 forth in subparagraph 25 of attached Table 1 of the Enforcement Decree of the Building Act.

Article 28 (Buildings which may be Constructed in Class 2 General Residential Areas)

(1) The number of floors of a building which may be constructed in a Class 2 general residential area under subparagraphs 1 and 2 of attached Table 5 of the Decree shall be as follows: <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; Ordinance No. 5826, Jan. 2, 2015>
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 Government for the purpose of preventing the impairment of the urban landscape 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 of a plan for the implementation of market maintenance and improvement projects under Article 37 of the Special Act on the Development of Traditional Markets and Shopping Districts: Not more than 15 floors;
(b) An apartment house set forth in subparagraph 2 (a) of attached 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 27 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 attached 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 attached 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;
3. and 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" in paragraph (1) 1 means the number of floors obtained by dividing the total ground floor area of an apartment house by a standard area provided for by rule of the SeoulGovernment. <Amended by Ordinance No. 4375, Mar. 16, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 5376, Nov. 1, 2012>
(3) Buildings set forth in each item of subparagraph 1 of attached Table 5 of the Decree and those set forth in subparagraph 2 of that Table, falling under the following subparagraphs, may be constructed in a Class 2 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; Ordinance No. 6453, Mar. 23, 2017; Ordinance No. 6961, Jan. 3, 2019>
1. The following buildings among Class 2 neighborhood living facilities set forth in subparagraph 4 of attached Table 1 of the Enforcement Decree of the Building Act:
(a) A performance hall (referring to a theater, cinema house, entertainment hall, concert hall, circus floor, video-viewing establishment, video-viewing mini-theater, or any other facility similar thereto to be built on a site abutting on a road of not less than 12 meters wide, the total floor area of which used for the relevant purpose within the same building is less than 500 square meters);
(b) A religious assembly facility (referring to a church, catholic church, Buddhist temple, prayer retreat, monastery, nunnery, Confucian service hall, shrine, or any other facility similar thereto), the total floor area of which used for the relevant purpose within the same building is less than 500 square meters);
(c) A car dealership (limited to the one to be built on a site abutting on a road of not less than 20 meters wide, the total floor area of which used for the relevant purpose within the same building is less than 1,000 square meters);
(d) A book store (which does not fall under a Class 1 neighborhood living facility set forth in subparagraph 3 of attached Table 1 of the Enforcement Decree of the Building Act);
(e) A firearm store (limited to the one to be built on a site abutting on a road of not less than 20 meters wide);
(f) A photo studio or picture-mounting store;
(g) A business establishment providing youth games, combined distribution and game providing business establishment, business establishment providing Internet games, or any other game-related facility similar thereto (limited to the one to be built on a site abutting on a road of not less than 12 meters wide, the total floor area of which used for the relevant purpose within the same building is less than 500 square meters);

(h) A facility that serves and sells drinks, teas, food, bread, rick cake, cookies, etc., such as a snack bar or bakery (excluding the one that falls under subparagraph 4 (p) or 17 of attached Table 1 of the Enforcement Decree of the Building Act);
(i) A general restaurant;
(j) A mortician, veterinary hospital, beauty parlor for animals, or any other facility similar thereto;
(k) A private teaching institute (excluding any driving school, dancing school, and institute that teaches remotedly utilizing information and communications technology), training school (excluding any driving school, dancing school, and training school that teaches remotedly utilizing information and communications technology), or vocational training center (excluding any vocational training center related to driving or repair), the total floor area of which used for the relevant purpose within the same building is less than 500 square meters;
(l) Study rooms or a baduk house;
(m) A facility for sports activities of residents, such as a tennis court, fitness center, aerobics center, bowling alley, pool room, indoor fishing place, golf exercise facility, or recreational facility (referring to any facility of other amusement facility business under the Tourism Promotion Act) (excluding any facility set forth in subparagraph 3 (e) of attached Table 1 of the Enforcement Decree of the Building Act), the total floor area of which used for the relevant purpose within the same building is less than 500 square meters;
(n) A finance business establishment, office, real estate office, introduction business establishment including a marriage counseling center, or general business facility including a publishing house, the total floor area of which used for the relevant purpose within the same building is less than 500 square meters (excluding any Class 1 neighborhood living facility set forth in subparagraph 3 of attached Table 1 of the Enforcement Decree of the Building Act);
(o) A communal living facility (limited to a facility to be built on a site abutting on a road of not less than 12 meter wide, the total floor area of which used for the relevant purpose within the same building is less than 500 square meters);
(p) A facility for the manufacture, processing, repair, etc. of goods, such as a manufacturing facility or repair shop (limited to a facility to be built on a site abutting on a road of not less than 12 meters wide), which falls under any of the following requirements and the total floor area of which used for the relevant purpose within the same building is less than 500 square meters:
(i) It shall not be subject to permission for or report on the installation of emission facilities under the Clean Air Conservation Act, the Water Environment Conservation Act, or the Noise and Vibration Control Act;
(ii) Although it is subject to permission for or report on the installation of emission facilities under the Clean Air Conservation Act, the Water Environment Conservation Act, or the Noise and Vibration Control Act as a manufacturing facility of precious metals, ornaments and related goods, the treatment of wastewater generated therefrom shall be wholly entrusted to a third party;
(q) A singing room (limited to the one to be constructed on a site abutting on a road of not less than 12 meters wide);
2. The following buildings among cultural and assembly facilities set forth in subparagraph 5 of attached 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 area of which used therefor is less than 2,000 square meters: Provided, That 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 area of which used therefor is less than 2,000 square meters, if they are constructed on a site abutting on any such road of less than 12 meters in width);
3. The following buildings among sales facilities set forth in subparagraph 7 of attached Table 1 of the Enforcement Decree of the Building Act:
(a) A retail market or a store the total floor area of which used therefor is less than 2,000 square meters (limited to that constructed on a site abutting on any such road of not less than 20 meters in width);
(b) A reconstructed wholesale market or retail market the total floor area 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 forth in subparagraph 9 of attached Table 1 of the Enforcement Decree of the Building Act;
5. A research and education facility set forth in subparagraph 10 of attached Table 1 of the Enforcement Decree of the Building Act;
6. A training facility set forth in subparagraph 12 of attached Table 1 of the Enforcement Decree of the Building Act (excluding any campground facility; and in cases of a youth hostel, limited to the one built on a site abutting on a road of not less than 15 meters wide, to the extent of 20 or more meters);
7. A sports facility set forth in subparagraph 13 of attached Table 1 of the Enforcement Decree of the Building Act (limited to that the total floor area of which used therefor is less than 2,000 square meters, in cases of construction on a site abutting on any such road of less than 12 meters in width);
8. A public service facility, a financial establishment and any other offices the total floor area of which used therefor is less than 3,000 square meters, among service facilities set forth in subparagraph 14 of attached Table 1 of the Enforcement Decree of the Building Act;
9. A warehouse facility set forth in subparagraph 18 of attached Table 1 of the Enforcement Decree of the Building Act (excluding a logistics terminal or a facility for collection and delivery), the total floor area of which used therefor is less than 1,000 square meters;

10. The following buildings among hazardous substance storage and treatment facilities set forth in subparagraph 19 of attached 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. The following buildings among facilities related to motor vehicles set forth in subparagraph 20 of attached Table 1 of the Enforcement Decree of the Building Act:
(a) A parking lot;
(b) A car wash;
(c) A building constructed on the following among garages provided for in the Passenger Transport Service Act or the Trucking Transport Business Act:
(i) A site abutting on any such road of 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;
(ii) 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. The following buildings among facilities related to animals and plants set forth in subparagraph 21 of attached 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);
13. A correctional facility or a defense or military facility under subparagraph 23 of attached Table 1 of the Enforcement Decree of the Building Act;
14. A broadcasting and communications facility set forth in subparagraph 24 of attached Table 1 of the Enforcement Decree of the Building Act;
15. 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 and a cogeneration plant for district heating) among power facilities set forth in subparagraph 25 of attached Table 1 of the Enforcement Decree of the Building Act.
(4) Notwithstanding paragraph (3) 1, the head of a Gu may, after consultation with the Mayor and deliberation by the Urban Planning Committee of the Gu, allow respective buildings referred to in paragraph (3) 1 (a), (g), (p), and (q) constructed by relaxing conditions for abutting on a road, only if they are to be built on the sites located within a zone designated and publicly announced as deemed unlikely to impede the residential environment. <Newly Inserted by Ordinance No. 7001, Jan. 3, 2019>

Article 29 (Buildings which may be Constructed in Class 3 General Residential Areas)

Buildings set forth in each item of subparagraph 1 of attached Table 6 of the Decree and those set forth in subparagraph 2 of that Table, falling under the following subparagraphs, may be constructed in a Class 3 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; Ordinance No. 5755, Oct. 20, 2014; Ordinance No. 6453, Mar. 23, 2017; Ordinance No. 6916, Oct. 4, 2018; Ordinance No. 6961, Jan. 3, 2019>
1. A Class 2 neighborhood living facility set forth in subparagraph 4 of attached Table 1 of the Enforcement Decree of the Building Act (excluding a karaoke bar and a massage parlor; and in cases of a car dealership, limited to the one built on a site of less than 1,000 square meters and in cases of a firearm store, limited to the one built on a site of less than 2,000 square meters, both of which abut on a road of not less than 20 meters wide;
2. The following buildings among cultural and assembly facilities set forth in subparagraph 5 of attached 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 area 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 of at least 20 meters in width;
(b) An exhibition hall, a zoological garden and a botanical garden (limited to those the total floor area of which used therefor is less than 3,000 square meters, if they are constructed on a site abutting on any such road of less than 12 meters in width);
3. The following buildings among sales facilities set forth in subparagraph 7 of attached Table 1 of the Enforcement Decree of the

