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 GENERAL PROVISIONS

Article 1 (Purpose)

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

Article 2 (Fundamental Direction of Urban Planning and Management)

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

CHAPTER METROPOLITAN PLANNING AND FUNDAMENTAL URBAN PLANNING

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

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

Article 4 (Establishment of Fundamental Urban Planning)

(1) The Mayor shall develop a fundamental urban planning of Seoul for zones which fall within his/her jurisdiction under Article 18 (1) of the Act. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(2) The Mayor may have the heads of Gus submit such draft plans for zones within their jurisdiction as related to the establishment or modification of the fundamental urban planning of Seoul.
(3) The urban management planning and any other planning related to urban development and management developed by the Mayor shall be conformed to the fundamental urban planning of Seoul. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(4) The Mayor may include the existent circumstances of urban ecology in the contents of basic investigation necessary for the establishment of the sustainable fundamental urban planning of Seoul.

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

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

CHAPTER DRAFTING OF URBAN MANAGEMENT PLANNING

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

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

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

(1) If the Mayor intends to hear residents' opinions on the drafting of an urban management planning under Article 28 (3) and (4) of the Act, he/she shall publicly announce the major contents of the draft urban management planning in two or more daily newspapers which are distributed primarily in Seoul and on a drafting agency's home page on the Internet and shall make the said draft urban management planning available to the public for 14 or more days. <Amended by Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4666, Jul. 30, 2008>
(2) Any person who has an opinion on the details of any such draft urban management planning publicly announced under paragraph (1), may present a written opinion to the Mayor within any inspection period as fixed under the said paragraph. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(3) The Mayor shall examine whether or not to reflect the opinion presented under paragraph (2) in the drafting of the urban management planning within 60 days after the expiration of the inspection period and notify the person who presents that opinion of the results of such examination. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(4) If the Mayor intends to reflect the opinion presented under paragraph (2) of this Article in the draft urban management planning, he/she shall, when the contents of such opinion are any modification of matters which do not fall under any subparagraph of Article 25 (3) and (4) of the Decree, publicly re-announce those contents, allow the public to inspect them and hear the opinions of residents thereon. <Amended by Ordinance No. 4666, Jul. 30, 2008>

(5) The provisions of paragraphs (1) through (3) shall apply mutatis mutandis to such re-announcement and re-inspection as provided for in paragraph (4). <Amended by Ordinance No. 4666, Jul. 30, 2008>

CHAPTER DESIGNATION OF SPECIFIC-USE DISTRICTS

Article 8 (Subdivision of Scenery District)

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

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

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

Article 8-2 (Subdivision of Fine View District)

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

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

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

Article 9 (Designation of Specific-Use Districts)

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

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

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

CHAPTER MANAGEMENT OF URBAN PLANNING FACILITIES

Article 10 (Management of Urban Planning Facilities)

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

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

Matters concerning fees for the occupation or use of utility tunnels as provided for in Article 44 (5) of the Act shall be governed by the Seoul Metropolitan Government Ordinance on the Collection of Fees for the Occupation, Use and so on of Utility Tunnels. <Amended by Ordinance No. 4666, Jul. 30, 2008>

Article 12 (Expenses for Management of Utility Tunnels, Methods of Such Management, etc.)

Necessary matters concerning expenses for and methods of the management of utility tunnels as well as the composition, operation and so on of the Utility Tunnel Management Council as provided for in Article 39 (7) of the Decree shall be governed by

the Seoul Metropolitan Government Ordinance on the Collection of Fees for the Occupation, Use and so on of Utility Tunnels and the Seoul Metropolitan Government Ordinance on the Management of Roads and Other Essential Public Facilities. <Amended by Ordinance No. 4666, Jul. 30, 2008>

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

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

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

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

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

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

CHAPTER DISTRICT-UNIT PLANNING

Article 16 (Area Subject to Designation of Class District-unit Planning Zone)

CHAPTER DISTRICT-UNIT PLANNING(1) The Mayor may designate an area provided for in any of the following subparagraphs as Class district-unit planning zone (hereinafter referred to as the "district-unit planning zone") under Article 43 (1) 8 of the Decree: <Amended by Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008>
1. An area in which it is necessary for public facilities and urban environment to be maintained and improved;
2. An area in which it is necessary for the use, building coverage ratio, floor area ratio, height, etc. of a building to be managed according to plans in order to enhance urban fine view as well as to create satisfactory environment;
3. An area in which it is necessary for the peculiarity and vitalization of the area to be promoted by introducing cultural function and venture industry;
4. An area in a quasi industrial area in which residences, factories and so on are mixed and located and in which it is necessary for the environment to be maintained and improved according to plans;
5. An area in which detached houses and other low-rise houses are densely aggregated and the planned maintenance or improvement of which is required;
6. An area in which any planned development and public financial assistance are required in order to attain the purpose of balanced regional development and so on; and
7. An area in which any private capital-invested railroad station building is to be constructed.

(2) If a land owner intends to construct a collective housing (limited to an apartment house) in any area falling under any subparagraph of paragraph (1) of this Article or any subparagraph of Article 43 (1) of the Decree, the Mayor shall, when the scale and so on of the collective housing correspond to any such scope or area as prescribed by rule of the Seoul Metropolitan Government, designate the prearranged site for the construction of the said houses as a district-unit planning zone: Provided, That this shall not apply if any plan for land utilization and construction in the said area is established under any other Acts. <Amended by Ordinance No. 4666, Jul. 30, 2008>

Article 17 (Request for Advice to Urban Planning Committee)

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

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

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

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

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

Article 19-2 (Management, etc. of Returned Money)

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

CHAPTER PERMISSION FOR DEVELOPMENT ACTS

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

CHAPTER PERMISSION FOR DEVELOPMENT ACTSAny minor development act exempted from obtainment of permission under the proviso to Article 53 of the Decree shall be as follows: <Amended by Ordinance No. 4666, Jul. 30, 2008>

1. An act of installing any structure the weight of which is not more than 30 tons, the bulk of which is not more than 30 cubic meters and the horizontal projection area of which is not more than 15 square meters;
2. An act of gathering any soil or stones the bulk of which is not more than 30 cubic meters from the land the gathering area of which is not more than 15 square meters; and
3. An act of piling up the goods on the land the area of which is not more than 15 square meters to such an extent that the gross weight is not more than 30 tons and the gross bulk is not more than 30 cubic meters.

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

(1) In granting permission for development acts under Article 57 (4) of the Act, the Mayor shall examine the following matters and may, if necessary, impose conditions: <Amended by Ordinance No. 4666, Jul. 30, 2008>
1. Whether or not the said development acts are appropriate for the public interest;
2. Whether or not the said development acts protect the interested persons;
3. Whether or not the said development acts impair the environment, scenery, traffic, fine view and so on of adjacent areas;
4. Whether or not the said development acts have the historical, cultural and folk value and are able to conserve that value;
5. Whether or not measures such as landscaping, disaster prevention and so on are necessary; and
6. Whether or not to ensure such public facilities as provided for in other related Acts and subordinate statutes.
(2) The Mayor may permit acts of altering the shape and quality of any land, acts of gathering any soil or stones and acts of piling up the goods on the land the area of which for piling up those goods is at least 1,000 square meters, only if the Urban Planning Committee of the Seoul Metropolitan Government deliberates thereon.

Article 22 (Performance Security, etc.)

(1) Public organizations which may be exempted from the deposit of any performance security under Article 60 (1) 3 of the Act shall be local public corporations and local public authorities established by the Seoul Metropolitan Government or autonomous Gus under the Local Public Enterprises Act. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(2) The amount of any performance security shall, in accordance with Article 59 (2) of the Decree, be an amount equivalent to 20 percent of the total expenses incurred in respect of development acts. <Amended by Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4666, Jul. 30, 2008>
(3) Any performance security referred to in paragraph (2) of this Article may be deposited in cash under the Seoul Metropolitan Government Rules on Finance and Accounting or may be substituted by a written security, etc. referred to in any subparagraph of Article 37 (2) of the Enforcement Decree of the Act on Contracts to which the State is a Party. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(4) If a person who obtains permission for development acts (hereinafter referred to as the "permittee") fails to implement the relevant construction within the permission period after the commencement of such construction or to take measures, etc. to prevent any disaster, the Mayor shall require the permittee to take other measures including such implementation.
(5) If the permittee fails to take measures provided for in paragraph (4), the Mayor may take such measures through vicarious administrative execution under the Administrative Vicarious Execution Act by means of any deposited performance security in order to prevent any disaster due to the suspension, etc. of construction works. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>

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

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

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

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

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

SECTION 1 RESTRICTIONS ON ACTS IN SPECIFIC-USE AREAS

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

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

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

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

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

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

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

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

1. A Class neighboring living facility set out in subparagraph 4 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding such living facilities the total floor space of which used therefor is at least 1,000 square meters, karaoke bars and massage parlors);
2. An exhibition hall, a zoological garden and a botanical garden (limited to those built on a site abutting on a road not less than 12 meters wide and along the road by not less than 12 meters), among culture and assembly facilities set out in subparagraph 5 of annexed Table 1 of the Enforcement Decree of the Building Act (Provided, That the foregoing shall not apply to an exhibition hall, a gallery, or a memorial, if its total floor area used for its principal purpose of business is less than 1,000 square meters); <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4926, Jan. 7, 2010>
3. A religious assembly place which does not fall under Class neighboring living facilities, among religious facilities set out in subparagraph 6 of annexed Table 1 of the Enforcement Decree of the Building Act;
4. A charnel house constructed in a religious assembly place (limited to that in which 750 or less ashes repose), among religious facilities set out in subparagraph 6 of annexed Table 1 of the Enforcement Decree of the Building Act; <Newly Inserted by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4926, Jan. 7, 2010>
5. A research and education facility set out in subparagraph 10 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding an educational institute);
6. A youth hostel (limited to that constructed on a site abutting, to the extent of 20 or more meters, on any such road not less than 15 meters in width) among training facilities set out in subparagraph 12 of annexed Table 1 of the Enforcement Decree of the Building Act;
7. A sports facility set out in subparagraph 13 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding a golf practice range in which an outdoor steel tower is installed, and limited to sports facilities constructed on a site abutting, to the extent of 12 or more meters, on any such road not less than 12 meters in width);
8. A parking lot among facilities related to automobiles set out in subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act.

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

(1) The number of floors of a building which may be constructed in a Class general residential area under subparagraphs 1 and 2 of annexed Table 5 of the Decree shall be not more than 12: Provided, That this shall not apply to the following: 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>

1. The number of floors of a building in an area in which buildings with five or less floors are densely aggregated and which the Mayor designates and publicly announces after deliberation by the Urban Planning Committee of the Seoul Metropolitan Government for the purpose of preventing the impairment of the urban scenery due to any rapid and sudden change in a skyline, shall be not more than seven;
2. The number of floors of a building in a traditional marketplace subject to approval for a plan for the implementation of market maintenance and improvement projects under Article 37 of the Special Act on the Nurturing of Traditional Markets and Shopping Malls (hereinafter referred to as the "traditional marketplace subject to approval of a market maintenance and improvement project implementation plan"), may be not more than 15 after deliberation by the Market Improvement Project Deliberation Committee;
3. The number of floors of an apartment house set out in subparagraph 2 (a) of annexed Table 1 of the Enforcement Decree of the Building Act (hereinafter referred to as the "specially managed apartment house"), among specially managed facilities referred to in Article 26 (1) 5 of the Framework Act on the Management of Disasters and Safety may be not more than 15 in a balanced development project district or industrial development promotion district, and 10 in an area referred to in subparagraph 1 of this paragraph after deliberation by the Urban Planning Committee of the Seoul Metropolitan Government; and
4. Where an apartment building under subparagraph 2 (a) of annexed Table 1 of the Enforcement Decree of the Building Act is to be built, the average number of floors of such an apartment building shall be determined through deliberation by the Urban Planning Committee of the Seoul Metropolitan Government within the maximum of 12 floors, but the average number of floors of such an apartment building may be determined within the maximum of seven floors, if the building is to be built in a zone under subparagraph 1: Provided, That the average number of floors may be varied through deliberation by the Urban Planning Committee of the Seoul Metropolitan Government in any of the following cases: Provided, That if part of a site prearranged for a project is donated as a site for public facilities, the average number of floors shall be determined through deliberation by the Urban Planning Committee of the Seoul Metropolitan Government within the maximum of 18 floors, but the average number of floors may be determined within the maximum of 13 floors, if the building is to be built in a zone under subparagraph 1. <Newly Inserted by Ordinance No. 4375, Mar. 16, 2006; Ordinance No. 4766, Apr. 22, 2009; Ordinance No. 4926, Jan. 7, 2010>