Building Act:
(a) A retail market and a store the total floor area of which used therefor is less than 2,000 square meters (limited to those constructed on a site abutting on any such road of not less than 20 meters in width);
(b) A reconstructed wholesale market or retail market the total floor area 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 forth in subparagraph 9 of attached Table 1 of the Enforcement Decree of the Building Act;
5. A research and education facility set forth in subparagraph 10 of attached Table 1 of the Enforcement Decree of the Building Act;
6. A training facility set forth in subparagraph 12 of attached Table 1 of the Enforcement Decree of the Building Act (excluding any campground facility; and in cases of a youth hostel, limited to the one built on a site abutting on a road of not less than 15 meters wide, to the extent of 20 or more meters);
7. A sports facility set forth in subparagraph 13 of attached Table 1 of the Enforcement Decree of the Building Act (limited to sports facilities the total floor area of which used therefor is less than 3,000 square meters, in cases of construction on a site abutting on any such road of less than 12 meters in width);
8. A service facility set forth in subparagraph 14 of attached Table 1 of the Enforcement Decree of the Building Act the total floor area 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 of 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 forth in subparagraph 17 of attached Table 1 of the Enforcement Decree of the Building Act (limited to that constructed on a site abutting on any such road of not less than eight meters in width):
(a) A facility which emits specified hazardous air pollutants provided for in subparagraph 9 of Article 2 of the Clean Air Conservation Act;
(b) An air pollutant emission facility provided for in subparagraph 11 of Article 2 of the Clean Air Conservation Act among Class 1 through Class 4 business establishments set forth in attached Table 1 of the Enforcement Decree of the said Act;
(c) A facility which emit specified hazardous water pollutants provided for in subparagraph 8 of Article 2 of the Water Environment Conservation Act: Provided, That a facility with permission to establish a wastewater non-discharge facility under Article 34 of that Act shall be excluded;
(d) A wastewater-discharging facility provided for in subparagraph 10 of Article 2 of the Water Environment Conservation Act, among Class 1 through Class 4 business establishments under attached Table 13 of the Enforcement Decree of the said Act;
(e) A facility which emits designated wastes provided for in subparagraph 4 of Article 2 of the Wastes Control Act;
(f) A facility 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 set forth in subparagraph 18 of attached Table 1 of the Enforcement Decree of the Building Act (excluding a logistics terminal or a facility for collection and delivery) the total floor area of which used for the relevant purpose is less than 2,000 square meters;
11. The following facilities among hazardous substance storage and treatment facilities set forth in subparagraph 19 of attached 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;
12. The following facilities among the facilities related to motor vehicles set forth in subparagraph 20 of attached Table 1 of the Enforcement Decree of the Building Act:
(a) A parking lot;
(b) A car wash;
(c) A building constructed on the following sites among garages provided for in the Passenger Transport Service Act or the Trucking Transport Business Act:
(i) A site abutting on any such road of 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;
(ii) 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 public inspections and deliberation by the Urban Planning Committee of the Gu, taking into account the location, entrance, traffic volume of adjacent areas, regional conditions, etc.;
13. The following facilities among the facilities related to animals and plants set forth in subparagraph 21 of attached 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);
14. The following facilities among correctional and military facilities set forth in subparagraph 23 of attached 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 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 Urban Planning Committee of the Gu);
(b) A defense or military facility;
15. A broadcasting and communications facility set forth in subparagraph 24 of attached Table 1 of the Enforcement Decree of the Building Act;
16. 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 and a cogeneration plant for district heating) among power facilities set forth in subparagraph 25 of attached Table 1 of the Enforcement Decree of the Building Act.

Article 30 (Buildings which Shall not be Constructed in Quasi-Residential Areas)

Buildings set forth in each item of subparagraph 1 of attached Table 7 of the Decree and the following buildings pursuant to subparagraph 2 of attached Table 7 of the Decree shall not be constructed in a quasi-residential area: <Amended by Ordinance No. 6453, Mar. 23, 2017>
1. An off-track horse-race ticket office, a telephone horse-race betting office, a horse race course, a bicycle race track, and a boat race course among cultural and assembly facilities set forth in subparagraph 5 of attached Table 1 of the Enforcement Decree of the Building Act;
2. A transportation facility under subparagraph 8 of attached Table 1 of the Enforcement Decree of the Building Act (excluding a railroad facility);
3. A living accommodation among accommodations under subparagraph 15 of attached Table 1 of the Enforcement Decree of the Building Act;
4. A warehouse facility set forth in subparagraph 18 of attached Table 1 of the Enforcement Decree of the Building Act (excluding a warehouse and a cargo handling area);
5. A building excluding any of the following facilities among hazardous substance storage and treatment facilities set forth in subparagraph 19 of attached 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 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;
6. The following facilities among the facilities related to motor vehicles set forth in subparagraph 20 of attached Table 1 of the Enforcement Decree of the Building Act:
(a) An automobile maintenance and improvement factory (limited to a comprehensive automobile maintenance and improvement factory);
(b) A garage (excluding the garages provided for in the Passenger Transport Service Act and the Trucking Transport Business Act) and a parking ramp;
7. A livestock facility among the animal- or plant-related facilities set forth in subparagraph 21 of attached Table 1 of the Enforcement Decree of the Building Act;
8. The following structures among the correctional and military facilities set forth in subparagraph 23 of attached Table 1 of the Enforcement Decree of the Building Act:
(a) A correctional facility, rehabilitation protection facility and other facilities used for the rehabilitation, caring, education and healthcare of the criminals (excluding the districts designated and publicly announced by the head of a Gu as deemed not likely to infringe on the living environment after deliberation by the Urban Planning Committee of the Gu);
(b) A juvenile reformatory and the Juvenile Classification Review Center;
9. A power generating facility set forth in subparagraph 25 of attached Table 1 of the Enforcement Decree of the Building Act (excluding 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 and a cogeneration plant for district heating);
10. A tourist resting facility set forth in subparagraph 27 of attached Table 1 of the Enforcement Decree of the Building Act.
[This Article Wholly Amended by Ordinance No. 5755, Oct. 20, 2014]

Article 31 (Buildings which shall not be Constructed in Central Commercial Areas)

(1) Buildings set forth in each item of subparagraph 1 of attached Table 8 of the Decree and the following buildings pursuant to subparagraph 2 of attached Table 8 of the Decree shall not be constructed in a central commercial area: <Amended by Ordinance No. 5755, Oct. 20, 2014; Ordinance No. 6453, Mar. 23, 2017; Ordinance No. 6545, Jul. 13, 2017>
1. Multi-family housing set forth in subparagraph 2 of attached Table 1 of the Enforcement Decree of the Building Act (excluding any multi-family housing combined with non-residential uses set forth in attached Table 3);
2. An isolation hospital among medical facilities set forth in subparagraph 9 of attached Table 1 of the Enforcement Decree of the Building Act;
3. A manufacturing, storage, or treatment facility of a hazardous substance among hazardous substance storage and treatment facilities set forth in subparagraph 19 of attached Table 1 of the Enforcement Decree of the Building Act;
4. The following facilities among correctional and military facilities set forth in subparagraph 23 of attached Table 1 of the Enforcement Decree of the Building Act:
(a) A correctional facility;
(b) A rehabilitation and protection facility or any other facility used for the rehabilitation, care, education, health, etc. of criminals;
(c) A juvenile reformatory and the Juvenile Classification Review Center;
5. A rest area, a park, an amusement park, and subsidiary facilities of a tourist destination among tourist and resting facilities set forth in subparagraph 27 of attached Table 1 of the Enforcement Decree of the Building Act.
(2) Pursuant to subparagraph 1 (c) and (d) of attached Table 8 of the Decree, any construction or alteration for the purpose of general accommodations and living accommodations among accommodations referred to in subparagraph 15 of attached Table 1 of the Enforcement Decree of the Building Act and amusement facilities referred to in subparagraph 16 of attached Table 1 of the Enforcement Decree of the Building Act shall not be permitted in an area located within 50 meters (if the residential area bounds are abutting on any such road of 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 and the educational environment 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; Ordinance No. 5755, Oct. 20, 2014>

Article 32 (Buildings which shall not be Constructed in General Commercial Areas)

(1) Buildings set forth in each item of subparagraph 1 of attached Table 9 of the Decree and the following buildings pursuant to subparagraph 2 of attached Table 9 of the Decree shall not be constructed in a general commercial area: <Amended by Ordinance No. 6453, Mar. 23, 2017; Ordinance No. 6545, Jul. 13, 2017>
1. A detached house set forth in subparagraph 1 of attached Table 1 of the Enforcement Decree of the Building Act (excluding the one combined with any other uses);
2. Multi-family housing set forth in subparagraph 2 of attached Table 1 of the Enforcement Decree of the Building Act (excluding multi-family housing combined with non-residential uses set forth in attached Table 3);
3. A training facility set forth in subparagraph 12 of attached Table 1 of the Enforcement Decree of the Building Act (excluding training facility within a zone of life);
4. A factory set forth in subparagraph 17 of attached Table 1 of the Enforcement Decree of the Building Act, excluding a factory for the publishing business, printing business, gold-and-silversmith business or record media reproduction business and a knowledge industry center;
5. A manufacturing, storage, or treatment facility of a hazardous substance among hazardous substance storage and treatment facilities set forth in subparagraph 19 of attached Table 1 of the Enforcement Decree of the Building Act;
6. The following facilities among the facilities related to animals and plants set forth in subparagraph 21 of attached 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);
7. The following facilities among correctional and military facilities set forth in subparagraph 23 of attached Table 1 of the Enforcement Decree of the Building Act:

(a) A correctional facility;
(b) A rehabilitation and protection facility, or any other facility used for the rehabilitation, care, education, health, etc. of criminals;
(c) A juvenile reformatory and the Juvenile Classification Review Center.
(2) Article 31 (2) shall apply to general accommodations and living accommodations among accommodations referred to in subparagraph 15 of attached Table 1 of the Enforcement Decree of the Building Act and amusement facilities referred to in subparagraph 16 of attached Table 1 of the Enforcement Decree of the Building Act, under subparagraph 1 (a) and (b) of attached Table 9 of the Decree.
[This Article Wholly Amended by Ordinance No. 5755, Oct. 20, 2014]

Article 33 (Buildings which shall not be Constructed in Neighboring Commercial Areas)

(1) Buildings set forth in each item of subparagraph 1 of attached Table 10 of the Decree and the following buildings pursuant to subparagraph 2 of attached Table 10 of the Decree shall not be constructed in a neighboring commercial area: <Amended by Ordinance No. 6453, Mar. 23, 2017; Ordinance No. 6545, Jul. 13, 2017>
1. Multi-family housing set forth in subparagraph 2 of attached Table 1 of the Enforcement Decree of the Building Act (excluding multi-family housing combined with non-residential uses set forth in attached Table 3);
2. A factory set forth in subparagraph 17 of attached Table 1 of the Enforcement Decree of the Building Act, excluding a factory for the publishing business, printing business, gold-and-silversmith business, record media reproduction business, and a knowledge industry center;
3. A manufacturing, storage, or treatment facility of a hazardous substance among hazardous substance storage and treatment facilities set forth in subparagraph 19 of attached Table 1 of the Enforcement Decree of the Building Act;
4. The following facilities among the facilities related to animals and plants set forth in subparagraph 21 of attached 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);
5. A correctional and military facility set forth in subparagraph 23 of attached Table 1 of the Enforcement Decree of the Building Act (excluding a defense or military facility under item (d));
6. A power generating facility set forth in subparagraph 25 of attached Table 1 of the Enforcement Decree of the Building Act (excluding 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 and a cogeneration plant for district heating);
7. A tourist and resting facility set forth in subparagraph 27 of attached Table 1 of the Enforcement Decree of the Building Act.
(2) Article 31 (2) shall apply to general accommodations and living accommodations among accommodations referred to in subparagraph 15 of attached Table 1 of the Enforcement Decree of the Building Act and amusement facilities referred to in subparagraph 16 of attached Table 1 of the Enforcement Decree of the Building Act, under subparagraph 1 (c) and (d) and subparagraph 2 (e) of attached Table 10 of the Decree.
[This Article Wholly Amended by Ordinance No. 5755, Oct. 20, 2014]

Article 34 (Buildings which shall not be Constructed in Distribution Commercial Areas)

(1) Buildings set forth in each item of subparagraph 1 of attached Table 11 of the Decree and the following buildings pursuant to subparagraph 2 of attached Table 11 of the Decree shall not be constructed in a distribution commercial area: <Amended by Ordinance No. 5755, Oct. 20, 2014>
1. A research and education facility set forth in subparagraph 10 of attached Table 1 of the Enforcement Decree of the Building Act;
2. A sports facility set forth in subparagraph 13 of attached Table 1 of the Enforcement Decree of the Building Act;
3. Accommodations set forth in subparagraph 15 of attached Table 1 of the Enforcement Decree of the Building Act;
4. A manufacturing, storage, or treatment facility of a hazardous substance among hazardous substance storage and treatment facilities set forth in subparagraph 19 of attached Table 1 of the Enforcement Decree of the Building Act;
5. An automobile junkyard among facilities related to automobiles set forth in subparagraph 20 of attached Table 1 of the Enforcement Decree of the Building Act (excluding an automobile scrapping business office);
6. A correctional and military facility set forth in subparagraph 23 of attached Table 1 of the Enforcement Decree of the Building Act (excluding a defense or military facility under item (d));
7. A power facility set forth in subparagraph 25 of attached Table 1 of the Enforcement Decree of the Building Act (excluding 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 and a cogeneration plant for district heating);
8. A tourist and resting facility set forth in subparagraph 27 of attached Table 1 of the Enforcement Decree of the Building Act.

(2) Article 31 (2) shall apply to amusement facilities referred to in subparagraph 16 of attached Table 1 of the Enforcement Decree of the Building Act, under subparagraphs 1 (e) and 2 (i) and subparagraph 2 (e) of attached Table 11 of the Decree. <Newly Inserted by Ordinance No. 5755, Oct. 20, 2014>

Article 35 (Buildings which shall not be Constructed in Quasi Industrial Areas)

Buildings set forth in subparagraph 1 of attached Table 14 of the Decree and the following buildings pursuant to subparagraph 2 of attached Table 14 of the Decree shall not be constructed in a quasi industrial area: <Amended by Ordinance No. 6189, Mar. 24, 2016; Ordinance No. 6453, Mar. 23, 2017; Ordinance No. 6899, Jul. 19, 2018; Ordinance No. 7093, Mar. 28, 2019>

1. Multi-family housing constructed in a factory site (including any factory-transferred place) among the multi-family housing set forth in subparagraph 2 of attached Table 1 of the Enforcement Decree of the Building Act: Provided, That this shall not apply to any of the following:

(a) A dormitory among multi-family housing set forth in subparagraph 2 of attached Table 1 of the Enforcement Decree of the Building Act;

(b) Public rental housing set forth in subparagraph 1 (a) of Article 2 of the Special Act on Public Housing, public-supported private rental housing under subparagraph 4 of Article 2 of the Special Act on Private Rental Housing, and long-term general private rental housing under subparagraph 5 of the same Article (Provided, That any housing in which any facility other than rental housing is included shall be excluded herefrom);

(c) Industrial facilities installed at not less than the ratio set forth in attached Table 2 or industrial facilities installed after securing an industrial site, based upon a district-unit plan, a renewal project plan pursuant to subparagraph 2 of Article 2 of the Act on the Improvement of Urban Areas and Residential Environments or an urban development project plan under Article 2 (1) of the Urban Development Act;

1-2. Notwithstanding the main sentence of subparagraph 1, multi-family 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 the site together with its surroundings 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);

2. A karaoke bar among Class 2 neighborhood living facilities set forth in subparagraph 4 of attached Table 1 of the Enforcement Decree of the Building Act, and an off-track horse-race ticket office, a telephone horse-race betting office, a horse race course, a bicycle race track, and a boat race course among cultural and assembly facilities set forth in subparagraph 5 of the same Table;

3. Accommodations set forth in subparagraph 15 of attached Table 1 of the Enforcement Decree of the Building Act;

4. A correctional and military facility set forth in subparagraph 23 of attached Table 1 of the Enforcement Decree of the Building Act (excluding a defense or military facility under item (d));

5. A tourist and resting facility set forth in subparagraph 27 of attached Table 1 of the Enforcement Decree of the Building Act.

[This Article Wholly Amended by Ordinance No. 5755, Oct. 20, 2014]

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

Buildings set forth in each item of subparagraph 1 of attached Table 15 of the Decree and the following buildings pursuant to subparagraph 2 of attached Table 15 of the Decree may be constructed in a preserved green belt: <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010; Ordinance No. 5755, Oct. 20, 2014; Ordinance No. 6453, Mar. 23, 2017>

1. A detached house set forth in subparagraph 1 of attached Table 1 of the Enforcement Decree of the Building Act (excluding a multi-unit house);

2. A Class 1 neighborhood living facility set forth in subparagraph 3 of attached Table 1 of the Enforcement Decree of the Building Act, the total floor area of which used therefor is less than 500 square meters (excluding a public bath subject to the application of the Special Act on the Safety Control of Publicly Used Establishments among the public baths set forth in item (c) of the same subparagraph and a postpartum care center set forth in item (d) of the same subparagraph);

3. A religious assembly facility among Class 2 neighborhood living facilities set forth in subparagraph 4 of attached Table 1 of the Enforcement Decree of the Building Act;

4. through 8. Deleted; <by Ordinance No. 6453, Mar. 23, 2017>

9. A liquefied petroleum gas station and a high-pressure gas station or storehouse among hazardous substance storage and treatment facilities set forth in subparagraph 19 of attached Table 1 of the Enforcement Decree of the Building Act;

10. The following facilities among the facilities related to animals and plants set forth in subparagraph 21 of attached Table 1 of the Enforcement Decree of the Building Act:

(a) Deleted; <by Ordinance No. 6453, Mar. 23, 2017>

(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. and 12. Deleted. <by Ordinance No. 6453, Mar. 23, 2017>

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

Buildings set forth in each item of subparagraph 1 of attached Table 16 of the Decree and the following buildings pursuant to subparagraph 2 of attached table 16 of the Decree, 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; Ordinance No. 5755, Oct. 20, 2014; Ordinance No. 6453, Mar. 23, 2017; Ordinance No. 6961, Jan. 3, 2019>

1. A multi-family housing set forth in subparagraph 2 of attached Table 1 of the Enforcement Decree of the Building Act (excluding an apartment house);

2. The following buildings the total floor area of which used for the relevant purpose is less than 1,000 square meters, among Class 2 neighborhood living facilities set forth in subparagraph 4 of attached Table 1 of the Enforcement Decree of the Building Act:

(a) A religious assembly facility (referring to a church, catholic church, Buddhist temple, prayer retreat, monastery, nunnery, Confucian service hall, shrine, or any other facility similar thereto);

(b) A book store (excluding the one not falling under Class 1 neighborhood living facilities set forth in subparagraph 3 of attached Table 1 of the Enforcement Decree of the Building Act);

(c) A photo studio or picture-mounting store;

(d) A facility that serves and sells drinks, teas, food, bread, rick cake, cookies, etc., such as a snack bar or bakery;

(e) A general restaurant;

(f) A mortician, veterinary hospital, beauty parlor for animals, or any other facility similar thereto;

(g) A private teaching institute, training school, or vocational training center;

(h) Study rooms or a baduk house;

(i) A facility for sports activities of residents, such as a tennis court, fitness center, aerobics center, bowling alley, pool room, indoor fishing place, golf exercise facility, or recreational facility (referring to any facility of other amusement facility business under the Tourism Promotion Act);

(j) A finance business establishment, office, real estate office, introduction business establishment including a marriage counseling center, or general business facility including a publishing house (excluding any Class 1 neighborhood living facility set forth in subparagraph 3 of attached Table 1 of the Enforcement Decree of the Building Act);

3. Deleted; <by Ordinance No. 6453, Mar. 23, 2017>

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

5. Deleted; <by Ordinance No. 6453, Mar. 23, 2017>

6. The following facilities among research and education facilities set forth in subparagraph 10 of attached Table 1 of the Enforcement Decree of the Building Act:

(a) A school (limited to a middle 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 forth in subparagraph 13 of attached 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, Rural Community and Food Industry), or primary industry product processing factory which does not fall under any of the following items, among factories set forth in subparagraph 17 of attached Table 1 of the Enforcement Decree of the Building Act:

(a) A facility which emits specified air pollutants provided for in subparagraph 9 of Article 2 of the Clean Air Conservation Act;

(b) An air pollutant emission facility provided for in subparagraph 11 of Article 2 of the Clean Air Conservation Act among Class 1 through Class 3 business establishments set forth in attached Table 1 of the Enforcement Decree of the said Act;

(c) A facility which emits specified water pollutants provided for in subparagraph 8 of Article 2 of the Water Environment Conservation Act: Provided, That a facility with permission to establish a wastewater 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 Environment Conservation Act among Class 1 through Class 4 business establishments under attached Table 13 of the Enforcement Decree of the said Act;

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

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

10. A filling station among the hazardous substance storage and treatment facilities set forth in subparagraph 19 of attached Table 1 of the Enforcement Decree of the Building Act;

11. The following facilities among the facilities related to motor vehicle set forth in subparagraph 20 of attached Table 1 of the Enforcement Decree of the Building Act:

(a) Deleted; <by Ordinance No. 6453, Mar. 23, 2017>

(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. through 14. Deleted; <by Ordinance No. 6453, Mar. 23, 2017>
15. A funeral hall under subparagraph 28 of attached Table 1 of the Enforcement Decree of the Building Act.