(a) and (b) Deleted. <by Ordinance No. 4926, Jan. 7, 2010>

(2) The term "average number of floors" used in paragraph (1) 4 means the number of floors obtained by dividing the total ground floor space of an apartment house by a standard area provided for by rule of the Seoul Metropolitan Government. <Amended by Ordinance No. 4375, Mar. 16, 2006; Ordinance No. 4666, Jul. 30, 2008>
(3) Buildings set out in each item of subparagraph 1 of annexed Table 5 of the Decree and those set out in subparagraph 2 of that Table, falling under the following subparagraphs, may be constructed in a Class general residential area: Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008>
1. A Class neighboring living facility set out in subparagraph 4 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding a karaoke bar and a massage parlor);
2. A building falling under any of the following items among culture and assembly facilities set out in subparagraph 5 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A performing place and an assembly place (limited to that the total floor space of which used therefor is less than 2,000 square meters); and
(b) An exhibition hall, a zoological garden and a botanical garden (limited to that the total floor space of which used therefor is less than 2,000 square meters, if they are constructed on a site abutting on any such road less than 12 meters in width);
3. A building falling under any of the following items among sales facilities set out in subparagraph 7 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A retail market or a store the total floor space of which used therefor is less than 2,000 square meters (limited to that constructed on a site abutting on any such road not less than 20 meters in width); and
(b) A reconstructed wholesale market or retail market the total floor space of which is not more than three times that used for the previous relevant purpose or the site area of which is not more than two times that used therefor;
4. A hospital among medical facilities set out in subparagraph 9 of annexed Table 1 of the Enforcement Decree of the Building Act;
5. A research and education facility set out in subparagraph 10 of annexed Table 1 of the Enforcement Decree of the Building Act:
6. A training facility set out in subparagraph 12 of annexed Table 1 of the Enforcement Decree of the Building Act (limited to youth hostels constructed on a site abutting, to the extent of 20 or more meters, on any such road not less than 15 meters in width, in cases thereof);
7. A sports facility set out in subparagraph 13 of annexed Table 1 of the Enforcement Decree of the Building Act (limited to that the total floor space of which used therefor is less than 2,000 square meters, in cases of construction on a site abutting on any such road less than 12 meters in width);
8. A public service facility, a financial establishment and any other offices the total floor space of which used therefor is less than 3,000 square meters, among service facilities set out in subparagraph 14 of annexed Table 1 of the Enforcement Decree of the Building Act;
9. A warehouse facility set out in subparagraph 18 of annexed Table 1 of the Enforcement Decree of the Building Act, the total floor space of which used therefor is less than 1,000 square meters;
10. A building falling under any of the following items among hazardous substance storage and treatment facilities set out in subparagraph 19 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A filling station, a petroleum store and a liquefied gas store;
(b) A facility for the supply of fuel to low-pollution automobiles under the Clean Air Conservation Act; <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
(c) A liquefied petroleum gas station and a high-pressure gas station or storehouse constructed in the place of an urban bus garage; and
(d) A paint and varnish store;
11. A building falling under any of the following items among such facilities related to automobiles as are set out in subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A parking lot;
(b) A car wash; and
(c) A building constructed on the following among garages provided for in the Passenger Transport Service Act or the Trucking Transport Business Act:
a. A site abutting on any such road not less than 12 meters (six meters, in cases of a garage for general taxi transport business or vehicle rental business, and eight meters, in cases of a garage for village bus transport business) in width; and
b. A site located in any zone in which it is deemed that it is not likely to impair the residential environment and which the head of a Gu designates and publicly announces after residents make an inspection thereof and the Urban Planning Committee of the Gu deliberates thereon, taking into account the location, entrance, traffic volume of adjacent areas, regional conditions, etc.;
12. A building falling under any of the following items among such facilities related to animals and plants as are set out in subparagraph 21 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A facility for the growth of crops; <Amended by Ordinance No. 4926, Jan. 7, 2010>
(b) A seed cultivation facility;
(c) A flower and potted tree greenhouse; and

(d) A facility related to plants and similar to any facility falling under any of items (a) through (c) (excluding a zoological garden and a botanical garden);
13. A correctional facility or a defense or military facility under subparagraph 23 of annexed Table 1 of the Enforcement Decree of the Building Act; <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4926, Jan. 7, 2010>
14. A broadcasting and communications facility set out in subparagraph 24 of annexed Table 1 of the Enforcement Decree of the Building Act; and
15. A power plant (limited to a cogeneration plant for regional heating) among power facilities set out in subparagraph 25 of annexed Table 1 of the Enforcement Decree of the Building Act.

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

Buildings set out in each item of subparagraph 1 of annexed Table 6 of the Decree and those set out in subparagraph 2 of that Table, falling under the following subparagraphs, may be constructed in a Class general residential area: Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008>
1. A Class neighboring living facility set out in subparagraph 4 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding a karaoke bar and a massage parlor);
2. A building falling under any of the following items among culture and assembly facilities set out in subparagraph 5 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A performing place and an assembly place (limited to those the total floor space of which used therefor is less than 3,000 square meters: Provided, That the foregoing shall not apply to a building for any purpose of use other than a wedding hall, an off-track horse-race ticket office, and a telephone horse-race betting office, if the building is to be built on a site abutting on a road not less than 20 meter wide); <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4833, Jul. 30, 2009>
(b) An exhibition hall, a zoological garden and a botanical garden (limited to those the total floor space of which used therefor is less than 3,000 square meters, if they are constructed on a site abutting on any such road less than 12 meters in width);
3. A building falling under any of the following items among sales facilities set out in subparagraph 7 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A retail market and a store the total floor space of which used therefor is less than 2,000 square meters (limited to those constructed on a site abutting on any such road not less than 20 meters in width); and
(b) A reconstructed wholesale market or retail market the total floor space of which is not more than four times that used for the previous relevant purpose or the site area of which is not more than two times that used therefor;
4. A hospital among medical facilities set out in subparagraph 9 of annexed Table 1 of the Enforcement Decree of the Building Act;
5. A research and education facility set out in subparagraph 10 of annexed Table 1 of the Enforcement Decree of the Building Act:
6. A training facility set out in subparagraph 12 of annexed Table 1 of the Enforcement Decree of the Building Act (limited to youth hostels constructed on a site abutting, to the extent of 20 or more meters, on any such road not less than 15 meters in width, in cases thereof);
7. A sports facility set out in subparagraph 13 of annexed Table 1 of the Enforcement Decree of the Building Act (limited to sports facilities the total floor space of which used therefor is less than 3,000 square meters, in cases of construction on a site abutting on any such road less than 12 meters in width);
8. A service facility set out in subparagraph 14 of annexed Table 1 of the Enforcement Decree of the Building Act the total floor space of which used therefor is less than 3,000 square meters (limited to a residential office constructed on a site abutting on any such road not less than 20 meters in width, in cases thereof);
9. An apartment house-type factory (limited to that in a zone which the Mayor deems necessary and designates and publicly announces) or a factory for the printing business, record media reproduction business, sewing business (including the clothing braiding business), computer and relevant apparatuses manufacture business, computer-related electronic product assemblage business or bean curd manufacture business which does not fall under any of the following items, among factories set out in subparagraph 17 of annexed Table 1 of the Enforcement Decree of the Building Act (limited to that constructed on a site abutting on any such road not less than eight meters in width: Provided, That this shall not apply when, after deliberation by the Urban Planning Committee of the Seoul Metropolitan Government, the Mayor deems that there is no impediment to traffic, taking into account conditions of areas adjacent to the expected construction place):
(a) That which emits specified substances affecting air as provided for in subparagraph 9 of Article 2 of the Clean Air Conservation Act;
(b) That which falls under an air pollutant emission facility provided for in subparagraph 11 of Article 2 of the Clean Air Conservation Act and which falls under any of Class through Class business places set out in annexed Table 8 of the Enforcement Decree of the said Act;
(c) That which emits specified substances affecting water quality as provided for in subparagraph 8 of Article 2 of the Water Quality and Ecosystem Conservation Act: Provided, That the operation with the permission to establish a waste water non-discharge facility under Article 34 of that Act shall be excluded;

(d) A wastewater-discharging facility under subparagraph 10 of Article 2 of the Water Quality and Ecosystem Conservation Act, which falls under any of Class through Class business establishments under annexed Table 13 of the Enforcement Decree of the said Act; <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
(e) That which emits designated wastes provided for in subparagraph 4 of Article 2 of the Wastes Control Act; and
(f) That which emits such noises or vibrations not less than two times the permissible emission standards provided for in Article 7 of the Noise and Vibration Control Act;
10. A warehouse under subparagraph 18 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding a logistics terminal or a facility for collection and delivery), if its total floor area used for its principal purpose of business is less than 2,000 square meters; <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
11. A building falling under any of the following items among hazardous substance storage and treatment facilities set out in subparagraph 19 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A filling station, a petroleum store and a liquefied gas store;
(b) A facility for the supply of fuel to low-pollution automobiles under the Clean Air Conservation Act; <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
(c) A liquefied petroleum gas station and a high-pressure gas station or storehouse constructed in the place of an urban bus garage; and
(d) A paint and varnish store;
12. A building falling under any of the following items among such facilities related to automobiles as are set out in subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A parking lot;
(b) A car wash; and
(c) A building constructed on the following among garages provided for in the Passenger Transport Service Act or the Trucking Transport Business Act:
a. A site abutting on any such road not less than 12 meters (six meters, in cases of a garage for general taxi transport business or vehicle rental business, and eight meters, in cases of a garage for village bus transport business) in width; and
b. A site located in any zone in which it is deemed that it is not likely to impair the residential environment and which the head of a Gu designates and publicly announces after residents make an inspection thereof and the Urban Planning Committee of the Gu deliberates thereon, taking into account the location, entrance, traffic volume of adjacent areas, regional conditions, etc.;
13. A building falling under any of the following items among such facilities related to animals and plants as are set out in subparagraph 21 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A facility for the growth of crops; <Amended by Ordinance No. 4926, Jan. 7, 2010>
(b) A seed cultivation facility;
(c) A flower and potted tree greenhouse; and
(d) A facility related to plants and similar to any facility falling under any of items (a) through (c) (excluding a zoological garden and a botanical garden);
14. A building falling under any of the following items among correctional and military facilities set out in subparagraph 23 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A correctional facility, a protective probation facility, a rehabilitation and protection facility, or any other facility used for the rehabilitation, care, education, health of criminals (limited to zones deemed unlikely to cause damage to residential environments, which are designated and publicly announced by the competent head of Gu through deliberation by the Gu Urban Planning Committee); <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
(b) A defense or military facility; <Amended by Ordinance No. 4926, Jan. 7, 2010>
15. A broadcasting and communications facility set out in subparagraph 24 of annexed Table 1 of the Enforcement Decree of the Building Act; and
16. A power plant (limited to a cogeneration plant for regional heating) among power facilities set out in subparagraph 25 of annexed Table 1 of the Enforcement Decree of the Building Act.

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

Buildings set out in each item of subparagraph 1 of annexed Table 7 of the Decree and those set out in subparagraph 2 of that Table, falling under the following subparagraphs, may be constructed in a quasi residential area: Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008>
1. A massage parlor among Class neighboring living facilities set out in subparagraph 4 of annexed Table 1 of the Enforcement Decree of the Building Act;
2. A culture and assembly facility set out in subparagraph 5 of annexed Table 1 of the Enforcement Decree of the Building Act;
3. A distribution facility under subparagraph 7 of annexed Table 1 of the Enforcement Decree of the Building Act: <Amended by

Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
(a) through (c) Deleted. <by Ordinance No. 4926, Jan. 7, 2010>
4. A railroad facility among transportation facilities under subparagraph 8 of annexed Table 1 of the Enforcement Decree of the Building Act; <Newly Inserted by Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4926, Jan. 7, 2010>
5. A funeral home among medical facilities set out in subparagraph 9 of annexed Table 1 of the Enforcement Decree of the Building Act;
6. A service facility set out in subparagraph 14 of annexed Table 1 of the Enforcement Decree of the Building Act;
7. A factory set out in subparagraph 17 of annexed Table 1 of the Enforcement Decree of the Building Act which does not fall under any of the following items:
(a) That which emits specified substances affecting air as provided for in subparagraph 9 of Article 2 of the Clean Air Conservation Act;
(b) That which falls under an air pollutant emission facility provided for in subparagraph 11 of Article 2 of the Clean Air Conservation Act and which falls under any of Class through Class business places set out in annexed Table 8 of the Enforcement Decree of the said Act;
(c) That which emits specified substances affecting water quality as provided for in subparagraph 8 of Article 2 of the Water Quality and Ecosystem Conservation Act: Provided, That the operation with the permission to establish a waste water non-discharge facility under Article 34 of that Act shall be excluded;
(d) A wastewater-discharging facility under subparagraph 10 of Article 2 of the Water Quality and Ecosystem Conservation Act, which falls under any of Class through Class business establishments under annexed Table 13 of the Enforcement Decree of the said Act; <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
(e) That which emits designated wastes provided for in subparagraph 4 of Article 2 of the Wastes Control Act; and
(f) That which emits such noises or vibrations as are not less than two times the permissible emission standards provided for in Article 7 of the Noise and Vibration Control Act;
8. A warehouse facility under subparagraph 18 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding a logistics terminal or a facility for collection and delivery); <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4926, Jan. 7, 2010>
9. A building falling under any of the following items among hazardous substance storage and treatment facilities set out in subparagraph 19 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A filling station and a petroleum store;
(b) A liquefied gas agency;
(c) A liquefied gas store;
(d) A liquefied petroleum gas station and a high-pressure gas station or storehouse constructed in the place of an urban bus garage;
(e) A facility for the supply of fuel to low-pollution automobiles under the Clean Air Conservation Act; <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
(f) A paint store;
10. A building falling under any of the following items among such facilities related to automobiles as are set out in subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A parking lot;
(b) A car wash;
(c) An automobile inspection station;
(d) An automobile purchase and sale place;
(e) An automobile maintenance and improvement plant (excluding a comprehensive automobile maintenance and improvement plant);
(f) A driving school and an automobile maintenance and improvement school (including a vocational training center related to driving or automobile maintenance and improvement); and
(g) A garage provided for in the Passenger Transport Service Act or the Trucking Transport Business Act;
11. A building falling under any of the following items among such facilities related to animals and plants as are set out in subparagraph 21 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A facility for the growth of crops; <Amended by Ordinance No. 4926, Jan. 7, 2010>
(b) A seed cultivation facility;
(c) A flower and potted tree greenhouse; and
(d) A facility related to plants and similar to any facility falling under any of items (a) through (c) (excluding a zoological garden and a botanical garden);
12. A building falling under any of the following items among correctional and military facilities set out in subparagraph 23 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A correctional facility, a protective probation facility, a rehabilitation and protection facility, or any other facility used for the

rehabilitation, care, education, health of criminals (limited to zones deemed unlikely to cause damage to residential environments, which are designated and publicly announced by the competent head of Gu through deliberation by the Gu Urban Planning Committee); <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
(b) A defense or military facility; <Amended by Ordinance No. 4926, Jan. 7, 2010>
13. A broadcasting and communications facility set out in subparagraph 24 of annexed Table 1 of the Enforcement Decree of the Building Act; and
14. A power plant (limited to a cogeneration plant for regional heating) among power facilities set out in subparagraph 25 of annexed Table 1 of the Enforcement Decree of the Building Act;
15. A funeral hall under subparagraph 28 of annexed Table 1 of the Enforcement Decree of the Building Act. <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>

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

(1) Buildings set out in each item of subparagraph 1 of annexed Table 8 of the Decree and those set out in subparagraph 2 of that Table, falling under the following subparagraphs, may be constructed in a central commercial area: <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008>
1. A detached house set out in subparagraph 1 of annexed Table 1 of the Enforcement Decree of the Building Act and conjoint with any other uses;
2. A collective housing set out in subparagraph 2 of annexed Table 1 of the Enforcement Decree of the Building Act and is conjoint with any other uses and in which the area used for residence (including the area of incidental facilities) is not more than 70 percent of the total floor space (however, less than 90 percent, in cases of an area falling under the proviso to Article 55 (3) of this Ordinance);
3. A medical facility set out in subparagraph 9 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding an isolation hospital);
4. A research and education facility set out in subparagraph 10 of annexed Table 1 of the Enforcement Decree of the Building Act:
5. A facility for children and aged persons set out in subparagraph 11 of annexed Table 1 of the Enforcement Decree of the Building Act;
6. A training facility set out in subparagraph 12 of annexed Table 1 of the Enforcement Decree of the Building Act;
7. A sports facility set out in subparagraph 13 of annexed Table 1 of the Enforcement Decree of the Building Act;
8. A factory for the publishing business, printing business, gold and silver cutting business, or record media reproduction business which does not fall under any of the following items, among factories set out in subparagraph 17 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) That which emits specified substances affecting air as provided for in subparagraph 9 of Article 2 of the Clean Air Conservation Act;
(b) That which falls under an air pollutant emission facility provided for in subparagraph 11 of Article 2 of the Clean Air Conservation Act and which falls under any of Class through Class business places set out in annexed Table 8 of the Enforcement Decree of the said Act;
(c) That which emits specified substances affecting water quality as provided for in subparagraph 8 of Article 2 of the Water Quality and Ecosystem Conservation Act: Provided, That the operation with the permission to establish a waste water non-discharge facility under Article 34 of that Act shall be excluded;
(d) A wastewater-discharging facility under subparagraph 10 of Article 2 of the Water Quality and Ecosystem Conservation Act, which falls under any of Class through Class business establishments under annexed Table 13 of the Enforcement Decree of the said Act; <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
(e) That which emits designated wastes provided for in subparagraph 4 of Article 2 of the Wastes Control Act; and
(f) That which emits such noises or vibrations as are not less than two times the permissible emission standards provided for in Article 7 of the Noise and Vibration Control Act;
9. A warehouse facility set out in subparagraph 18 of annexed Table 1 of the Enforcement Decree of the Building Act;
10. A hazardous substance storage and treatment facility set out in subparagraph 19 of annexed Table 1 of the Enforcement Decree of the Building Act (including a nonpolluting or low-pollution automobile fuel supply facility provided for in the Clean Air Conservation Act, and excluding a hazardous substance factory, a hazardous substance storehouse, a hazardous substance agency, and a liquefied petroleum gas station and a high-pressure gas station or storehouse constructed in any area other than the place of an urban bus garage);
11. A facility related to automobiles as set out in subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding an automobile junkyard);
12. A funeral hall under subparagraph 28 of annexed Table 1 of the Enforcement Decree of the Building Act. <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>
(2) Notwithstanding the provisions of paragraph (1) of this Article, any construction with the purpose of general accommodations

from among accommodations referred to in subparagraph 1 (h) of annexed Table 8 of the Decree and amusement facilities referred to in subparagraph 1 (i) of annexed Table 8 of the Decree as well as the alteration of purpose or use into such general accommodations and amusement facilities shall not be permitted in an area located within 50 meters (if the residential area bounds are abutting on any such road not less than six meters in width, the width of the said road shall be included in the calculation of distance; hereinafter the same shall apply) from the residential area bounds, and if the person who has the permission authority deems the use or purpose, scale or shape of a building as being incongruent with the neighboring environment such as the residential environment, the educational environment and so on to the extent of more than 50 meters but not more than 200 meters from the residential area bounds, the construction or use or purpose alteration may be restricted after deliberation by the Urban Planning Committee concerned. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>

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

(1) Buildings set out in each item of subparagraph 1 of annexed Table 9 of the Decree and those set out in subparagraph 2 of that Table, falling under the following subparagraphs, may be constructed in a general commercial area: <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008>

1. A detached house set out in subparagraph 1 of annexed Table 1 of the Enforcement Decree of the Building Act and conjoint with any other uses;
2. A research and education facility set out in subparagraph 10 of annexed Table 1 of the Enforcement Decree of the Building Act:
3. A facility for children and aged persons set out in subparagraph 11 of annexed Table 1 of the Enforcement Decree of the Building Act;
4. A training facility within a zone of life among training facilities set out in subparagraph 12 of annexed Table 1 of the Enforcement Decree of the Building Act;
5. A sports facility set out in subparagraph 13 of annexed Table 1 of the Enforcement Decree of the Building Act;
6. A factory for the publishing business, printing business or record media reproduction business or an apartment house-type factory which does not fall under any of the following items, among factories set out in subparagraph 17 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) That which emits specified substances affecting air as provided for in subparagraph 9 of Article 2 of the Clean Air Conservation Act;
(b) That which falls under an air pollutant emission facility provided for in subparagraph 11 of Article 2 of the Clean Air Conservation Act and which falls under any of Class through Class business places set out in annexed Table 8 of the Enforcement Decree of the said Act;
(c) That which emits specified substances affecting water quality as provided for in subparagraph 8 of Article 2 of the Water Quality and Ecosystem Conservation Act: Provided, That the operation with the permission to establish a waste water non-discharge facility under Article 34 of that Act shall be excluded;
(d) A wastewater-discharging facility under subparagraph 10 of Article 2 of the Water Quality and Ecosystem Conservation Act, which falls under any of Class through Class business establishments under annexed Table 13 of the Enforcement Decree of the said Act; <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
(e) That which emits designated wastes provided for in subparagraph 4 of Article 2 of the Wastes Control Act; and
(f) That which emits such noises or vibrations not less than two times the permissible emission standards provided for in Article 7 of the Noise and Vibration Control Act;
7. A facility for the storage and treatment of a hazardous substance under subparagraph 19 of annexed Table 1 of the Enforcement Decree of the Building Act (including a facility for the supply of fuel to low-pollution automobiles under the Clean Air Conservation Act, but excluding a hazardous substance factory, a hazardous substance storehouse, a hazardous substance agency, and a liquefied petroleum gas station and a high-pressure gas station or storehouse constructed in any area other than the place of an urban bus garage); <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
8. A facility related to automobiles as set out in subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding an automobile junkyard); and
9. A tourist and resting facility set out in subparagraph 27 of annexed Table 1 of the Enforcement Decree of the Building Act.

(2) Notwithstanding the provisions of paragraph (1) of this Article, a collective housing set out in item (a) of subparagraph 1 of annexed Table 9 of the Decree shall be limited to those conjoint with any other uses and the area of which used for residence (including the area of incidental facilities) is not more than 70 percent of the total floor space (however, less than 90 percent, in cases of an area falling under the proviso to Article 55 (3) of this Ordinance), and Article 31 (2) of this Ordinance shall apply to general accommodations among accommodations set out in item (j) of subparagraph 1 of annexed Table 9 of the Decree and amusement facilities set out in item (k) of that subparagraph. <Amended by Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>

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

(1) Buildings set out in each item of subparagraph 1 of annexed Table 10 of the Decree and those set out in subparagraph 2 of that Table, falling under the following subparagraphs, may be constructed in a neighboring commercial area: <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4666, Jul. 30, 2008>

1. A culture and assembly facility set out in subparagraph 5 of annexed Table 1 of the Enforcement Decree of the Building Act;
2. A sales facility set out in subparagraph 7 of annexed Table 1 of the Enforcement Decree of the Building Act;
3. A transportation facility set out in subparagraph 8 of annexed Table 1 of the Enforcement Decree of the Building Act;
4. A service facility set out in subparagraph 14 of annexed Table 1 of the Enforcement Decree of the Building Act;
5. An amusement facility set out in subparagraph 16 of annexed Table 1 of the Enforcement Decree of the Building Act: Provided, That Article 32 (2) of this Ordinance shall apply in an area located within 200 meters from the residential area bounds;
6. A factory for the publishing business, printing business or record media reproduction business and an apartment house-type factory which do not fall under any of the following items, among factories set out in subparagraph 17 of annexed Table 1 of the Enforcement Decree of the Building Act:

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

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

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

(d) A wastewater-discharging facility under subparagraph 10 of Article 2 of the Water Quality and Ecosystem Conservation Act, which falls under any of Class through Class business establishments under annexed Table 13 of the Enforcement Decree of the said Act; <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>

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

(f) That which emits such noises or vibrations as are not less than two times the permissible emission standards provided for in Article 7 of the Noise and Vibration Control Act;

7. A warehouse facility set out in subparagraph 18 of annexed Table 1 of the Enforcement Decree of the Building Act;
8. A facility for the storage and treatment of a hazardous substance under subparagraph 19 of annexed Table 1 of the Enforcement Decree of the Building Act (including a facility for the supply of fuel to low-pollution automobiles under the Clean Air Conservation Act, but excluding a hazardous substance factory, a hazardous substance storehouse, a hazardous substance agency, and a liquefied petroleum gas station and a high-pressure gas station or storehouse constructed in any area other than the place of an urban bus garage); <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
9. A building falling under any of the following items among such facilities related to automobiles as are set out in subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act:

(a) A parking lot;

(b) A car wash; and

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

10. A defense or military facility among correctional and military facilities under subparagraph 23 of annexed Table 1 of the Enforcement Decree of the Building Act; <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4926, Jan. 7, 2010>
11. A broadcasting and communications facility set out in subparagraph 24 of annexed Table 1 of the Enforcement Decree of the Building Act; and
12. A power plant (limited to a cogeneration plant for regional heating) among power facilities set out in subparagraph 25 of annexed Table 1 of the Enforcement Decree of the Building Act.