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

Buildings set forth in subparagraph 1 of attached Table 17 of the Decree and the following facilities pursuant to subparagraph 2 of attached Table 17 of the Decree 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; Ordinance No. 5755, Oct. 20, 2014; Ordinance No. 6453, Mar. 23, 2017; Ordinance No. 6961, Jan. 3, 2019>
1. A multi-family housing set forth in subparagraph 2 of attached Table 1 of the Enforcement Decree of the Building Act (excluding an apartment house);
2. A snack bar, a bakery, a general restaurant and a massage parlor among Class 2 neighborhood living facilities set forth in subparagraph 4 of attached Table 1 of the Enforcement Decree of the Building Act;
3. A cultural and assembly facility set forth in subparagraph 5 of attached Table 1 of the Enforcement Decree of the Building Act (excluding an off-track horse-race ticket office and a telephone horse-race betting office);
4. A religious facility set forth in subparagraph 6 of attached Table 1 of the Enforcement Decree of the Building Act;
5. The following facilities among sales facilities set forth in subparagraph 7 of attached 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 area of which used therefor is less than 10,000 square meters (limited to that established and operated by a farmer referred to in subparagraph 2 of Article 3 of the Framework Act on Agriculture, Rural Community and Food Industry, an agricultural business successor referred to in Article 25 of the said Act, a full-time farmer referred to in Article 26 of the said Act, fishery business personnel defined in subparagraph 3 of Article 3 of the Framework Act on Fisheries and Fishing Villages Development, a future fishery manager referred to in Article 16 of the said Act, full-time fishery personnel referred to in Article 17 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 Trade, Industry and Energy publicly 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 forth in subparagraph 9 of attached Table 1 of the Enforcement Decree of the Building Act;
7. The following facilities among research and education facilities set forth in subparagraph 10 of attached 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);
(b) An educational institute (excluding a driving school and a dance school);
8. Accommodations set forth in subparagraph 15 of attached 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, Rural Community and Food Industry) which does not fall under any of the following items, among factories set forth in subparagraph 17 of attached Table 1 of the Enforcement Decree of the Building Act:
(a) A facility which emits specified air pollutants provided for in subparagraph 9 of Article 2 of the Clean Air Conservation Act;
(b) An air pollutant emission facility provided for in subparagraph 11 of Article 2 of the Clean Air Conservation Act among Class 1 through Class 3 business establishments set forth in attached Table 1 of the Enforcement Decree of the said Act;
(c) A facility which emits specified water pollutants provided for in subparagraph 8 of Article 2 of the Water Environment Conservation Act: Provided, That a facility with permission to establish a wastewater non-discharge facility under Article 34 of that Act shall be excluded;
(d) A wastewater emission facility provided for in subparagraph 10 of Article 2 of the Water Environment Conservation Act among Class 1 through Class 4 business establishments set forth in attached Table 13 of the Enforcement Decree of the said Act;
(e) A facility which emits designated wastes provided for in subparagraph 4 of Article 2 of the Wastes Control Act;
10. A warehouse among warehouse facilities set forth in subparagraph 18 of attached Table 1 of the Enforcement Decree of the Building Act;
11. A hazardous substance storage and treatment facility set forth in subparagraph 19 of attached Table 1 of the Enforcement Decree of the Building Act (excluding a hazardous substance factory);
12. A facility related to motor vehicles set forth in subparagraph 20 of attached 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 Acquisition of and Compensation for Land for Public Works Projects and urban development projects under the Urban Development Act, among factories set forth in subparagraph 17 of attached Table 1 of the Enforcement Decree of the Building Act.

SECTION 2 RESTRICTIONS ON CONSTRUCTION IN landscape DISTRICTS

Article 39 (Restrictions on Construction in Natural landscape Districts)

SECTION 2 RESTRICTIONS ON CONSTRUCTION IN landscape DISTRICTS(1) Any of the following buildings shall not be constructed in a natural landscape 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; Ordinance No. 5755, Oct. 20, 2014>
1. A massage parlor and a golf practice range with outdoor steel towers, among Class 2 neighborhood living facilities set forth in subparagraph 4 of attached Table 1 of the Enforcement Decree of the Building Act;
2. A performing place, assembly place or viewing place the total floor area of which used therefor is more than 1,000 square meters, among cultural and assembly facilities set forth in subparagraph 5 of attached Table 1 of the Enforcement Decree of the Building Act;
3. A sales facility set forth in subparagraph 7 of attached Table 1 of the Enforcement Decree of the Building Act;
4. A transportation facility set forth in subparagraph 8 of attached Table 1 of the Enforcement Decree of the Building Act;
5. An isolation hospital among medical facilities set forth in subparagraph 9 of attached Table 1 of the Enforcement Decree of the Building Act;
6. A youth hostel under the Youth Activity Promotion Act among training facilities under subparagraph 12 of attached Table 1 of the Enforcement Decree of the Building Act;
7. A golf course and a golf practice range with outdoor steel towers among sports facilities set forth in subparagraph 13 of attached Table 1 of the Enforcement Decree of the Building Act;
8. Accommodations under subparagraph 15 of attached 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 Government, in an area abutting on a road of not less than 25 meters wide, where it is necessary to improve the efficiency of land use while maintaining its functions as a landscape district;
9. An amusement facility set forth in subparagraph 16 of attached Table 1 of the Enforcement Decree of the Building Act;
10. A factory set forth in subparagraph 17 of attached Table 1 of the Enforcement Decree of the Building Act;
11. A warehouse facility set forth in subparagraph 18 of attached Table 1 of the Enforcement Decree of the Building Act, the total floor area 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 forth in subparagraph 19 of attached 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 10 tons;
(b) A manufacturing, storage, or treatment facility of a hazardous substance;
(c) A facility for the safekeeping, storage, or distribution of a toxic substance;
(d) A facility for the storage of gunpowder;
(e) Deleted; <by Ordinance No. 4926, Jan. 7, 2010>
13. A facility related to motor vehicles set forth in subparagraph 20 of attached Table 1 of the Enforcement Decree of the Building Act: Provided, That this shall not apply to the following:
(a) A parking lot;
(b) An automatic car wash constructed in a filling station;
14. A facility related to animals and plants set forth in subparagraph 21 of attached 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. A facility related to resource circulation set forth in subparagraph 22 of attached 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 forth in subparagraph 23 of attached Table 1 of the Enforcement Decree of the Building Act:
(a) A correctional facility;
(b) A protective probation facility, a rehabilitation and protection facility, or any other facility used for rehabilitation, care, education, health, etc. of criminals;
(c) A juvenile reformatory and the Juvenile Classification Review Center;

17. A studio and any other similitude among broadcasting and communications facilities set forth in subparagraph 24 of attached Table 1 of the Enforcement Decree of the Building Act;
18. A graveyard-related facility set forth in subparagraph 26 of attached Table 1 of the Enforcement Decree of the Building Act.
(2) The building-to-land ratio of any building constructed in a natural landscape district shall not exceed 30 percent under Article 72 (2) of the Decree: Provided, That the building-to-land 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 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 landscape district and in which it is necessary for the efficiency of land utilization to be enhanced;
2. An area in which dilapidated and substandard structure as provided for in subparagraph 3 of Article 2 of the Act on the Improvement of Urban Areas and Residential Environments 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 landscape of adjacent areas.
(3) If the land located in a natural landscape district falls under any of the following cases, the building-to-land 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; Ordinance No. 6300, Jul. 14, 2016>
1. Land the site area of which is less than 330 square meters prior to July 1, 2000 and the floor area of which does not exceed 132 square meters;
2. Land for which a district-unit planning is established to create a low-rise fine residential 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 landscape 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 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 road of not less than 25 meters in width and is functioning as a landscape district and in which it is necessary for the efficiency of land utilization to be enhanced;
3. An area in which dilapidated and substandard structure as provided for in subparagraph 3 of Article 2 of the Act on the Improvement of Urban Areas and Residential Environments 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 landscape of adjacent areas.
(5) Notwithstanding paragraph (4), the height of any of the following buildings from among urban planning facilities located in a natural landscape district may not exceed seven floors and 28 meters if the Mayor deems that there is no impediment to the protection of urban landscape after deliberation of the Urban Planning Committee of the Seoul 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;
4. Any central government or local government office building.
(6) If any building is constructed in a natural landscape 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; Ordinance No. 7046, Mar. 28, 2019>
(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 Government. <Newly Inserted by Ordinance No. 4251, Jan. 5, 2005>
(8) Notwithstanding the main sentences of paragraphs (2) and (3), the building-to-land ratio of any land in a natural landscape district located in a re-arrangement zone for implementation of a residential environment improvement project, may be separately determined by an improvement plan (including the alteration thereof) to the extent of the building-to-land ratio prescribed in Article

54 (1), taking into consideration the land size, local situation, etc. <Newly Inserted by Ordinance No. 7261, Jul. 18, 2019>

Article 40 Deleted. <by Ordinance No. 7441, Jan. 9, 2020>

Article 41 (Previous Article 41 Moved to Article 44-3 <by Ordinance No. 6916, Oct. 4, 2018>)

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

Article 43 (Limitations on Construction within Urban landscape districts)

(1) Pursuant to Article 72 (1) of the Decree, none of the following buildings shall be constructed in an urban landscape district: <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010; Ordinance No. 5755, Oct. 20, 2014; Ordinance No. 6916, Oct. 4, 2018>

1. A golf practice range with outdoor steel towers, among Class 2 neighborhood living facilities set forth in subparagraph 4 of attached Table 1 of the Enforcement Decree of the Building Act;
2. A golf practice range with outdoor steel towers, among sports facilities set forth in subparagraph 13 of attached Table 1 of the Enforcement Decree of the Building Act;
3. A factory set forth in subparagraph 17 of attached Table 1 of the Enforcement Decree of the Building Act;
4. A warehouse facility set forth in subparagraph 18 of attached Table 1 of the Enforcement Decree of the Building Act;
5. A hazardous substance storehouse among hazardous substance storage and treatment facilities set forth in subparagraph 19 of attached Table 1 of the Enforcement Decree of the Building Act;
6. A facility related to motor vehicles set forth in subparagraph 20 of attached Table 1 of the Enforcement Decree of the Building Act (excluding a parking lot);
7. A livestock shed, a livestock facility, a butchery and a fowl slaughterhouse among facilities related to animals and plants set forth in subparagraph 21 of attached Table 1 of the Enforcement Decree of the Building Act;
8. A facility related to resource circulation set forth in subparagraph 22 of attached Table 1 of the Enforcement Decree of the Building Act;
9. A building falling under any of the following items among correctional and military facilities set forth in subparagraph 23 of attached Table 1 of the Enforcement Decree of the Building Act:
(a) A prison;
(b) A protective probation facility, a rehabilitation and protection facility, or any other facility used for rehabilitation, care, education, health, etc. of criminals;
(c) A juvenile reformatory and the Juvenile Classification Review Center;
10. A graveyard-related facility set forth in subparagraph 26 of attached Table 1 of the Enforcement Decree of the Building Act.

(2) Notwithstanding paragraph (1), 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 4, 6 and 7 and which a person who has the permission authority deems not contrary to the purpose of the designation of an urban landscape district after deliberation by the Urban Planning Committee concerned, may be constructed in a fine view district. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 6916, Oct. 4, 2018>

Article 44 (Limitations on Construction within Historical and Cultural Special landscape district)

(1) A historical and cultural special landscape district may be designated in any of the following cases:
1. A district necessary for maintaining or forming the historical or cultural context, as a surrounding area of any structure with historical and cultural value, including cultural heritage designated by a Myeon, such as a palace, castle, royal tomb, modern or contemporary building or historic site;
2. A district necessary for protecting the landscape of traditional Korean-style houses, as a Hanok clustered area.