(2) Notwithstanding the provisions of paragraph (1) of this Article, a collective housing set out in item (b) of subparagraph 1 of annexed Table 10 of the Decree shall be limited to those conjoint with any other uses and the area of which used for residence (including the area of incidental facilities) is not more than 70 percent of the total floor space (however, less than 90 percent, in cases of an area falling under the proviso to Article 55 (3) of this Ordinance), and Article 31 (2) of this Ordinance shall apply to general accommodations among accommodations set out in item (m) of subparagraph 1 of annexed Table 10 of the Decree. <Amended by Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>

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

Buildings set out in each item of subparagraph 1 of annexed Table 11 of the Decree and those set out in subparagraph 2 of that Table, falling under the following subparagraphs may be constructed in a distribution commercial area: <Amended by Ordinance

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

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

Buildings set out in each item of subparagraph 1 of annexed Table 14 of the Decree and those set out in subparagraph 2 of that Table, falling under the following subparagraphs, may be constructed in a quasi industrial area: <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4671, Jul. 30, 2008>
1. A detached house set out in subparagraph 1 of annexed Table 1 of the Enforcement Decree of the Building Act;
2. A collective housing set out in subparagraph 2 of annexed Table 1 of the Enforcement Decree of the Building Act (a collective housing, other than a dormitory and the rental housing under Article 16 (1) 1 through 3 of the Rental Housing Act, may not be constructed on a factory site (including any factory-transferred place): Provided, That this shall not apply in cases of installing industrial facilities on an industrial site in excess of the ratio prescribed in annexed Table 2 after establishing an urban environment maintenance and improvement planning or a district-unit planning);
2-2. Notwithstanding the provisions of the main sentence of subparagraph 2, collective housing buildings (excluding apartment houses) may be built on a factory site with an area of less than 3,000 square meters, through deliberation by the Urban Planning Committee, if it is difficult to utilize the factory site as an industrial site and it is impossible to develop it in connection with its environs because it is surrounded by residential areas as of July 30, 2008; <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>
3. A massage house among Class neighboring living facilities set out in subparagraph 4 of annexed Table 1 of the Enforcement Decree of the Building Act; <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4926, Jan. 7, 2010>
4. A culture and assembly facility set out in subparagraph 5 of annexed Table 1 of the Enforcement Decree of the Building Act;
5. A religious facility set out in subparagraph 6 of annexed Table 1 of the Enforcement Decree of the Building Act;
6. A sales facility set out in subparagraph 7 of annexed Table 1 of the Enforcement Decree of the Building Act;
7. Nursing homes for the elderly subject to approval of project plans pursuant to Article 16 of the Housing Act among the facilities for children and aged persons set out in subparagraph 11 of annexed Table 1 of the Enforcement Decree of the Building Act (No nursing home for the elderly shall be built on a factory site (including a site for relocation: Provided, That this shall not apply to cases where industrial sites in excess of the ratio set out in annexed Table 2 of this Ordinance are secured, wherein industrial facilities are installed after establishing an urban environment maintenance and improvement planning or a district-unit planning); <Newly Inserted by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4751, Mar. 18, 2009>
8. A sports facility set out in subparagraph 13 of annexed Table 1 of the Enforcement Decree of the Building Act;
9. A service facility set out in subparagraph 14 of annexed Table 1 of the Enforcement Decree of the Building Act;

10. A factory set out in subparagraph 17 of annexed Table 1 of the Enforcement Decree of the Building Act;
11. A facility related to animals and plants as set out in subparagraph 21 of annexed Table 1 of the Enforcement Decree of the Building Act;
12. A defense or military facility among correctional and military facilities set out in subparagraph 23 of annexed Table 1 of the Enforcement Decree of the Building Act; <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4926, Jan. 7, 2010>
13. A broadcasting and communications facility set out in subparagraph 24 of annexed Table 1 of the Enforcement Decree of the Building Act.

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

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

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

Buildings set out in each item of subparagraph 1 of annexed Table 16 of the Decree and those set out in subparagraph 2 of that Table, falling under the following subparagraphs, may be constructed in a productive green belt: <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008>
1. A collective housing set out in subparagraph 2 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding an apartment house);
2. A Class neighboring living facility set out in subparagraph 4 of annexed Table 1 of the Enforcement Decree of the Building Act, the total floor space of which used therefor is less than 1,000 square meters (excluding karaoke bars and massage parlors);
3. A building falling under any of the following items among culture and assembly facilities set out in subparagraph 5 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) An assembly place which does not fall under a Class neighboring living facility; and
(b) An exhibition hall;
4. A sales facility set out in subparagraph 7 of annexed Table 1 of the Enforcement Decree of the Building Act (limited to sales facilities for agriculture, forestry, livestock industry or fishery);
5. A medical facility set out in subparagraph 9 of annexed Table 1 of the Enforcement Decree of the Building Act;
6. A building falling under any of the following items among research and education facilities set out in subparagraph 10 of annexed Table 1 of the Enforcement Decree of the Building Act:

(a) A school (limited to a secondary school and a high school);
(b) An educational institute (limited to an educational facility related to agriculture, forestry, livestock industry or fishery); and
(c) A vocational training center (excluding such training centers related to driving or automobile maintenance and improvement);
7. A sports facility set out in subparagraph 13 of annexed Table 1 of the Enforcement Decree of the Building Act;
8. A pounding factory, food factory or primary industry product processing factory which does not fall under any of the following items, among factories set out in subparagraph 17 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) That which emits specified substances affecting air as provided for in subparagraph 9 of Article 2 of the Clean Air Conservation Act;
(b) That which falls under an air pollutant emission facility provided for in subparagraph 11 of Article 2 of the Clean Air Conservation Act and which falls under any of Class through Class business places set out in annexed Table 8 of the Enforcement Decree of the said Act;
(c) That which emits specified substances affecting water quality as provided for in subparagraph 8 of Article 2 of the Water Quality and Ecosystem Conservation Act: Provided, That the operation with the permission to establish a waste water non-discharge facility under Article 34 of that Act shall be excluded;
(d) A wastewater-discharging facility under subparagraph 10 of Article 2 of the Water Quality and Ecosystem Conservation Act, which falls under any of Class through Class business establishments under annexed Table 13 of the Enforcement Decree of the said Act; <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
(e) That which emits designated wastes provided for in subparagraph 4 of Article 2 of the Wastes Control Act;
9. A warehouse facility set out in subparagraph 18 of annexed Table 1 of the Enforcement Decree of the Building Act;
10. A hazardous substance storage and treatment facility set out in subparagraph 19 of annexed Table 1 of the Enforcement Decree of the Building Act;
11. A building falling under any of the following items among such facilities related to automobiles as are set out in subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A driving school and an automobile maintenance and improvement school (including a vocational training center related to driving or automobile maintenance and improvement); and
(b) A garage and a parking field provided for in the Passenger Transport Service Act, the Trucking Transport Business Act and the Construction Machinery Management Act;
12. A butchery and a fowl slaughterhouse among such facilities related to animals and plants as are set out in subparagraph 21 of annexed Table 1 of the Enforcement Decree of the Building Act;
13. An excreta and garbage treatment facility set out in subparagraph 22 of annexed Table 1 of the Enforcement Decree of the Building Act;
14. A graveyard-related facility set out in subparagraph 26 of annexed Table 1 of the Enforcement Decree of the Building Act;
15. A funeral hall under subparagraph 28 of annexed Table 1 of the Enforcement Decree of the Building Act. <Amended by Ordinance No. 4926, Jan. 7, 2010>

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

Buildings set out in each item of subparagraph 1 of annexed Table 17 of the Decree and those set out in subparagraph 2 of that Table, falling under the following subparagraphs, may be constructed in a natural green belt: <Amended by Ordinance No. 4299, Jul. 21, 2005; Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4629, May 29, 2008; Ordinance No. 4666, Jul. 30, 2008>
1. A collective housing set out in subparagraph 2 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding an apartment house);
2. A resting restaurant, a bakery, a general restaurant and a massage parlor among Class neighboring living facilities set out in subparagraph 4 of annexed Table 1 of the Enforcement Decree of the Building Act;
3. A culture and assembly facility set out in subparagraph 5 of annexed Table 1 of the Enforcement Decree of the Building Act;
4. A religious facility set out in subparagraph 6 of annexed Table 1 of the Enforcement Decree of the Building Act:
5. A building falling under any of the following items among sales facilities set out in subparagraph 7 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) An agricultural and fishery product joint market referred to in Article 2 of the Act on Distribution and Price Stabilization of Agricultural and Fishery Products;
(b) An agricultural and fishery product direct market referred to in Article 68 (2) of the Act on Distribution and Price Stabilization of Agricultural and Fishery Products, the total floor space of which used therefor is less than 10,000 square meters (limited to that established and operated by a person falling under subparagraph 2 or 3 of Article 2 of the Act on the Special Measures for Development of Agricultural and Fishing Villages or under Article 4 of the said Act or by a local government); and
(c) A large discount store and a small and medium enterprise joint sales facility which the Minister of Knowledge Economy

announces in consultation with the heads of the central administrative agencies concerned;
6. A general hospital, a clinic, a dental clinic, and an oriental hospital among medical facilities set out in subparagraph 9 of annexed Table 1 of the Enforcement Decree of the Building Act;
7. A building falling under any of the following items among research and education facilities set out in subparagraph 10 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A vocational training center (excluding such training centers related to driving or automobile maintenance and improvement); and
(b) An educational institute (excluding a driving school and a dance school);
8. Accommodations set out in subparagraph 15 of annexed Table 1 of the Enforcement Decree of the Building Act, which are constructed in tourist spots and tourist complexes designated under the Tourism Promotion Act;
9. An apartment house-type factory, pounding factory or food factory which does not fall under any of the following items, among factories set out in subparagraph 17 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) That which emits specified substances affecting air as provided for in subparagraph 9 of Article 2 of the Clean Air Conservation Act;
(b) That which falls under an air pollutant emission facility provided for in subparagraph 11 of Article 2 of the Clean Air Conservation Act and which falls under any of Class through Class business places set out in annexed Table 8 of the Enforcement Decree of the said Act;
(c) That which emits specified substances affecting water quality as provided for in subparagraph 8 of Article 2 of the Water Quality and Ecosystem Conservation Act: Provided, That the operation with the permission to establish a waste water non-discharge facility under Article 34 of that Act shall be excluded;
(d) That which falls under a wastewater emission facility provided for in subparagraph 10 of Article 2 of the Water Quality and Ecosystem Conservation Act and which falls under any of Class through Class business places set out in annexed Table 8 of the Enforcement Decree of the said Act; and
(e) That which emits designated wastes provided for in subparagraph 4 of Article 2 of the Wastes Control Act;
10. A warehouse among warehouse facilities set out in subparagraph 18 of annexed Table 1 of the Enforcement Decree of the Building Act; <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4926, Jan. 7, 2010>
11. A hazardous substance storage and treatment facility set out in subparagraph 19 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding a hazardous substance factory);
12. A facility related to automobiles as set out in subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act; and
13. A ready mixed concrete factory or asphalt concrete factory which is moved due to public works under the Act on the Acquisition of Land, etc. for Public Works and the Compensation Therefor and urban development projects under the Urban Development Act, among factories set out in subparagraph 17 of annexed Table 1 of the Enforcement Decree of the Building Act.

SECTION 2 RESTRICTIONS ON CONSTRUCTION IN SCENERY DISTRICTS

Article 39 (Restrictions on Construction in Natural Scenery Districts)

SECTION 2 RESTRICTIONS ON CONSTRUCTION IN SCENERY DISTRICTS(1) Buildings which fall under any of the following subparagraphs shall not be constructed in a natural scenery district under Article 72 (1) of the Decree: <Amended by Ordinance No. 4666, Jul. 30, 2008>
1. A massage parlor and a golf practice range with outdoor steel towers, among Class neighboring living facilities set out in subparagraph 4 of annexed Table 1 of the Enforcement Decree of the Building Act;
2. A performing place, assembly place or viewing place the total floor space of a building of which used therefor is more than 1,000 square meters, among culture and assembly facilities set out in subparagraph 5 of annexed Table 1 of the Enforcement Decree of the Building Act;
3. A sales facility set out in subparagraph 7 of annexed Table 1 of the Enforcement Decree of the Building Act;
4. A transportation facility set out in subparagraph 8 of annexed Table 1 of the Enforcement Decree of the Building Act;
5. An isolation hospital among medical facilities set out in subparagraph 9 of annexed Table 1 of the Enforcement Decree of the Building Act;
6. A youth hostel under the Juvenile Activity Promotion Act among training facilities under subparagraph 12 of annexed Table 1 of the Enforcement Decree of the Building Act; <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4926, Jan. 7, 2010>
7. A golf course and a golf practice range with outdoor steel towers among sports facilities set out in subparagraph 13 of annexed Table 1 of the Enforcement Decree of the Building Act;
8. Accommodations under subparagraph 15 of annexed Table 1 of the Enforcement Decree of the Building Act: Provided, That the foregoing shall not apply to cases where a tourist lodging facility under the Tourism Promotion Act is built, through deliberation by

the Urban Planning Committee of the Seoul Metropolitan Government, in an area abutting on a road not less than 25 meter wide, where it is necessary to improve the efficiency of land use while maintaining its functions as a scenery district; <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4991, Jul. 15, 2010>
9. An amusement facility set out in subparagraph 16 of annexed Table 1 of the Enforcement Decree of the Building Act;
10. A factory set out in subparagraph 17 of annexed Table 1 of the Enforcement Decree of the Building Act;
11. A warehouse facility set out in subparagraph 18 of annexed Table 1 of the Enforcement Decree of the Building Act, the total floor space of which used therefor is more than 500 square meters;
12. A building falling under any of the following items among hazardous substance storage and treatment facilities set out in subparagraph 19 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A liquefied petroleum gas station, a high-pressure gas station, or a store for the distribution or storage of high-pressure gas in which the capacity of storage tank exceeds ten tons; <Amended by Ordinance No. 4926, Jan. 7, 2010>
(b) An establishment for the manufacturing, storage, or handling of a hazardous substance; <Amended by Ordinance No. 4926, Jan. 7, 2010>
(c) A facility for the safekeeping, storage, or distribution of a toxic substance; <Amended by Ordinance No. 4926, Jan. 7, 2010>
(d) A facility for the storage of gunpowder; <Amended by Ordinance No. 4926, Jan. 7, 2010>
(e) A hazardous substance agency;
13. A facility related to automobiles as set out in subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act: Provided, That this shall not apply to the following:
(a) A parking lot; and
(b) An automatic car wash constructed in a filling station;
14. A facility related to animals and plants as set out in subparagraph 21 of annexed Table 1 of the Enforcement Decree of the Building Act (limited to a livestock shed, a livestock facility, a butchery and a fowl slaughterhouse);
15. An excreta and garbage treatment facility set out in subparagraph 22 of annexed Table 1 of the Enforcement Decree of the Building Act;
16. A building falling under any of the following items among correctional and military facilities set out in subparagraph 23 of annexed Table 1 of the Enforcement Decree of the Building Act;
(a) A correctional facility; <Amended by Ordinance No. 4926, Jan. 7, 2010>
(b) A protective probation facility, a rehabilitation and protection facility, or any other facility used for the rehabilitation, care, education, health, etc. of criminals; <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
(c) A juvenile correctional institute or a juvenile classification review institute; <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>
17. A studio and any other similitude among broadcasting and communications facilities set out in subparagraph 24 of annexed Table 1 of the Enforcement Decree of the Building Act; and
18. A graveyard-related facility set out in subparagraph 26 of annexed Table 1 of the Enforcement Decree of the Building Act.
(2) The building coverage ratio of any building constructed in a natural scenery district shall not exceed 30 percent under Article 72 (2) of the Decree: Provided, That the building coverage ratio in any area provided for in any of the following subparagraphs and designated and publicly announced by the head of a Gu concerned after deliberation of the Urban Planning Committee of the Seoul Metropolitan Government may be 40 percent or less: <Amended by Ordinance No. 4666, Jul. 30, 2008>
1. An area which is located in the side of a road of not less than 25 meters in width and is functioning as a scenery district and in which it is necessary for the efficiency of land utilization to be enhanced; and
2. An area in which dilapidated or bad buildings as provided for in subparagraph 3 of Article 2 of the Act on the Maintenance and Improvement of Urban Areas and Dwelling Conditions for Residents are densely aggregated, in which the improvement of residential environment is promoted by easing restrictions on construction, and in which there is no impediment to the maintenance of the scenery of adjacent areas.
(3) If the land located in a natural scenery district and the site area of which is less than 267 square meters prior to July 1, 2000, the building coverage ratio therein may be 40 percent or less, but the floor space shall not exceed 80 square meters notwithstanding the provisions of the main sentence of paragraph (2).
(4) The height of a building constructed in a natural scenery district under Article 72 (2) of the Decree shall not exceed three floors and 12 meters: Provided, That the height of a building in an area provided for in any of the following subparagraphs and designated and publicly announced by the head of a Gu concerned after deliberation of the Urban Planning Committee of the Seoul Metropolitan Government may not exceed four floors and 16 meters: <Amended by Ordinance No. 4251, Jan. 5, 2005; Ordinance No. 4666, Jul. 30, 2008>
1. An area in which the restrictions on the height of any building are ineffective due to a considerable difference in height from any other adjacent areas and which is in harmony with any adjacent site without shutting off a view shaft even though the construction is deregulated;
2. An area located in the side of a load of not less than 25 meters in width and is functioning as a scenery district and in which it is necessary for the efficiency of land utilization to be enhanced; and

3. An area in which dilapidated or bad buildings as provided for in subparagraph 3 of Article 2 of the Act on the Maintenance and Improvement of Urban Areas and Dwelling Conditions for Residents are densely aggregated, in which the improvement of residential environment is promoted by easing restrictions on construction, and in which there is no impediment to the maintenance of the scenery of adjacent areas.
(5) Notwithstanding the provisions of paragraph (4), the height of a building which falls under any of the following subparagraphs from among urban planning facilities located in a natural scenery district may not exceed seven floors and 28 meters if the Mayor deems that there is no impediment to the protection of urban scenery after deliberation of the Urban Planning Committee of the Seoul Metropolitan Government: Provided, That if an altitude of the site is 70 meters or higher above sea level, the height of such building shall not exceed five floors and 20 meters: <Amended by Ordinance No. 4666, Jul. 30, 2008>
1. Any school established under the Framework Act on Education;
2. Any Government-funded research institute established under any special Act;
3. Any general hospital established under Article 33 (2) 2 through 5 of the Medical Service Act; and
4. Any central government or local government office building.
(6) If any building is constructed in a natural scenery district under Article 72 (2) of the Decree, the landscaping area equivalent to 30 or more percent of the site area shall be ensured and the landscaping such as tree planting shall be carried out therein: Provided, That this shall not apply to the construction of a building on a site the area of which is less than 200 square meters and to the perpendicular extension of either any such building provided for in any subparagraph of Article 20 (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>
(7) Notwithstanding the provisions of the main sentence of paragraph (4), the height of a building in a maintenance and improvement zone may not exceed five floors and 20 meters, subject to deliberation of the Urban Planning Committee of the Seoul Metropolitan Government. <Newly Inserted by Ordinance No. 4251, Jan. 5, 2005>

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

(1) Buildings which fall under any subparagraph of Article 39 (1) of this Ordinance shall not be constructed in a city limits scenery district under Article 72 (1) of the Decree. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(2) The building coverage ratio of a building constructed in a city limits scenery district under Article 72 (2) of the Decree shall not exceed 30 percent: Provided, That the building coverage ratio of a building constructed in any such zone designated and publicly announced by the head of a Gu concerned after deliberation of the Urban Planning Committee of the Seoul Metropolitan Government may not exceed 50 percent. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(3) The height of a building constructed in a city limits scenery district under Article 72 (2) of the Decree shall not exceed three floors and 12 meters: Provided, That the height of a building constructed in a zone designated and publicly announced by the head of a Gu concerned after deliberation by the Urban Planning Committee of the Seoul Metropolitan Government may not exceed five floors and 18 meters, and the floor area ratio thereof shall not exceed 200 percent. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(4) Notwithstanding the provisions of paragraph (3), the height of a building which falls under any of the following subparagraphs from among urban planning facilities located in a city limits scenery district may not exceed seven floors and 28 meters if the Mayor deems that there is no impediment to the protection of urban scenery after deliberation of the Urban Planning Committee of the Seoul Metropolitan Government: Provided, That if an altitude of the site is 70 meters or higher above sea level, the height of such building shall not exceed five floors and 20 meters: <Amended by Ordinance No. 4666, Jul. 30, 2008>
1. Any school established under the Framework Act on Education;
2. Any Government-funded research institute established under any special Act;
3. Any general hospital established under Article 33 (2) 2 through 5 of the Medical Service Act; and
4. Any central government or local government office building.
(5) If any building is constructed in a city limits scenery district under Article 72 (2) of the Decree, the landscaping area equivalent to 30 or more percent of the site area shall be ensured and the landscaping such as tree planting shall be carried out therein: Provided, That this shall not apply to the construction of a building on a site the area of which is less than 200 square meters and to the perpendicular extension of either any such building provided for in any subparagraph of Article 20 (4) of the Building Ordinance or any school building. <Amended by Ordinance No. 4666, Jul. 30, 2008>

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

Article 43 (Restrictions on Construction in Other Scenery Districts)

Restrictions on the specific use, building coverage ratio, floor area ratio, height, maximum width, color, landscaping in the site, etc. of buildings in an urban scenery district under Article 31 (2) of the Decree shall be prescribed separately by Ordinance. <Amended

by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4751, Mar. 18, 2009>

SECTION 3 RESTRICTIONS ON CONSTRUCTION IN FINE VIEW DISTRICTS

Article 44 (Restrictions on Use)

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

1. A golf practice range with outdoor steel towers, among Class neighboring living facilities set out in subparagraph 4 of annexed Table 1 of the Enforcement Decree of the Building Act;
2. A mental clinic and an isolation hospital among medical facilities set out in subparagraph 9 of annexed Table 1 of the Enforcement Decree of the Building Act;
3. A golf practice range with outdoor steel towers, among sports facilities set out in subparagraph 13 of annexed Table 1 of the Enforcement Decree of the Building Act;
4. A factory set out in subparagraph 17 of annexed Table 1 of the Enforcement Decree of the Building Act;
5. A warehouse facility set out in subparagraph 18 of annexed Table 1 of the Enforcement Decree of the Building Act;
6. A hazardous substance storehouse among hazardous substance storage and treatment facilities set out in subparagraph 19 of annexed Table 1 of the Enforcement Decree of the Building Act;
7. A facility related to automobiles as set out in subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding a parking lot);
8. A livestock shed, a livestock facility, a butchery and a fowl slaughterhouse among facilities related to animals and plants as set out in subparagraph 21 of annexed Table 1 of the Enforcement Decree of the Building Act;
9. An excreta and garbage treatment facility set out in subparagraph 22 of annexed Table 1 of the Enforcement Decree of the Building Act;
10. A building falling under any of the following items among correctional and military facilities set out in subparagraph 23 of annexed Table 1 of the Enforcement Decree of the Building Act;
(a) A prison; and
(b) A workhouse and any other facilities for the rehabilitation, care, education, health, etc. of offenders; and
11. A graveyard-related facility set out in subparagraph 26 of annexed Table 1 of the Enforcement Decree of the Building Act.

(2) A building falling under any of the subparagraphs of paragraph (1) of this Article and an amusement facility set out in subparagraph 16 of annexed Table 1 of the Enforcement Decree of the Building Act shall not be constructed in a historical and cultural fine view district and a fine streetscape district under Article 73 (1) of the Decree. <Amended by Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4666, Jul. 30, 2008>

(3) Notwithstanding the provisions of paragraphs (1) and (2) of this Article, a building with a fine view protection facility such as sheltering and landscaping of not less than two meters in width from any construction line designated under Article 46 (2) of the Building Act and Article 31 (2) of the Enforcement Decree of the said Act which is referred to in paragraph (1) 1 through 5, 7 and 8 of this Article and which a person who has the permission authority deems not contrary to the purpose of the designation of a fine view district after deliberation by the Urban Planning Committee concerned, may be constructed in the fine view district. <Amended by Ordinance No. 4666, Jul. 30, 2008>

Article 45 (Height of Buildings)

(1) The height of buildings constructed in a fine view district under Article 73 (2) of the Decree shall be as follows: <Amended by Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4666, Jul. 30, 2008>

1. Historical and cultural fine view district: not more than four floors; and
2. Fine streetscape district: not more than six floors.

(2) Notwithstanding the provisions of paragraph (1), the restrictions on the height of buildings may be relaxed to the extent of six or less floors in a historical and cultural fine view district and to the extent of eight or less floors in a fine streetscape district in any such case falling under any of the following subparagraphs and as the person who has the permission authority considers that there is no impediment to any fine view after deliberation of the Building Committee concerned: <Amended by Ordinance No. 4666, Jul. 30, 2008>

1. In cases of a site to which the provisions of Article 6 of the Building Act apply;
2. In cases where a person who has the permission authority considers that any urban fine view is to be remarkably improved because the appearance such as shape, color and so on of that building constructed in a historical and cultural fine view district adjacent to any such road as is not less than 20 meters in width corresponds with the purpose of the designation of the said district;

3. In cases where it is difficult to apply the provisions of paragraph (1) because the site is obviously higher or lower than the side of a fine view road;
4. In cases of an area located in a fine streetscape district and in harmony with any adjacent site without shutting off a view shaft of adjacent scenery;
5. Where a subway exit or ventilating opening or any similar facility is installed in a building or on a building site in order to improve pedestrian conditions of public sidewalks and enhance urban view in a historical and cultural fine view district or a fine streetscape district. <Newly Inserted by Ordinance No. 4978, Apr. 22, 2010>
(3) Deleted. <by Ordinance No. 4666, Jul. 30, 2008>

Article 46 (Management of Setback Areas, etc.)