(2) Pursuant to Article 72 (1) of the Decree, no building that falls under any subparagraph of Article 43 (1) or amusement facility referred to in subparagraph 16 of attached Table 1 of the Enforcement Decree of the Building Act shall be constructed in a historical and cultural special landscape district.

(3) Notwithstanding paragraph (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 Article 43 (1) 1 through 4, 6 or 7 and which a person who has the permission authority deems not contrary to the purpose of the designation of a historical and cultural special landscape district after deliberation by the Urban Planning Committee concerned, may be constructed in a historical and cultural special landscape district. [This Article Newly Inserted by Ordinance No. 6916, Oct. 4, 2018]

Article 44-2 (Limitations on Construction within Streetscape Special landscape district)

(1) Pursuant to Article 72 (1) of the Decree, no building that falls under any subparagraph of Article 43 (1) or amusement facility referred to in subparagraph 16 of attached Table 1 of the Enforcement Decree of the Building Act shall be constructed in a historical and cultural special landscape district.
(2) Notwithstanding paragraph (1), 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 Article 43 (1) 1 through 4, 6 or 7 and which a person who has the permission authority deems not contrary to the purpose of the designation of a historical and cultural special landscape district after deliberation by the Urban Planning Committee concerned, may be constructed in a streetscape special landscape district.
[This Article Newly Inserted by Ordinance No. 6916, Oct. 4, 2018]

Article 44-3 (Restrictions on Construction in Waterside Special landscape districts)

(1) The height, shape, placement, color, landscaping, etc. of a building constructed in a waterside special landscape district under Article 72 (2) of the Decree shall be planned in harmony with the waterside landscape. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 6916, Oct. 4, 2018>
(2) The height, shape, placement, color, landscaping, etc. of a building with seven or more floors constructed in a waterside special landscape district under Article 72 (2) of the Decree shall be deliberated on by the building committee concerned in order to protect and develop the fine waterside landscape. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 6916, Oct. 4, 2018>
(3) Any building with six or less floors constructed in a waterside special landscape district shall be deliberated on by the building committee concerned, if the person who has any authority to permit the construction of the said building deems it necessary for the protection of waterside landscape to do so in consideration of regional characteristics, such as mountainous areas and hilly areas. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 6916, Oct. 4, 2018>
(4) Necessary matters for the deliberation on buildings in a waterside special landscape district shall be prescribed by rule of the Seoul Government. <Amended by Ordinance No. 6916, Oct. 4, 2018>

Article 45 (Height of Buildings)

(1) The height of buildings to be constructed in a special landscape district under Article 72 (2) of the Decree shall be as follows: <Amended by Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 6069, Jan. 7, 2016; Ordinance No. 6916, Oct. 4, 2018>
1. Historical and cultural special landscape district: Not more than four floors;
2. Streetscape special landscape 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 special landscape district and to the extent of eight or less floors in a streetscape special landscape 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 landscape after deliberation of the building (landscape) committee concerned: <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4978, Apr. 22, 2010; Ordinance No. 6916, Oct. 4, 2018>
1. In cases of a site to which Article 6 of the Building Act apply;
2. Where a person who has the permission authority considers that any urban fine landscape is to be remarkably improved because the appearance such as shape and color of that building constructed in a historical and cultural special landscape 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. Where it is difficult to apply paragraph (1) because the site is obviously higher or lower than the side of a fine landscape road;
4. In cases of an area located in a streetscape special landscape district and in harmony with any adjacent site without shutting off a view shaft of adjacent landscape;
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 special landscape district or a streetscape special landscape district.
(3) Pursuant to Article 72 (2) of the Decree, the height, shape, layout, colors and landscaping of the site of any building to be constructed in a specialized landscape district may be determined by an urban management plan within the necessary scope to harmonize with a fine landscape. <Newly Inserted by Ordinance No. 6916, Oct. 4, 2018>

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 an urban landscape district, historical and cultural special landscape district, or streetscape special landscape district under Article 72 (3) 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; Ordinance No. 4978, Apr. 22, 2010; Ordinance No. 6916, Oct. 4, 2018>
1. Where a person who has the permission authority requires that a bollard, a stone bench, etc. should be set in order to prohibit the approach and entry of vehicles;

2. 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;
4. 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 landscape and any other equipment similar thereto shall not be installed at the facade of the building constructed within an urban landscape district, historical and cultural special landscape district, or streetscape special landscape district under Article 72 (3) of the Decree. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 6776, Jan. 4, 2018; Ordinance No. 6916, Oct. 4, 2018>

SECTION 3 RESTRICTIONS ON CONSTRUCTION IN PROTECTION DISTRICTS

Article 47 (Restrictions on Construction in Protection Districts)

SECTION 3 RESTRICTIONS ON CONSTRUCTION IN PROTECTION DISTRICTS(1) Pursuant to subparagraph 1 of Article 76 of the Decree, no building or facility shall be constructed or installed within a historic and cultural environment protection district except for the buildings and facilities to be directly used for management and protection of cultural heritage subject to the application of the Cultural Heritage Protection Act: Provided, That this shall not apply where the Mayor or the head of relevant Gu has consulted with the Administrator of the Cultural Heritage Administration deeming that construction or installation of a building or facility does not impede the preservation of the relevant cultural heritage.
(2) Pursuant to subparagraph 2 of Article 76 of the Decree, no building or facility that impedes the protection and management of the relevant important facility shall be constructed or installed within an important facility protection district: Provided, That this shall not apply where the Mayor or the head of relevant Gu deems that construction or installation of a building or facility does not impede the protection and management of the relevant important facility.
(3) Pursuant to subparagraphs 1 and 2 of Article 76 of the Decree, a separate municipal ordinance may be enacted with respect to the restrictions on construction within a historic and cultural environment protection district or important facility protection district to the extend necessary for achieving the purpose of the designation of the relevant district.
(4) Pursuant to subparagraph 3 of Article 76 of the Decree, restrictions on construction within an ecosystem protection district shall be governed by the provisions of a municipal ordinance separately prescribed to the extend necessary for achieving the purpose of the designation of the relevant district.
[This Article Wholly Amended by Ordinance No. 6897, Jul. 19, 2018]

Article 48 (Buildings in Important Facility Protection Districts)

(1) Pursuant to subparagraph 2 of Article 76 of the Decree, any of the following buildings shall not be constructed in a public use facility protection district: <Amended by Ordinance No. 4251, Jan. 5, 2005; Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010; Ordinance No. 5755, Oct. 20, 2014; Ordinance No. 6897, Jul. 19, 2018>
1. A detached house set forth in subparagraph 1 of attached Table 1 of the Enforcement Decree of the Building Act (excluding a public office);
2. A multi-family housing set forth in subparagraph 2 of attached Table 1 of the Enforcement Decree of the Building Act;
3. A cultural and assembly facility set forth in subparagraph 5 of attached 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 under 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 attached Table 1 of the Enforcement Decree of the Building Act, and a music hall the floor area of which is not more than 2,500 square meters among performing places);
4. The following facilities among sales facilities set forth in subparagraph 7 of attached Table 1 of the Enforcement Decree of the Building Act:
(a) A wholesale market;
(b) A retail market (excluding a superstore, a department store and a shopping center);
5. A transportation facility set forth in subparagraph 8 of attached Table 1 of the Enforcement Decree of the Building Act;
6. An isolation hospital among medical facilities set forth in subparagraph 9 of attached Table 1 of the Enforcement Decree of the Building Act;
7. through 9. Deleted. <by Ordinance No. 5153, Jul. 28, 2011>;
10. An amusement facility set forth in subparagraph 16 of attached 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 forth in subparagraph 17 of attached Table 1 of the Enforcement Decree of the Building Act;
12. A warehouse facility set forth in subparagraph 18 of attached Table 1 of the Enforcement Decree of the Building Act;
13. A hazardous substance storage and treatment facility set forth in subparagraph 19 of attached Table 1 of the Enforcement Decree of the Building Act (excluding a filling station);
14. A facility related to motor vehicles set forth in subparagraph 20 of attached Table 1 of the Enforcement Decree of the Building Act: Provided, That this shall not apply to the following:
(a) A parking lot;
(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 set forth in subparagraph 21 of attached Table 1 of the Enforcement Decree of the Building Act;
16. A facility related to resource circulation set forth in subparagraph 22 of attached Table 1 of the Enforcement Decree of the Building Act;
17. The following facilities among correctional and military facilities set forth in subparagraph 23 of attached Table 1 of the Enforcement Decree of the Building Act;
(a) A correctional facility;
(b) A protective probation facility, a rehabilitation and protection facility, or any other facility used for rehabilitation, care, education, health, etc. of criminals;
(c) A juvenile reformatory and the Juvenile Classification Review Center;
18. A graveyard-related facility set forth in subparagraph 26 of attached Table 1 of the Enforcement Decree of the Building Act.
(2) Pursuant to subparagraph 2 of Article 76 of the Decree, any of the following buildings shall not be constructed in an airport facility protection district: <Newly Inserted by Ordinance No. 6897, Jul. 19, 2018; Ordinance No. 6961, Jan. 3, 2019; Ordinance No. 7217, Jul. 18, 2019>
1. A building subject to restrictions under the Airport Facilities Act;
2. A factory subject to permission for or report on the installation of emission facilities under the Clean Air Conservation Act, the Water Environment Conservation Act, or the Noise and Vibration Control Act among the factories set forth in subparagraph 17 of attached Table 1 of the Enforcement Decree of the Building Act;
3. A power generation facility set forth in subparagraph 25 of attached Table 1 of the Enforcement Decree of the Building Act (Provided, That combined heat and power plants for district heating and power production facilities using solar energy, fuel cell, geothermal energy or hydrogen energy as new and renewable energy facilities, the effect of which on aviation safety and other relevant matters have been consulted with the Ministry of Land, Infrastructure and Transport, shall be excluded herefrom);
(3) Pursuant to subparagraph 2 of Article 76 of the Decree, no building or facility that impedes the protection and management of the relevant important facility shall be constructed or installed in an important facility protection district: Provided, That this shall not apply where the Mayor or the head of relevant Gu has consulted with the Minister of National Defense deeming that construction or installation of a building or facility does not impede the protection and management of the relevant important facility. <Newly Inserted by Ordinance No. 6897, Jul. 19, 2018>

Article 49 Deleted. <by Ordinance No. 6897, Jul. 19, 2018>

SECTION 4 RESTRICTIONS ON CONSTRUCTION IN OTHER SPECIFIC-USE DISTRICTS

Article 50 (Restrictions on Construction in Disaster Prevention Districts)