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

SECTION 4 RESTRICTIONS ON CONSTRUCTION IN FACILITY PROTECTION DISTRICTS

Article 47 (Buildings in School Facility Protection Districts)

SECTION 4 RESTRICTIONS ON CONSTRUCTION IN FACILITY PROTECTION DISTRICTSBuildings which fall under any of the following subparagraphs shall not be constructed in a school facility protection district under Article 77 (1) of the Decree: <Amended by Ordinance No. 4173, Mar. 5, 2004; Ordinance No. 4251, Jan. 5, 2005; Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4666, Jul. 30, 2008>
1. A massage parlor among Class neighboring living facilities set out in subparagraph 4 of annexed Table 1 of the Enforcement Decree of the Building Act;
2. A sales facility set out in subparagraph 7 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding a building falling under any of a retail market and a store);
3. A transportation facility set out in subparagraph 8 of annexed Table 1 of the Enforcement Decree of the Building Act;
4. An isolation hospital, a mental clinic, or a convalescent hospital sanatorium among medical facilities under subparagraph 9 of annexed Table 1 of the Enforcement Decree of the Building Act; <Amended by Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4926, Jan. 7, 2010>
5. Accommodations set out in subparagraph 15 of annexed Table 1 of the Enforcement Decree of the Building Act;
6. An amusement facility set out in subparagraph 16 of annexed Table 1 of the Enforcement Decree of the Building Act;
7. A factory set out in subparagraph 17 of annexed Table 1 of the Enforcement Decree of the Building Act;
8. A warehouse facility set out in subparagraph 18 of annexed Table 1 of the Enforcement Decree of the Building Act;
9. A hazardous substance storage and treatment facility set out in subparagraph 19 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding a filling station);
10. A facility related to automobiles under subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding a car wash and depot or a parking lot under the Passenger Transport Service Act); <Amended by Ordinance No. 4173, Mar. 5, 2004; Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
11. A livestock shed, a livestock facility, a butchery and a fowl slaughterhouse among facilities related to animals and plants as set out in subparagraph 21 of annexed Table 1 of the Enforcement Decree of the Building Act;
12. An excreta and garbage treatment facility set out in subparagraph 22 of annexed Table 1 of the Enforcement Decree of the Building Act;

13. A building falling under any of the following items among correctional and military facilities set out in subparagraph 23 of annexed Table 1 of the Enforcement Decree of the Building Act;
(a) A correctional facility; <Amended by Ordinance No. 4926, Jan. 7, 2010>
(b) A protective probation facility, a rehabilitation and protection facility, or any other facility used for the rehabilitation, care, education, health, etc. of criminals; <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
(c) A juvenile correctional institute or a juvenile classification review institute; <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>
14. A facility related to a cemetery under Article 26 of annexed Table 1 of the Enforcement Decree of the Building Act; <Amended by Ordinance No. 4449, Nov. 20, 2006>
15. A funeral hall under subparagraph 28 of annexed Table 1 of the Enforcement Decree of the Building Act. <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>

Article 48 (Buildings in Public Use Facility Protection Districts)

Buildings which fall under any of the following subparagraphs shall not be constructed in a public use facility protection district under Article 77 (1) of the Decree: <Amended by Ordinance No. 4251, Jan. 5, 2005; Ordinance No. 4449, Nov. 20, 2006; Ordinance No. 4666, Jul. 30, 2008>
1. A detached house set out in subparagraph 1 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding a public office);
2. A collective housing set out in subparagraph 2 of annexed Table 1 of the Enforcement Decree of the Building Act;
3. A culture and assembly facility set out in subparagraph 5 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding an exhibition hall, a zoological garden, a botanical garden, a conference hall and a public hall among assembly places, a performing place constructed as part of investment projects implemented jointly by the State or a local government and a foreign-invested enterprise defined in Article 2 (1) 6 of the Foreign Investment Promotion Act (hereinafter referred to as "foreign-invested enterprise") to promote foreign investment or which is used for any purpose falling under item (a) of subparagraph 10 of annexed Table 1 of the Enforcement Decree of the Building Act, and a music hall the floor space of which is not more than 2,500 square meters among performing places);
4. A building falling under any of the following items among sales facilities set out in subparagraph 7 of annexed Table 1 of the Enforcement Decree of the Building Act:
(a) A wholesale market; and
(b) A retail market (excluding a superstore, a department store and a shopping center);
5. A transportation facility set out in subparagraph 8 of annexed Table 1 of the Enforcement Decree of the Building Act;
6. An isolation hospital among medical facilities set out in subparagraph 9 of annexed Table 1 of the Enforcement Decree of the Building Act;
7. A research and education facility set out in subparagraph 10 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding an educational institute, a research institute and a library):
8. A facility for children and aged persons set out in subparagraph 11 of annexed Table 1 of the Enforcement Decree of the Building Act;
9. A training facility set out in subparagraph 12 of annexed Table 1 of the Enforcement Decree of the Building Act;
10. An amusement facility set out in subparagraph 16 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding amusement facilities located in a tourist hotel, among tourist accommodations);
11. A factory set out in subparagraph 17 of annexed Table 1 of the Enforcement Decree of the Building Act;
12. A warehouse facility set out in subparagraph 18 of annexed Table 1 of the Enforcement Decree of the Building Act;
13. A hazardous substance storage and treatment facility set out in subparagraph 19 of annexed Table 1 of the Enforcement Decree of the Building Act (excluding a filling station);
14. A facility related to automobiles as set out in subparagraph 20 of annexed Table 1 of the Enforcement Decree of the Building Act: Provided, That this shall not apply to the following:
(a) A parking lot; and
(b) An automatic car wash constructed in a filling station;
15. A livestock shed, a livestock facility, a butchery and a fowl slaughterhouse among facilities related to animals and plants as set out in subparagraph 21 of annexed Table 1 of the Enforcement Decree of the Building Act;
16. An excreta and garbage treatment facility set out in subparagraph 22 of annexed Table 1 of the Enforcement Decree of the Building Act;
17. A building falling under any of the following items among correctional and military facilities set out in subparagraph 23 of annexed Table 1 of the Enforcement Decree of the Building Act;
(a) A correctional facility; <Amended by Ordinance No. 4926, Jan. 7, 2010>
(b) A protective probation facility, a rehabilitation and protection facility, or any other facility used for the rehabilitation, care, education, health, etc. of criminals; <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>

(c) A juvenile correctional institute or a juvenile classification review institute; <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>
18. A graveyard-related facility set out in subparagraph 26 of annexed Table 1 of the Enforcement Decree of the Building Act.

Article 49 (Buildings in Airport Facility Protection Districts)

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

SECTION 5 RESTRICTIONS ON CONSTRUCTION IN OTHER SPECIFIC-USE DISTRICTS

Article 50 (Restrictions on Construction in Disaster Prevention Districts)

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

Article 51 (Restrictions on Construction in Conservation Districts)

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

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

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

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

Matters concerning the restrictions on the use, classification, scale and so on of a building and any other facilities in specific-use districts which fall under any of the following subparagraphs, shall be separately prescribed by any other Ordinance of the Seoul Metropolitan Government within the scope necessary to attain the purposes of the designation of such specific-use districts under Articles 79, 80 and 82 of the Decree: <Amended by Ordinance No. 4666, Jul. 30, 2008>
1. Fire prevention districts;

2. Deleted. <by Ordinance No. 4926, Jan. 7, 2010>
3. Development promotion districts;
4. Cultural districts;
5 and 6. Deleted. <by Ordinance No. 4751, Mar. 18, 2009>
7. Specific-use restricted districts; and
8. Deleted. <by Ordinance No. 4926, Jan. 7, 2010>

SECTION 6 BUILDING COVERAGE RATIO AND FLOOR AREA RATIO

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

SECTION 6 BUILDING COVERAGE RATIO AND FLOOR AREA RATIO(1) No building coverage ratios for each specific-use area shall exceed the corresponding ratios provided for in any of the following subparagraphs under Article 77 of the Act and Article 84 (1) of the Decree: <Amended by Ordinance No. 4666, Jul. 30, 2008>
1. Class exclusive residential area: 50 percent;
2. Class exclusive residential area: 40 percent;
3. Class general residential area: 60 percent;
4. Class general residential area: 60 percent;
5. Class general residential area: 50 percent;
6. Quasi residential area: 60 percent;
7. Central commerce area: 60 percent;
8. General commerce area: 60 percent;
9. Neighboring commerce area: 60 percent;
10. Distribution commerce area: 60 percent;
11. Exclusive industrial area: 60 percent;
12. General industrial area: 60 percent;
13. Quasi industrial area: 60 percent;
14. Preserved green belt: 20 percent;
15. Productive green belt: 20 percent; and
16. Natural green belt: 20 percent.
(2) Notwithstanding the provisions of paragraph (1) of this Article, the building coverage ratios in such areas as provided for in any of the following subparagraphs shall not exceed the corresponding ratios as provided for in any of the following subparagraphs under Article 77 (3) of the Act and Article 84 (3) of the Decree: <Amended by Ordinance No. 4666, Jul. 30, 2008>
1. Settlement districts: 60 percent (collective settlement districts shall be governed by the Act on Special Measures for Designation and Management of Areas of Restricted Development and its subordinate statutes);
2. Natural parks and park protection zones as provided by the Natural Parks Act:
(a) Park facilities: 20 percent (however, 60 percent in cases of collective facilities zones); and
(b) Facilities other than park facilities: 60 percent; and
3. National industrial complexes and local industrial complexes provided for in subparagraph 5 (a) and (b) of Article 2 of the Industrial Sites and Development Act, which are located in industrial areas: 60 percent.
(3) Notwithstanding the provisions of paragraph (1), the building coverage ratio in any site (hereinafter referred to as "school-transferred place") to which the whole of a school (excluding a kindergarten) that is any urban planning facility or that is not the urban planning facility is transferred, shall not exceed 30 percent. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(4) Deleted. <by Ordinance No. 4433, Oct. 4, 2006>
(5) Notwithstanding the provisions of paragraph (1) of this Article, the building coverage ratios in a commercial area in which any project is carried out in the manner of redevelopment after restoration according to a master plan for the maintenance and improvement of urban and residential environment from among those urban environment maintenance and improvement zones within the limits of the Four Gates in Seoul (hereinafter referred to as "within the limits of the Four Gates") which are provided for by rule of the Seoul Metropolitan Government and which include areas adjacent to Toegyero, Dasanno, Wangsanno, Yulgokro, Sajikro and Uijuro limits, shall, after deliberation of the Urban Planning Committee of the Seoul Metropolitan Government, be determined by the master plan for the maintenance and improvement of urban and residential environment, to any such extent as provided for in Article 84 (1) of the Decree. <Amended by Ordinance No. 4167, Dec. 30, 2003; Ordinance No. 4666, Jul. 30, 2008>
(6) If it is necessary that the building coverage ratios should be reduced in order to prevent the over-concentration of land utilization under Article 84 (4) of the Decree, the Mayor may, after deliberation of the Urban Planning Committee of the Seoul Metropolitan Government, determine a zone and reduce the building coverage ratios in the zone to 5/10 of the maximum of the building coverage ratios applicable thereto, notwithstanding the provisions of paragraphs (1) and (2) of this Article. <Amended by Ordinance

No. 4666, Jul. 30, 2008>
(7) Notwithstanding the provisions of paragraph (1) of this Article, the building coverage ratios in an industrial development promotion district and a specific-use area for foreign-invested enterprises may, after deliberation by the Urban Planning Committee of the Seoul Metropolitan Government, be reduced within the limit of the building coverage ratios referred to in Article 84 (1) of the Decree: 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>
(8) Notwithstanding the provisions of paragraph (1), in cases of a building in a fire prevention district in a quasi residential area, general commercial area or neighboring commercial area subject to the establishment of a district-unit planning which falls under any item of Article 84 (5) 1 of the Decree, the building coverage ratio may be separately determined within the extent between 80 and 90 percent by the district-unit planning. <Newly Inserted by Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
(9) Notwithstanding the provisions of paragraph (1), in cases of a traditional marketplace subject to approval of a market maintenance and improvement project implementation plan, the building coverage ratio may, if the head of a Gu deems that there is no impact upon traffic, scenery, fine view, sunshine, lighting, ventilation, etc. of nearby areas, apply, to the extent of 70 or less percent, in a Class general residential area, a Class general residential area and a quasi residential area, 60 or less percent in a Class general residential area, and 80 or less percent in a commercial area after deliberation by the Urban Planning Committee and the Building Committee of the Gu: Provided, That the building coverage ratio may be reduced to the extent of 90 or less percent in a commercial area after deliberation by the Urban Planning Committee of the Seoul Metropolitan Government. <Newly Inserted by Ordinance No. 4433, Oct. 4, 2006>
(10) Notwithstanding the provisions of paragraph (1), the building coverage ratio of an amusement park, among urban planning facilities installed within a natural green area, shall not exceed 30 percent, while the building coverage ratio of a public park shall not exceed 20 percent. <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>