SECTION 4 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 SeoulGovernment 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 (Buildings in Specific-Use Restricted Districts)

Pursuant to Article 80 of the Decree, any of the following buildings shall not be constructed within a specific-use restricted district: <Amended by Ordinance No. 7217, Jul. 18, 2019>
1. A massage parlor among Class 2 neighborhood living facilities set forth in subparagraph 4 of attached Table 1 of the Enforcement Decree of the Building Act;
2. A sales facility set forth in subparagraph 7 of attached Table 1 of the Enforcement Decree of the Building Act (excluding a building falling under either one of a retail market or a store);
3. A transportation facility set forth in subparagraph 8 of attached Table 1 of the Enforcement Decree of the Building Act;
4. An isolation hospital, a mental clinic, or an intermediate care hospital among medical facilities under subparagraph 9 of attached Table 1 of the Enforcement Decree of the Building Act;
5. An accommodation facility set forth in subparagraph 15 of attached Table 1 of the Enforcement Decree of the Building Act;

6. An amusement facility set forth in subparagraph 16 of attached Table 1 of the Enforcement Decree of the Building Act;
7. A factory set forth in subparagraph 17 of attached Table 1 of the Enforcement Decree of the Building Act;
8. A warehouse facility set forth in subparagraph 18 of attached Table 1 of the Enforcement Decree of the Building Act;
9. A hazardous substance storage and treatment facility set forth in subparagraph 19 of attached Table 1 of the Enforcement Decree of the Building Act (excluding a filling station);
10. A facility related to motor vehicles set forth in subparagraph 20 of attached Table 1 of the Enforcement Decree of the Building Act (excluding a car wash, and a depot and a parking lot under the Passenger Transport Service Act);
11. A livestock shed, a livestock facility, a butchery and a fowl slaughterhouse among facilities related to animals and plants set forth in subparagraph 21 of attached Table 1 of the Enforcement Decree of the Building Act;
12. A facility related to resource circulation set forth in subparagraph 22 of attached Table 1 of the Enforcement Decree of the Building Act;
13. Any of the following buildings among correctional and military facilities set forth in subparagraph 23 of attached Table 1 of the Enforcement Decree of the Building Act:
(a) A correctional facility;
(b) A protective probation facility, a rehabilitation and protection facility, and any other facility used for rehabilitation, care, education, health, etc. of criminals;
(c) A juvenile reformatory and the Juvenile Classification Review Center;
14. A facility related to a cemetery set forth in Article 26 of attached Table 1 of the Enforcement Decree of the Building Act;
15. A funeral hall set forth in subparagraph 28 of attached Table 1 of the Enforcement Decree of the Building Act.
[This Article Wholly Amended by Ordinance No. 6897, Jul. 19, 2018]

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

The buildings referred to in any item of subparagraph 1 of attached Table 23 of the Decree and other multi-family residential buildings (excluding apartment houses) referred to in subparagraph 2 of attached Table 1 of the Enforcement Decree of the Building Act under subparagraph 2 of attached 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, etc. 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 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. Deleted; <by Ordinance No. 6897, Jul. 19, 2018>
8. Deleted. <by Ordinance No. 4926, Jan. 7, 2010>

SECTION 5 Building-to-Land Ratio and Floor Area Ratio

Article 54 (Building-to-Land Ratios in Specific-Use Areas)

SECTION 5 Building-to-Land Ratio and Floor Area Ratio(1) No building-to-land ratios for each specific-use area shall exceed the following relevant ratios under Article 77 of the Act and Article 84 (1) of the Decree: <Amended by Ordinance No. 4666, Jul. 30, 2008>
1. Class 1 exclusive residential area: 50 percent;
2. Class 2 exclusive residential area: 40 percent;
3. Class 1 general residential area: 60 percent;
4. Class 2 general residential area: 60 percent;
5. Class 3 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;
16. Natural green belt: 20 percent.
(2) Notwithstanding paragraph (1), the building-to-land ratios in the following areas shall not exceed the following relevant ratios, 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; Ordinance No. 6325, Sep. 29, 2016; Ordinance No. 7217, Jul. 18, 2019>
1. Settlement districts: 60 percent (collective settlement districts shall be governed by the Act on Special Measures for Designation and Management of Delevelopment Restriction Zones and its subordinate statutes);
2. Natural parks under the Natural Parks Act:
(a) Park facilities: 20 percent;
(b) Facilities other than park facilities: 60 percent;
3. National industrial complexes and local industrial complexes provided for in subparagraph 8 (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-to-land 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 any of the following: <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 5647, Jan. 9, 2014; Ordinance No. 6325, Sep. 29, 2016>
1. Where 10 years have elapsed since a school was transferred;
2. Where any school-transferred place owned by the State, a local government, an office of education, the Korea Land and Housing Corporation, or the Seoul Housing and Communities Corporation is developed as a public, cultural and athletic facility pursuant to Article 2 (1) 4 of the Decree;
3. Where direct stairs under Article 34 of the Enforcement Decree of the Building Act, fire escape stairs under Article 35 of the Enforcement Decree of the same Act, and emergency elevators under Article 90 of the Enforcement Decree of the same Act are installed additionally at a school-transferred place, the development of which has been completed (Provided, That this shall apply only to the area of the part additionally installed).
(4) Deleted. <by Ordinance No. 4433, Oct. 4, 2006>
(5) Notwithstanding paragraph (1), the building-to-land ratios for small-unit zones and preservative maintenance-type zones among the urban renewal-type redevelopment zones, such as the historical center within the Hanyangdoseong, the Seoul City Wall, prescribed by rule of the Seoul Government, which includes the Hanyangdoseong and areas including part thereof (hereinafter referred to as "historical center"), may be determined by a master plan for the maintenance and improvement of urban and residential environment to the extent prescribed in Article 84 (1) of the Decree, after deliberation of the Urban Planning Committee of the Seoul Government. <Amended by Ordinance No. 4167, Dec. 30, 2003; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 6300, Jul. 14, 2016; Ordinance No. 6899, Jul. 19, 2018; Ordinance No. 7261, Jul. 18, 2019>
(6) If it is necessary that the building-to-land 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-to-land ratios in the zone to 5/10 of the maximum of the building-to-land ratios applicable thereto, after deliberation of the Urban Planning Committee of the Seoul Government, notwithstanding paragraphs (1) and (2). <Amended by Ordinance No. 4666, Jul. 30, 2008>
(7) Notwithstanding paragraph (1), the building-to-land 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-to-land ratios referred to in Article 84 (1) of the Decree, after deliberation by the Urban Planning Committee of the Seoul 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 district subject to formulation of a district-unit plan among the buildings set forth in Article 84 (5) 1 of the Decree, the building-to-land 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; Ordinance No. 6069, Jan. 7, 2016>
(9) Notwithstanding paragraph (1), in cases of a traditional market subject to approval of a market maintenance and improvement project implementation plan, the building-to-land ratio may, if the head of a Gu deems that there is no impact upon traffic, landscape, fine view, sunshine, lighting, ventilation, etc. of nearby areas, apply, to the extent of 70 or less percent, in a Class 1 general residential area, a Class 2 general residential area and a quasi-residential area, 60 or less percent in a Class 3 general residential area, and 80 or less percent in a commercial area : Provided, That the building-to-land ratio may be reduced to the extent of 90 or less percent in a commercial area after deliberation by the Market Improvement Project Deliberation Committee. <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-to-land ratio of an amusement park, among urban planning facilities installed within a natural green area, shall not exceed 30 percent, while the building-to-land ratio of a public park shall not exceed 20

percent. <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>
(11) If a building in a green belt falls under any of the following, the building-to-land ratio of the building shall not exceed 30 percent pursuant to Article 77 (4) 2 of the Act and Article 84 (5) 5 of the Decree: <Newly Inserted by Ordinance No. 5196, Oct. 27, 2011; Ordinance No. 5755, Oct. 20, 2014; Ordinance No. 6851, Mar. 22, 2018>
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) of the same Act;
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-to-land 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.
(13) Notwithstanding paragraph (1), the ratios relaxed pursuant to Article 84 (6) 2 of the Decree shall not exceed 120 percent of the building-to-land ratios of the relevant specific-use area. <Newly Inserted by Ordinance No. 5755, Oct. 20, 2014; Ordinance No. 6325, Sep. 29, 2016; Ordinance No. 7001, Jan. 3, 2019>
(14) Notwithstanding paragraph (1) 16, the building-to-land ratio of a school in a natural green area under Article 84 (6) 7 of the Decree shall not exceed 30 percent. <Newly Inserted by Ordinance No. 6453, Mar. 23, 2017>

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

(1) The floor area ratio 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; Ordinance No. 6300, Jul. 14, 2016>
1. Class 1 exclusive residential area: 100 percent;
2. Class 2 exclusive residential area: 120 percent;
3. Class 1 general residential area: 150 percent;
4. Class 2 general residential area: 200 percent;
5. Class 3 general residential area: 250 percent;
6. Quasi-residential area: 400 percent;
7. Central commercial area: 1,000 percent (however, 800 percent within the historical center);
8. General commercial area: 800 percent (however, 600 percent within the historical center);
9. Neighboring commercial area: 600 percent (however, 500 percent within the historical center);
10. Distribution commercial area: 600 percent (however, 500 percent within the historical center);
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;
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 the following relevant 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; Ordinance No. 6325, Sep. 29, 2016>
1. Commercial area: 500 percent;
2. Quasi-residential area: 320 percent;
3. Exclusive residential area; 100 percent;
4. Class 1 general residential area: 120 percent;
5. Class 2 general residential area: 160 percent;
6. Class 3 general residential area: 200 percent.
(3) Notwithstanding paragraph (1) 7 through 9, a floor area ratio set forth in attached Table 3 shall apply where a residential complex building (any building combined with multi-family housing uses and non-residential uses) under Article 31 (1) 1, 32 (1) 2 or 33 (1) 1 is constructed in a commercial area. <Amended by Ordinance No. 6545, Jul. 13, 2017; Ordinance No. 6673, Sep. 21, 2017>
(4) Notwithstanding paragraph (1) 13, the floor area ratio of a multi-family 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; Ordinance No. 6189, Mar. 24, 2016; Ordinance No. 6526, May 18, 2017; Ordinance No. 7093, Mar. 28, 2019>
1. The floor area ratio of a multi-family housing building, a residential building for the elderly's welfare, an officetel, and a communal

living facility (including buildings built for other combined use) shall be 250 percent: Provided, That where strategic industrial reconstruction is deemed necessary and any facility for the rental industry (referring to a facility supplied by the Mayor for lease in order to provide small manufacturing facilities, industrial facilities, etc. or a building site for the installation of such facilities; hereinafter the same shall apply) is included therein, the floor area ratio shall be 400 percent;
2. Notwithstanding the main sentence of subparagraph 1, in cases of the public rental housing units under subparagraph 1 (a) of Article 2 of the Special Act on Public Housing, the public-supported private rental housing units under subparagraph 4 of Article 2 of the Special Act on Private Rental Housing, and the long-term general private rental housing units under subparagraph 5 of the same Article, the floor area ratio of the leased part and one third of the leased part may be additionally permitted, and the floor area ratio in such cases shall be 300 percent;
3. Notwithstanding the main sentence of subparagraph 1, the floor area ratio of a multi-family housing building, a residential building for the elderly's welfare, and an officetel (including buildings built for other combined use) shall be 300 percent, if such building includes national rental housing units under Article 2 (1) 2 of the Enforcement Decree of the Special Act on Public Housing, happy-housing units under subparagraph 3 of the same paragraph, housing units for long-term lease on a deposit basis under subparagraph 4 of the same paragraph, public-supported private rental housing units under subparagraph 4 of Article 2 of the Special Act on Private Rental Housing, or the long-term general private rental housing units under subparagraph 5 of the same Article;
4. Deleted; <by Ordinance No. 7261, Jul. 18, 2019>
5. Notwithstanding the main sentence of subparagraph 1, in cases of a dormitory building to be constructed in an industrial complex that falls under any item of subparagraph 8 of Article 2 of the Industrial Sites and Development Act based upon any of the various plans under the Industrial Sites and Development Act or the Industrial Cluster Development and Factory Establishment Act, the floor area ratios in such cases shall be 400 percent (including cases where a dormitory is to be built for any combined use other than multi-family housing building, residential building for the elderly's welfare, officetel, or a communal living facility);
6. Notwithstanding the main sentence of subparagraph 1, the floor area ratio set forth in attached Table 2-2 shall apply to an industrial complex building (a building with combined use of industrial facilities set forth in subparagraph 3 of attached Table 2 and multi-family housing, etc.) to be constructed in a quasi industrial area under subparagraph 1 (c) of Article 35.
(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 plan, 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 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 (6) 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; Ordinance No. 5826, Jan. 2, 2015>
(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 Government to such an extent as provided for in this Article, Article 52 of the Act and Article 46 of the Decree. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 7093, Mar. 28, 2019>
(8) Notwithstanding paragraphs (1) 3 through 6 and (4), the floor area ratio in a traditional market subject to approval of a plan for the implementation of market maintenance and improvement projects in a general residential area, that in a quasi-residential area, and that in a quasi-industrial area shall not exceed 400 percent, 450 percent, and 400 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, landscape, 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. 4569, Oct. 1, 2007; 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 (8) 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; Ordinance No. 5826, Jan. 2, 2015>
(11) Notwithstanding paragraph (1) 2, the floor area ratios in a Class 2 exclusive residential area within a district in which a Newtown project is implemented 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 Government. <Newly Inserted by Ordinance No. 4230, Sep. 24, 2004; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 7046, Mar. 28, 2019>

(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 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 specified in the master plan for the maintenance and improvement of urban and residential environment (an urban renewal-type redevelopment project) shall apply to the extent of 800 percent, if an urban renewal-type redevelopment project is implemented within the historical center. <Newly Inserted by Ordinance No. 4251, Jan. 5, 2005; Ordinance No. 6300, Jul. 14, 2016; Ordinance No. 6899, Jul. 19, 2018>

(14) Notwithstanding paragraph (1), in cases of a rental house which may be additionally built during the rental period of rental houses under subparagraph 1 (a) of Article 2 of the Special Act on Public Housing and subparagraph 4 or 5 of Article 2 of the Special Act on Private Rental Housing in an area falling under paragraph (1) 1 through 6 under Article 85 (3) of the Decree, the floor area ratio in such cases shall be as follows: Provided, That where the operator of construction of rental housing files an application for the floor area ratio not more than the following standards, it shall apply thereto: <Amended by Ordinance No. 5925, May 14, 2015; Ordinance No. 6189, Mar. 24, 2016>

1. Where the obligatory rental period is not less than 20 years: 20 percent of the floor area ratio set forth in paragraph (1);
2. Where the obligatory rental period is not less than 8 years: 15 percent of the floor area ratio set forth in paragraph (1).

(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 Government. <Newly Inserted by Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008; Ordinance NO, 6303, Jul. 14, 2016>

(16) Notwithstanding paragraph (1) 5 and 6, in cases of construction of national rental housing units under Article 2 (1) 2 of the Enforcement Decree of the Special Act on Public Housing, happy-housing units under subparagraph 3 of the same paragraph, multi-family housing or a residential complex building that includes housing units for long-term lease on a deposit basis under subparagraph 4 of the same paragraph in an area prescribed by rule of the Seoul Government, the floor area ratio for Class 3 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; Ordinance No. 6300, Jul. 14, 2016; Ordinance No. 6526, May 18, 2017>

(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) or (c) of the Enforcement Decree of the Tourism Promotion Act is built in an area under paragraph (1) 6 through 10 (including the historical center), 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 Government. <Newly Inserted by Ordinance No. 4861, Sep. 29, 2009; Ordinance No. 5153, Jul. 28, 2011; Ordinance No. 6300, Jul. 14, 2016>

(18) Notwithstanding paragraph (1), where a subway exit, ventilating opening, switch box, etc. (hereinafter referred to as "subway exit, etc.") 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 Committee: <Newly Inserted by Ordinance No. 4978, Apr. 22, 2010; Ordinance No. 5826, Jan. 2, 2015>

1. Where such a facility is installed on a building site: Not more than the result calculated by the formula "Floor area ratio × (Building coverage area of the subway exit, etc./Area of the building site)";
2. Where such a facility is installed in a building: Not more than the result calculated by the formula "Floor area ratio × (Gross floor area of the subway exit, etc./Gross floor area of the building)".

(19) Notwithstanding paragraph (1), the ratios relaxed pursuant to Article 85 (5) of the Decree shall not exceed 120 percent of the building-to-land ratios of the relevant specific-use area. <Newly Inserted by Ordinance No. 5755, Oct. 20, 2014>

(20) Where a person who intends to construct a building pursuant to Article 78 (6) of the Act and Article 85 (11) of the Decree intends to donate a social welfare facility referred to in Article 85 (10) of the Decree after installing it on part of the relevant site, he or she may construct the building additionally at a floor area ratio relaxed pursuant to Article 42-2 (2) and Article 46 (1) of the Decree, within a range not exceeding twice the total floor area of the facility to be donated: Provided, That the relevant floor area

ratio shall not exceed the following standards: <Newly Inserted by Ordinance No. 6069, Jan. 7, 2016>
1. 120 percent of the floor area ratio set forth in paragraph (1);
2. The range of the floor area ratio applicable to the relevant specific-use areas set forth in Article 85 (1) of the Decree.
(21) Social welfare facilities prescribed by urban or Gun planning ordinance referred to in Article 85 (10) 3 of the Decree mean social welfare facilities set forth in Article 107 of the Rules on the Decision, Structure, and Installation Standards of Urban or Gun Planning Facilities. <Newly Inserted by Ordinance No. 6069, Jan. 7, 2016>
(22) Notwithstanding paragraph (1) 6, if at least 1/2 of the increasing floor area ratio is additionally secured for public rental housing referred to in subparagraph 1 (a) of Article 2 of the Special Act on Public Housing in a quasi-residential area, the maximum floor area ratio shall be 500 percent. <Newly Inserted by Ordinance No. 7093, Mar. 28, 2019>
(23) Where any of the following dormitories used by students of a school under Article 2 of the Higher Education Act is to be constructed in any area referred to in paragraph (1) 2 through 6, the floor area ratio may be relaxed to the extent of not more than 20 percent of the floor area ratio of the relevant specific-use area under paragraph (1), after deliberation of the Urban Planning Committee of the Seoul Government: <Newly Inserted by Ordinance No. 7261, Jul. 18, 2019>
1. A dormitory constructed by any of the following persons outside the school site which is an urban planning facility:
(a) The State or a local government;
(b) A school foundation under the Private School Act;
(c) The Korea Advancing Schools Foundation under the Korea Advancing Schools Foundation Act;
(d) The Korea Student Aid Foundation under the Act on the Establishment of Korea Student Aid Foundation;
(e) A corporation established by individual or joint investment made by any of the persons referred to in items (a) through (d);
2. A dormitory within a school site, which is an urban planning facility.

SECTION 6 SPECIAL EXCEPTIONS FOR EXISTING BUILDINGS

Article 55-2 (Special Exceptions for Existing Buildings)

SECTION 6 SPECIAL EXCEPTIONS FOR EXISTING BUILDINGS"Unless air pollutant emissions or wastewater discharges are increased" in Article 93 (6) of the Decree means a case that does not fall under any of the following cases: <Amended by Ordinance No. 4926, Jan. 7, 2010; Ordinance No. 6069, Jan. 7, 2016; Ordinance No. 6961, Jan. 3, 2019>
1. Where a business discharges specific air pollutants under subparagraph 9 of Article 2 of the Clean Air Conservation Act;
2. Where a facility that discharges an air pollutant under subparagraph 11 of Article 2 of the Clean Air Conservation Act falls under Class 1 through Class 3 business establishments under attached Table 1 of the Enforcement Decree of the said Act;
3. Where a business discharges specific water pollutants under subparagraph 8 of Article 2 of the Water Environment Conservation Act: Provided, That the foregoing shall not apply where a wastewater non-discharge facility is installed and operated with permission in accordance with Article 34 of the said Act;
4. Where a facility that discharges wastewater under subparagraph 10 of Article 2 of the Water Environment Conservation Act falls under Class 1 through Class 4 business establishments under attached Table 13 of the Enforcement Decree of the said Act.