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

(1) The floor area ratios for each specific-use area shall not exceed the corresponding ratios provided for in any of the following subparagraphs under Article 78 (1) and (2) of the Act and Article 85 (1) of the Decree: <Amended by Ordinance No. 4666, Jul. 30, 2008>
1. Class exclusive residential area: 100 percent;
2. Class exclusive residential area: 120 percent;
3. Class general residential area: 150 percent;
4. Class general residential area: 200 percent;
5. Class general residential area: 250 percent;
6. Quasi residential area: 400 percent;
7. Central commercial area: 1,000 percent (however, 800 percent within the limits of the Four Gates);
8. General commercial area: 800 percent (however, 600 percent within the limits of the Four Gates);
9. Neighboring commercial area: 600 percent (however, 500 percent within the limits of the Four Gates);
10. Distribution commercial area: 600 percent (however, 500 percent within the limits of the Four Gates);
11. Exclusive industrial area: 200 percent;
12. General industrial area: 200 percent;
13. Quasi industrial area: 400 percent;
14. Preserved green belt: 50 percent;
15. Productive green belt: 50 percent; and
16. Natural green belt: 50 percent.
(2) Notwithstanding the provisions of paragraph (1), the floor area ratios for each specific-use area in the school-transferred place shall not exceed the corresponding ratios provided for in any of the following subparagraphs:
1. Commercial area: 500 percent;
2. Quasi residential area: 300 percent;
3. Exclusive residential area and Class general residential area: 100 percent;
4. Class general residential area: 150 percent; or
5. Class general residential area: 200 percent.
(3) Notwithstanding the provisions of paragraph (1) 7 through 10 of this Article, a floor area ratio set out in annexed Table 3 shall apply if a residential complex building (any building conjoint with a collective housing in respect of any use other than residence) under Article 31 (1) 2, 32 (2) or 33 (2) is constructed in a commercial area: Provided, That the floor area ratios set out in annexed Table 3 shall not be required to apply subject to deliberation by the Urban Planning Committee of the Seoul Metropolitan Government, the Urban Readjustment Committee or the Market Improvement Project Deliberation Committee, in cases falling under any of the following subparagraphs: <Amended by Ordinance No. 4251, Jan. 5, 2005; Ordinance No. 4375, Mar. 16, 2006; Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4671, Jul.

30, 2008>
1. An area which the Mayor selects out of urban environment maintenance and improvement zones according to a master plan for the maintenance and improvement of urban and residential environment on account of the necessity of residential sites;
2. A balanced development project district;
3. A readjustment promotion zone under the Special Act on the Promotion of Urban Area Readjustment; and
4. A traditional marketplace subject to approval of a market maintenance and improvement project implementation plan.
(4) Notwithstanding paragraph (1) 13, the floor area ratio of a collective housing building or any similar building in a quasi-industrial area shall not exceed the ratio under any of the following subparagraphs: <Amended by Ordinance No. 4926, Jan. 7, 2010>
1. The floor area ratio of a collective housing building, a residential building for the elderly's welfare, or a building for the combined use of residence and office (including buildings built for other combined use) shall be 250 percent: Provided, That where industrial manufacturing facilities for lease (referring to a facility supplied by the Mayor for lease in order to provide small manufacturing facilities, industrial facilities, or such or a building site for the installation of such facilities) are included, the floor area ratio shall be 400 percent; <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>
2. Notwithstanding the main sentence of subparagraph 1, the floor area ratio for the rental housing units under Article 16 (1) 1, 2, and 3 of the Rental Housing Act and for one-third of such rental housing units may be additionally permitted, and the floor area ratio in such cases shall be 300 percent; <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>
3. Notwithstanding the main sentence of subparagraph 1, the floor area ratio of a collective housing building, a residential building for the elderly's welfare, or a building for the combined use of residence and office (including buildings built for other combined use) shall be 300 percent, if such a building including the housing units for long-term lease on a deposit basis under subparagraph 3-2 of Article 2 of the Rental Housing Act. <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>
(5) Notwithstanding the provisions of paragraph (1) 15 and 16, the floor area ratio of a facility established in a productive green belt or natural green belt according to the urban management planning, among any infrastructure provided for in subparagraph 6 of Article 2 of the Act, may be 100 percent or less after deliberation by the Urban Planning Committee of the Seoul Metropolitan Government.
(6) The floor area ratio in a natural park and a park protection zone under the Natural Parks Act shall not exceed 100 percent under Article 78 (3) of the Act and Article 85 (5) of the Decree: Provided, That the floor area ratio in a collective facilities district and a dense settlement district 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>
(7) The floor area ratio in a district-unit planning zone designated under Article 51 of the Act, Article 43 of the Decree and Article 16 of this Ordinance shall be provided for by rule of the Seoul Metropolitan Government to such an extent as provided for in paragraphs (1) through (4) of this Article, Article 52 of the Act and Article 46 of the Decree. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(8) Notwithstanding the provisions of paragraph (1) 3 through 6 of this Article, the floor area ratio in a traditional market located in a general residential area designated as a market maintenance and improvement project implementation zone, and that in a quasi residential area shall not exceed 400 percent and 450 percent, respectively. <Amended by Ordinance No. 4375, Mar. 16, 2006; Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008>
(9) Notwithstanding the provisions of paragraph (8) of this Article, if the head of a Gu concerned, after reviewing a project promotion plan under Article 16 of the Enforcement Decree of the Special Act on the Promotion of Traditional Marketplaces and Shopping Districts, deems that there is no impact upon traffic, scenery, fine view, sunshine, lighting, ventilation, etc. of nearby areas, which is deliberated on and passed by the Market Improvement Project Deliberation Committee, the floor area ratios in a quasi residential area may be 500 percent or less. <Amended by Ordinance No. 4375, Mar. 16, 2006; Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4666, Jul. 30, 2008>
(10) If a person who intends to construct a building in an area, district or zone referred to in any subparagraph of Article 85 (7) of the Decree offers part of the site for the building as a site for any public facility, the floor area ratio of the said building shall not exceed the ratio calculated according to the following formula to the extent of 200 percent of the corresponding floor area ratio under paragraphs (1) through (4) of this Article: (1+1.3)×the floor area ratio under paragraphs (1) through (4) of this Article (Provided, That the floor area ratio of a housing redevelopment project shall not exceed 180 percent in the case of paragraph (1) 3 and 220 percent in the case of paragraph (1) 4 respectively); the term "" used herein means a ratio of the area of a site remaining after part thereof is offered as a site for any public facility to the area offered as such. <Amended by Ordinance No. 4251, Jan. 5, 2005; Ordinance No. 4433, Oct.. 4, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
(11) Notwithstanding the provisions of paragraph (1) 2, the floor area ratios in a Class exclusive residential area within a district in which a Newtown project is carried out under the Seoul Metropolitan Government Ordinance on the Support for Balanced Regional Development may, if deemed necessary by the Mayor, be 150 percent or less after deliberation by the Urban Planning Committee of the Seoul Metropolitan Government. <Newly Inserted by Ordinance No. 4230, Sep. 24, 2004; Ordinance No. 4666, Jul. 30, 2008>
(12) Notwithstanding the provisions of paragraph (1) of this Article, the floor area ratio in an industrial development promotion district or of a foreign-invested enterprise or specially managed apartment house may, after deliberation by the Urban Planning

Committee of the Seoul Metropolitan Government, be reduced 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). <Newly Inserted by Ordinance No. 4251, Jan. 5, 2005; Ordinance No. 4666, Jul. 30, 2008>

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

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

(15) Notwithstanding the provisions of paragraph (1) 3 through 10 of this Article, in cases of acceptance of donation of any museum, library, art gallery or performance hall constructed on national or public land among the cultural facilities provided for in Article 2 of the Enforcement Decree of the Culture and Arts Promotion Act, the floor area ratio in the national or public land may be reduced to the extent of the floor area ratio for the corresponding specific-use area referred to in Article 85 (1) of the Decree, subject to deliberation by the Urban Planning Committee of the Seoul Metropolitan Government. <Newly Inserted by Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4666, Jul. 30, 2008>

(16) Notwithstanding the provisions of paragraph (1) 6 of this Article, in cases of construction of a collective housing or a residential complex building including houses subject to a long-term lease on a deposit basis (referring to rental houses supplied on a deposit basis after the Mayor purchases houses constructed by the SH Corporation or by a public or private business entity) in such a quasi residential area as is designated by the Mayor, the floor area ratio of the said collective housing or residential complex building shall not exceed 500 percent. <Newly Inserted by Ordinance No. 4666, Jul. 30, 2008>

(17) Notwithstanding the provisions of paragraph (1), where a tourist lodging facility for a tourist hotel business or a Korean traditional hotel business under Article 2 (1) 2 (a) through (c) of the Enforcement Decree of the Tourism Promotion Act is built in an area under any provision of paragraph (1) 3 through 10 (including the area inside the four ancient main city gates), the floor area ratio may be relaxed by not more than 20 percent of the floor area ratio under paragraph (1) through deliberation by the Urban Planning Committee of the Seoul Metropolitan Government. <Newly Inserted by Ordinance No. 4861, Sep. 29, 2009>

(18) Notwithstanding the provisions of paragraph (1), where a subway exit or ventilating opening or any similar facility is installed in a building or on a building site in order to improve pedestrian conditions of public sidewalks and enhance urban view and such a subway exit or ventilating opening or any similar facility is donated or a partitioned surface right to such a subway exit or ventilating opening or any similar facility is acquired, the floor area ratio may be relaxed within the maximum of the floor area ratio applicable to the specific use area under Article 85 (1) of the Decree according to the following formula through deliberation by the Urban Planning Committee of the Seoul Metropolitan Committee:

1. Where such a facility is installed on a building site: Not more than the result calculated by the formula "Floor area ratio x (Building coverage area of the subway exit or ventilating opening/Area of the building site)": <Newly Inserted by Ordinance No. 4978, Apr. 22, 2010>

2. Where such a facility is installed in a building: Not more than the result calculated by the formula "Floor area ratio x (Gross floor area of the subway exit or ventilating opening/Gross floor area of the building)": <Newly Inserted by Ordinance No. 4978, Apr. 22, 2010>

SECTION 7 SPECIAL EXCEPTIONS FOR EXISTING BUILDINGS

Article 55-2 (Special Exceptions for Existing Buildings)

SECTION 7 SPECIAL EXCEPTIONS FOR EXISTING BUILDINGS"Where the level of discharged pollutants is the same or lower than that of the existing type of business" in the proviso to Article 93 (2) of the Decree means a case that does not fall under any of the following subparagraphs: <Amended by Ordinance No. 4926, Jan. 7, 2010>

1. A type of business that discharges a specific substance harmful to air under subparagraph 9 of Article 2 of the Clean Air Conservation Act; <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>

2. A facility that discharges an air pollutant under subparagraph 11 of Article 2 of the Clean Air Conservation Act and that falls under Class through Class III business establishments under annexed Table 1 of the Enforcement Decree of the said Act; <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>

3. A type of business that discharges a specific substance harmful to water under subparagraph 8 of Article 2 of the Water Quality and Ecosystem Conservation Act: Provided, That the foregoing shall not apply to cases where a wastewater-discharging facility

without dumping is installed and operated with permission in accordance with Article 34 of the said Act; <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>
4. A facility that discharges wastewater under subparagraph 10 of Article 2 of the Water Quality and Ecosystem Conservation Act and that falls under Class through Class business establishments under annexed Table 13 of the Enforcement Decree of the said Act; <Newly Inserted by Ordinance No. 4926, Jan. 7, 2010>

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

Article 56 (Functions)

SECTION 1 OPERATION AND SO ON OF URBAN PLANNING COMMITTEE OF SEOUL SPECIAL METROPOLITAN CITYThe functions of the Urban Planning Committee of the Seoul Metropolitan Government shall be as follows: <Amended by Ordinance No. 4629, May 29, 2008; Ordinance No. 4666, Jul. 30, 2008>
1. Deliberation or advice on matters on which the Urban Planning Committee of the Seoul Metropolitan Government shall deliberate or give advice under the Act, any other related Acts or subordinate statutes, or this Ordinance;
2. Deliberation or advice on urban planning determined by the Mayor;
3. In cases where matters subject to deliberation of the Central Urban Planning Committee from among those which fall under authority of the Minister of Land, Transport and Maritime Affairs are delegated to the Mayor, the deliberation on such matters; and
4. Any such deliberation or advice on other matters related to the urban planning as requested by the Mayor.

Article 57 (Organization and Operation)

(1) The Urban Planning Committee of the Seoul Metropolitan Government shall be comprised of 25 to 30 members, including one Chairperson and one Vice Chairperson. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
(2) The Chairperson of the Urban Planning Committee of the Seoul Metropolitan Government shall be appointed or commissioned by the Mayor from among its members, and the Vice Chairperson thereof shall be elected by mutual vote among its members. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(3) Members of the Urban Planning Committee of the Seoul Metropolitan Government shall be appointed or commissioned by the Mayor from among persons who fall under any of the following subparagraphs. In such cases, the number of such members who fall under subparagraph 3 shall be not less than two-thirds of the number of all the members of the Urban Planning Committee of the Seoul Metropolitan Government: <Amended by Ordinance No. 4666, Jul. 30, 2008>
1. Four to five members of the Seoul Metropolitan Council; <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
2. Four public officials of the Seoul Metropolitan Government; and
3. 17 to 21 persons who have knowledge and experience in affairs related to urban planning such as land utilization, construction, housing, scenery, traffic, environment, prevention against natural disasters, culture, information and communications, urban design, landscaping, and so on. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>
(4) The term of office of those members who fall under paragraph (3) 3 shall be two years, but the consecutive appointment may be permitted: Provided, That the term of office of a member who is appointed as successor of a vacancy shall be the remainder of the term of office of his/her predecessor. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(5) The Chairperson shall excercise the overall control of the affairs of the Urban Planning Committee of the Seoul Metropolitan Government, and shall convene a meeting of the Urban Planning Committee of the Seoul Metropolitan Government and preside over it.
(6) The Vice Chairperson shall assist the Chairperson, and shall act on behalf of the Chairperson if the Chairperson is not able to perform his/her duties for any unavoidable reason.
(7) If neither the Chairperson nor the Vice Chairperson is able to perform his/her duties for any unavoidable reason, any member who is, in advance, designated by the Chairperson shall act on behalf of him/her.
(8) A majority of all the incumbent members of the Urban Planning Committee of the Seoul Metropolitan Government shall constitute a quorum of the meeting thereof (a majority of members present at a meeting shall consist of members under paragraph (3) 3) and the resolution of that meeting shall require the consent of a simple majority of all the members present. In such cases, the Chairperson shall have a vote. <Amended by Ordinance No. 4926, Jan. 7, 2010>
(9) The Urban Planning Committee of the Seoul Metropolitan Government shall have one executive secretary and several clerks, and the executive secretary shall be the Director who superintends the Urban Planning Committee of the Seoul Metropolitan Government and a clerk shall be an assistant junior official who takes charge of the affairs of that Committee. <Amended by Ordinance No. 4666, Jul. 30, 2008>

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

Article 58 (Subcommittees)

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

1. Subcommittee : Deliberation on matters concerning a plan for the alteration of a specific-use area and so on under Article 9 of the Act;
2. Subcommittee : Deliberation on matters concerning any such development act as provided for in Article 59 of the Act, matters concerning any such raising of an objection as provided for in Article 120 of the Act and matters concerning any such maintenance and improvement project as provided for in Article 2 of the Act on the Maintenance and Improvement of Urban Areas and Dwelling Conditions for Residents; and
3. Subcommittee : Deliberation on matters concerning the designation of a district-unit planning zone and the formulation of the district-unit planning or any determination on the alteration of that district-unit planning zone and district-unit planning under Article 50 of the Act.

(2) There may be established separate subcommittees other than those as provided for in any subparagraph of paragraph (1) in order to deliberate on matters delegated by the Urban Planning Committee of the Seoul Metropolitan Government. <Amended by Ordinance No. 4666, Jul. 30, 2008>

(3) A subcommittee shall be comprised of not less than five but not more than nine members, elected by the Urban Planning Committee of the Seoul Metropolitan Government from among its members, and the members of the Urban Planning Committee of the Seoul Metropolitan Government may become the members of two or more subcommittees. <Amended by Ordinance No. 4666, Jul. 30, 2008>

(4) The chairperson of a subcommittee shall be elected from among its members.

(5) A majority of all the incumbent members of a subcommittee shall constitute a quorum of the meeting thereof and the resolution of that meeting shall require the consent of a simple majority of all the members present.

(6) Any deliberation and resolution made by a subcommittee on any such matters designated by the Urban Planning Committee of the Seoul Metropolitan Government from among those subject to the deliberation of the said subcommittee shall be considered to be the deliberation and resolution of the Urban Planning Committee of the Seoul Metropolitan Government. In such cases, the executive secretary shall report those matters which are deliberated and resolved on by the subcommittee to the next Urban Planning Committee of the Seoul Metropolitan Government.

Article 58-2 (Exclusion and Abstention of Members)

(1) If a member of the Urban Planning Committee of the Seoul Metropolitan Government or its subcommittee falls under any of the following subparagraphs, he/she shall be excluded from deliberation or advisory services on the agenda item at issue:

1. Where a member has performed or is performing a service, an advisory service, or research related to the agenda item brought for deliberation or advisory service;
2. Where it is found that a member has an interest, direct or indirect, in the agenda item brought for deliberation or advisory service;

(2) If a member falls under any subparagraph of paragraph (1), he/she shall file an application for abstention from deliberation or advisory services on the agenda item at issue.

(3) If there is a ground for exclusion under any subparagraph of paragraph (1), the chairperson shall, ex officio or upon a member's application for abstention, make a decision on whether to exclude the member.

[This Article Newly Inserted by Ordinance No. 4926, Jan. 7, 2010]

Article 59 (Submission of Materials and Explanation of Proposal)

(1) The Urban Planning Committee of the Seoul Metropolitan Government may require any relevant organization or the head of a relevant bureau or division to submit necessary materials and hear the explanatory opinions of persons who have much academic knowledge on the urban planning if the Urban Planning Committee of the Seoul Metropolitan Government considers it necessary to do so.

(2) The head of a Gu concerned may attend the Urban Planning Committee of the Seoul Metropolitan Government and present his/her opinions on any such matters related to the urban planning of the autonomous Gu concerned with the previous approval of the Chairperson of the Urban Planning Committee of the Seoul Metropolitan Government.

(3) In deliberating upon a draft urban management planning proposed by a private business entity for the construction, etc. of a collective housing, the Urban Planning Committee of the Seoul Metropolitan Government may, upon request of the private business entity, hear its opinions according to the procedures provided for by rule of the Seoul Metropolitan Government. <Newly

Inserted by Ordinance No. 4666, Jul. 30, 2008>
(4) When any alteration is made in any major contents of such an urban management planning as proposed by a private business entity or any additional burden is imposed on the private business entity concerned in consequence of deliberation, the Mayor shall notify the result of such deliberation, specifying the reasons therefor, to the authorized policymaker, who in turn shall inform the private business entity concerned thereof. <Newly Inserted by Ordinance No. 4666, Jul. 30, 2008>

Article 60 (Closed-door Meetings)
The meetings of the Urban Planning Committee of the Seoul Metropolitan Government shall not, in principle, be open to the public: Provided, That the same shall not apply to the cases where disclosure of which is provided for by any related Act and subordinate statute.

Article 61 (Minutes)
(1) The Chairperson of the Urban Planning Committee of the Seoul Metropolitan Government may have two or less stenographers prepare minutes of a meeting thereof. <Amended by Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4666, Jul. 30, 2008>
(2) The period during which minutes of a meeting of the Urban Planning Committee of the Seoul Metropolitan Government shall be made available to the public under Article 113 (1) of the Decree shall be six months. <Newly Inserted by Ordinance No. 4433, Oct. 4, 2006; Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4926, Jan. 7, 2010>

Article 62 (Allowances, etc.)
The Mayor may pay allowances and travel expenses to those members and stenographers who are not public officials belonging to the Seoul Metropolitan Government, to such an extent as the relevant budget permits.

Article 63 (Operation of Joint Committee)
The provisions of Articles 57 (2) and (5) through (10), 58 (6) and 59 through 62 shall apply mutatis mutandis to the operation of the Joint Committee.
[This Article Wholly Amended by Ordinance No. 4666, Jul. 30, 2008]

SECTION 2 PERMANENT URBAN PLANNING GROUP

Article 64 (Establishment and Functions)
SECTION 2 PERMANENT URBAN PLANNING GROUP(1) A permanent urban planning group (hereinafter referred to as "planning group") shall be established in the Urban Planning Committee of the Seoul Metropolitan Government under Article 116 of the Act. <Amended by Ordinance No. 4666, Jul. 30, 2008>
(2) The functions of the planning group shall be as follows: <Amended by Ordinance No. 4666, Jul. 30, 2008>
1. Examination of any such fundamental urban planning or urban management planning drafted by the Mayor;
2. Any such planning, direction, investigation and research concerning the urban planning commissioned by the Mayor;
3. Surveying and research conducted in relation to matters as required by the Urban Planning Committee of the Seoul Metropolitan Government and by the Urban Readjustment Committee of the Seoul Metropolitan Government under Article 21 (1) of the Seoul Metropolitan Government Ordinance on the Promotion of Urban Readjustment; <Amended by Ordinance No. 4569, Oct. 1, 2007; Ordinance No. 4926, Jan. 7, 2010>
4. Any other examinations and advices on the urban planning.

Article 65 (Composition of Planning Group)
(1) In the planning group, there may be not more than nine full-time public officials in contractual service and not more than five part-time public officials in contractual service, including the leader and research fellows.
(2) In the planning group, there may be clerical assistants to such an extent as the relevant budget permits.

Article 66 (Operation, etc. of Planning Group)
(1) The Chairperson of the Urban Planning Committee of the Seoul Metropolitan Government shall take general charge of the operation of the planning group and excercise the overall control of the affairs thereof.
(2) The Mayor may appoint the leader of the planning group from among the research fellows if he/she considers it necessary to do so.

(3) The leader of the planning group shall, under the directions of the Chairperson of the Urban Planning Committee of the Seoul Metropolitan Government, divide those office duties of which the research fellows shall take partial charge among them and direct and supervise their service.

Article 67 (Appointment, Service, etc.)

(1) With respect to the appointment, service and so on of the leader and the research fellows of the planning group, the provisions of the Presidential Decree on Local Public Officials in the Contractual Service and the Seoul Metropolitan Government Rules on the Personnel Management of Local Public Officials in the Contractual Service shall apply. <Amended by Ordinance No. 4666, Jul. 30, 2008>

(2) Research expenses, travel expenses and so on may be paid to the part-time public officials in contractual service of the planning group, to such an extent as the relevant budget permits.

CHAPTER SUPPLEMENTARY PROVISIONS

Article 68 (Delegation of Authority)

CHAPTER SUPPLEMENTARY PROVISIONS(1) Such affairs as provided for in annexed Table 4 of this Ordinance from among those which fall under any authority of the Mayor under Article 139 (2) of the Act, shall be delegated to the heads of Gus concerned. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4671, Jul. 30, 2008>

(2) Unless there are other special provisions concerning those affairs which are delegated under paragraph (1), such affairs shall be deemed to include other affairs annexed thereto.

(3) In cases where the head of a Gu deals with such affairs as provided for in subparagraphs 1 through 10 of annexed Table 4 from among those delegated under paragraph (1) of this Article, he/she shall report the results thereof to the Mayor. <Amended by Ordinance No. 4666, Jul. 30, 2008; Ordinance No. 4671, Jul. 30, 2008>

Article 69 (Procedures for Collection of Fines for Negligence)

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

Article 70 (Rules)

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

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

Article 1 (Enforcement Date)

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

Articles 2 through 9 Omitted.

Article 10 (Amendment to Other Ordinances)

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

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

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

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

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

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

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

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

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

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

Article 1 (Enforcement Date)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ADDENDUM Ordinance No. 4569, Oct. 1, 2007

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

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

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

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

Article 1 (Enforcement Date)

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

Article 2 (Transitional Measures following Delegation of Authority)

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

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

Article 1 (Enforcement Date)

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

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

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

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

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

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

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

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

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

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

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

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

Article 1 (Enforcement Date)

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

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

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

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

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

Article 1 (Enforcement Date)

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

Article 2 (Transitional Measure concerning Delegation of Authority)

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

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

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

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

(1) (Enforcement Date)

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

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

Article 1 (Enforcement Date)

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