SECTION 7 MANAGEMENT OF DEVELOPMENT RESTRICTION ZONES

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

SECTION 7 MANAGEMENT OF DEVELOPMENT RESTRICTION ZONESThe 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]

COMMITTEE OF SEOUL METROPOLITAN
GOVERNMENT

SECTION 1 OPERATION, ETC. OF URBAN PLANNING COMMITTEE OF SEOUL METROPOLITAN GOVERNMENT

Article 56 (Functions)

SECTION 1 OPERATION, ETC. OF URBAN PLANNING COMMITTEE OF SEOUL METROPOLITAN GOVERNMENTThe functions of the Urban Planning Committee of the Seoul Government shall be as follows: <Amended by Ordinance No. 4629, May 29, 2008; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 5826, Jan. 2, 2015>

1. Deliberation or advice on matters on which the Urban Planning Committee of the Seoul Government shall deliberate or give advice under the Act, any other related statutes and regulations, or this Ordinance;
2. Deliberation or advice on urban planning determined by the Mayor;
3. Where matters subject to deliberation of the Central Urban Planning Committee from among those which fall under authority of the Minister of Land, Infrastructure and Transport are delegated to the Mayor, the deliberation on such matters;
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 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 Government shall be appointed or commissioned by the Mayor from among its members, and the Vice Chairperson thereof shall be elected by and from among its members. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(3) Members of the Urban Planning Committee of the Seoul 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 2/3 of the number of all the members of the Urban Planning Committee of the Seoul Government: <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010; Ordinance No. 6851. Mar. 22, 2018>
1. Four to five members of the Seoul Metropolitan Council;
2. Four public officials of the Seoul Government;
3. 17 to 21 persons who have knowledge and experience in affairs related to urban planning such as land utilization, construction, housing, landscape, traffic, environment, prevention against natural disasters, culture, information and communications, urban design, landscaping, etc.
(4) The term of office of those members who fall under paragraph (3) 3 shall be two years, and consecutive appointment may be permitted only once: 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 or her predecessor. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 6189, Mar. 24, 2016>
(5) Where a member falling under paragraph (3) 3 is recommissioned within one year after he or she is dismissed, he or she shall be construed as being appointed consecutively. <Newly Inserted by Ordinance No. 6776, Jan. 4, 2018>
(6) The Chairperson shall exercise the overall control of the affairs of the Urban Planning Committee of the Seoul Government, and shall convene a meeting of the Urban Planning Committee of the Seoul Government and preside over it. <Amended by Ordinance No. 6776, Jan. 4, 2018>
(7) The Vice Chairperson shall assist the Chairperson, and shall act on behalf of the Chairperson if the Chairperson is not able to perform his or her duties for any unavoidable reason. <Amended by Ordinance No. 6776, Jan. 4, 2018>
(8) If neither the Chairperson nor the Vice Chairperson is able to perform his or her duties for any unavoidable reason, any member who is, in advance, designated by the Chairperson shall act on behalf of him or her. <Amended by Ordinance No. 6776, Jan. 4, 2018>
(9) A majority of all the incumbent members of the Urban Planning Committee of the Seoul 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 any decision thereof shall require the concurring vote of a majority of those present. In such cases, the Chairperson shall have a vote. <Amended by Ordinance No. 4926, Jan. 7, 2010; Ordinance No. 6776, Jan. 4, 2018>
(10) The Urban Planning Committee of the Seoul 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 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; Ordinance No. 6776, Jan. 4, 2018>
(11) The executive secretary of the Urban Planning Committee of the Seoul Government shall take charge of general affairs of that Committee under the Chairperson's orders, and a clerk shall assist the executive secretary. <Amended by Ordinance No. 6776, Jan. 4, 2018>

Article 58 (Subcommittees)

(1) The Urban Planning Committee of the Seoul 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; Ordinance No. 6851, Mar. 22, 2018>
1. Subcommittee I: Deliberation on matters concerning a plan for the alteration of a specific-use area, etc. 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 Improvement of Urban Areas and Residential Environments;
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 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 Government from among its members, and the members of the Urban Planning Committee of the Seoul 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 by and from among its members.
(5) A majority of all the incumbent members of a subcommittee shall constitute a quorum of the meeting thereof and any decision thereof shall require the concurring vote of a majority of those present.
(6) Any deliberation and resolution made by a subcommittee on any such matters designated by the Urban Planning Committee of the Seoul 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 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 Government.

Article 58-2 (Disqualification of or Refrainment byMembers)

(1) If a member of the Urban Planning Committee of the Seoul Government or its subcommittee falls under any of the items of Article 113-3 of the Act or any of the items of Article 113-2 of the Decree, he or she shall be disqualified from deliberation and advisory services on the agenda item at issue. <Amended by Ordinance No. 5826, Jan. 2, 2015>

(2) If a member falls under paragraph (1), he or she shall file an application for disqualification from deliberation or advisory services on the agenda item at issue, and shall notify the executive secretary thereof not later than three days before the day of holding a meeting. <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010; Ordinance No. 5826, Jan. 2, 2015>
(3) When the chairperson deems that a member falls under paragraph (1) or (2) with regard to a relevant agenda item, he or she shall, ex officio or upon the member's application for abstention, make a decision on whether to disqualify the member before holding the meeting. <Amended by Ordinance No. 5826, Jan. 2, 2015>

Article 58-3 (Dismissal of Members)

(1) The Mayor may dismiss a member, even during his or her term, where following causes occur: <Amended by Ordinance No. 6673, Sep. 21, 2017>
1. When a member himself or herself wants dismissal;
2. When it is deemed that a member is unable to attend the meeting of the Urban Planning Committee for more than three months due to disease or any other cause;
3. When a member is disqualified in the relevant field;
4. When a member diverges a secret obtained in relation with the affairs of the Urban Planning Committee;
5. When a member fails to file an application for abstention, although he or she falls under Article 58-2 (1), and thereby impedes fairness;
6. When a resolution of disciplinary action is required by the Chairman of the Board of Audit and Inspection or the Mayor for a member among those commissioned pursuant to Article 57 (3) 3.
(2) Where a member was dismissed since he or she committed various crimes or violated Acts or seriously impeded the affairs of the Urban Planning Committee, he or she shall not be recommissioned. <Amended by Ordinance No. 6673, Sep. 21, 2017>
[This Article Newly Inserted by Ordinance No. 5826, Jan. 2, 2015]

Article 59 (Submission of Materials and Explanation of Proposal)

(1) The Urban Planning Committee of the Seoul 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 Government considers it necessary to do so.
(2) The head of a Gu concerned may attend the Urban Planning Committee of the Seoul Government and present his or 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 Government.
(3) In deliberating upon a draft urban management plan proposed by a private business entity for the construction, etc. of a multi-family housing, the Urban Planning Committee of the Seoul Government may, upon request of the private business entity, hear its opinions according to the procedures provided for by rule of the Seoul Government. <Newly Inserted by Ordinance No. 4666, Jul. 30, 2008>
(4) Where any alteration is made in any major contents of an urban management plan 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 policy maker, 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 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 statute or regulation.

Article 61 (Minutes)

(1) The Chairperson of the Urban Planning Committee of the Seoul 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 disclose minutes of a meeting of the Urban Planning Committee, he or she shall make the minutes available to the public pursuant to Article 113-2 of the Act and Article 113-3 of the Decree in accordance with the following standards: <Amended by Ordinance No. 6189, Mar. 24, 2016>
1. An agenda item on which deliberation has ended: To be disclosed 30 days after the end date of the deliberation;
2. An agenda item on which deliberation has been deferred: To be disclosed three months after the date of the first deliberation;
3. An agenda item reintroduced after the lapse of the period prescribed in subparagraph 2: To be disclosed 30 days after the deliberation, notwithstanding the end or deferment of deliberation.
(3) Perusal shall be used as a method of disclosing the minutes under paragraph (2). <Newly Inserted by Ordinance No. 5197, Oct. 27, 2011>

Article 62 (Allowances)

The Mayor may pay allowances and travel expenses to those members and stenographers who are not public officials belonging to the Seoul Government within the budget according to the Seoul Metropolitan Ordinance on the Payment of Committee Allowances and Travel Expenses. <Amended by Ordinance No. 7093, Mar. 28, 2019>

Article 63 (Operation of Joint Committee)

(1) Articles 56, 57 (2) and (6) through (11), 58 (2) through (6), 58-2, 58-3 and 59 through 62 shall apply mutatis mutandis to the operation of the Joint Committee. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 6776, Jan. 4, 2018>
(2) Where necessary for dealing of affairs, authority of which are delegated pursuant to Article 68 (1), the autonomous Gu Joint Committee may be established and operated. <Newly Inserted by Ordinance No. 5826, Jan. 2, 2015>

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 landscape, 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 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 58-2 and 62 shall apply mutatis mutandis to the operation of the Advisory Group. <Amended by Ordinance No. 6776, Jan. 4, 2018>
(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 STANDING URBAN PLANNING GROUP

Article 64 (Establishment and Functions)

SECTION 2 STANDING URBAN PLANNING GROUP(1) A standing urban planning group (hereinafter referred to as "planning group") shall be established in the Urban Planning Committee of the Seoul 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. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010; Ordinance No. 6673, Sep. 21, 2017>
1. Examination of any urban master plan or urban management plan drafted by the Mayor;
2. Any planning, direction, investigation and research concerning the urban planning commissioned by the Mayor;
3. Any investigation and research requested by the following committees:

(a) The Urban Planning Committee of the Seoul Government established under Article 113 (1) of the National Land Planning and Utilization Act;
(b) The Urban Renewal Committee of the Seoul Government established under Article 21 (1) of the Seoul Metropolitan Government Ordinance on the Facilitation of Urban Renewal;
(c) The Urban Regeneration Committee of the Seoul Government established under Article 6 (1) of the Seoul Metropolitan Government Ordinance on the Promotion of and Support for Urban Renewal;
(d) The Market Improvement Project Deliberation Committee of the Seoul Government established under Article 36 (1) of the Special Act on the Development of Traditional Markets and Shopping Districts;
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 public officials in general term and not more than five public official in a flexible time, fixed term position, including the leader and research fellows. <Amended by Ordinance No. 5750, Oct. 20, 2014>
(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 Government shall take general charge of the operation of the planning group and exercise 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 or 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 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, etc. of the leader and the research fellows of the planning group, the Decree on the Appointment of Local Public Officials shall apply. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 5750, Oct. 20, 2014; Ordinance No. 5826, Jan. 2, 2015>
(2) Research expenses, travel expenses, etc. may be paid to the public official in a flexible time, fixed term position of the planning group, to such an extent as the relevant budget permits. <Amended by Ordinance No. 5750, Oct. 20, 2014>

CHAPTER X SUPPLEMENTARY PROVISIONS

Article 68 (Delegation of Authority)

CHAPTER X SUPPLEMENTARY PROVISIONS(1) Such affairs as provided for in attached 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>
(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 attached thereto.
(3) Where the head of a Gu deals with such affairs as provided for in subparagraphs 1 through 10 of attached Table 4 from among those delegated under paragraph (1), he or she shall report the results thereof to the Mayor. <Amended by Ordinance No. 4666, 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) 9 of the Enforcement Rule of the Framework Act on the Regulation of Land Use shall be as follows: <Amended by Ordinance No. 6300, Jul. 14, 2016; Ordinance No. 7093, Mar. 28, 2019>
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 attached 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 attached 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. "Historical center" referred to in Article 54 (5);
5. Building lines designated and publicly notified by the head of a Gu pursuant to Article 31 (2) of the Enforcement Decree of the Building Act.
[This Article Wholly Amended by Ordinance No. 5153, Jul. 28, 2011]

Article 69 (Procedures for Collection of Administrative Fines)

Procedures for the collection of administrative fines 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 Government. <Amended by Ordinance No. 4666, Jul.