

# Land Use

## Land Use Zones

Land use zones are construction restrictions that are defined within the city plan, so that residential, commercial, and industrial land in the urbanization promotion area are appropriately used in specific ways.



### ① Category I Low-rise Exclusive Residential Zone

This zone is specified to maintain a pleasant environment in low-rise residential areas. It is possible to build residential buildings that also function as small stores or offices. This zoning is applied to suburb residential areas in the hilly lands in southwest and northwest Sendai.



### ② Category II Low-rise Exclusive Residential Zone

This zone is specified to maintain a pleasant environment in mainly low-rise residential areas. It is possible to build stores up to 150m<sup>2</sup>. This zoning applies to roadside areas along bus routes in category I low-rise exclusive residential zones.



### ③ Category I Mid-to-high-rise Exclusive Residential Zone

This zone is specified to maintain a pleasant environment in mid to high-rise residential areas. Stores larger than 500m<sup>2</sup> will be restricted. This zone applies to residential areas in Moniwa and Nakayama-Yoshinari.



### ④ Category II Mid-to-high-rise Exclusive Residential Zone

This zone is specified to maintain a pleasant environment in mid to high-rise residential areas. Stores and offices larger than 1,500m<sup>2</sup> will be restricted. This zone applies to residential areas that surround central Sendai.



### ⑤ Category I Residential Zone

This zone is specified to maintain a pleasant environment in residential areas. Stores and offices larger than 3,000m<sup>2</sup> will be restricted. This zoning applies to old urban areas around central Sendai and roadside areas along trunk roads.



### ⑥ Category II Residential Zone

This zone is specified to maintain a pleasant environment in residential areas. Stores larger than 10,000m<sup>2</sup> will be restricted. This zoning applies to old urban areas around central Sendai and roadside areas along trunk roads.



### ⑦ Quasi-Residential Zone

This zone is specified along roadside areas to maintain harmony between housing and automobile-related facilities. This zoning applies to the area along the Yaotome-Oritate road.



### ⑧ Neighborhood Commercial Zone

This zone is specified to promote convenience of stores and businesses where neighborhood residents do their daily shopping. This zoning applies to areas around downtown commercial areas, areas around subway stations, and residential centers in suburban residential areas.



### ⑨ Commercial Zone

This zone is specified to promote convenience of commercial businesses, and applies to central Sendai, extensive areas, and the Oroshisho area.



### ⑩ Quasi-Industrial Zone

This zone is specified to promote convenience of non-polluting industries. This zoning applies to the area along the Route 4 bypass and areas around Tohoku Expressway interchanges.



### ⑪ Industrial Zone

This zone is specified to promote convenience of industries, and applies to the Matsubara Industrial Park and pre-existing industrial areas in the Sendai Port hinterland.



### ⑫ Exclusive Industrial Zone

This zone is exclusively specified to promote convenience of industries, and applies to the Haranomachi Tobu Industry and Distribution Park, the Sendai Port area, and the Izumi Park Town Industrial Park.

(Note) For the types of land use zones, there is a Rural Residential Zone in addition to the 12 types listed above. However, no areas in the city are designated as Rural Residential Zones.

■ Outline of Building Restrictions in Land Use Zones

The following restrictions will apply to new buildings in order to maintain a pleasant residential environment and promote convenience of commercial and industrial businesses.

Building Restrictions in Land Use Zones		Construction Permitted										Construction Prohibited										Other Restrictions			
		①、②、③、④、 and ▲ indicate area and floor levels restrictions																							
		Exclusive Residential Zone	Category I Low-rise Exclusive Residential Zone	Category II Low-rise Exclusive Residential Zone	Category I Mid-to-high-rise Exclusive Residential Zone	Category II Mid-to-high-rise Exclusive Residential Zone	Category I Residential Zone	Category II Residential Zone	Quasi-Residential Zone	Neighborhood Commercial Zone	Commercial Zone	Quasi-Industrial Zone	Industrial Zone	Exclusive Industrial Zone											
Houses, apartments, dormitories, boarding houses																									
Mixed-use houses with non-residential portions 50m <sup>2</sup> or smaller and less than 50% of the total floor area															Restrictions also apply to some non-residential areas.										
Stores, etc.	Stores, etc. with a floor area of 150m <sup>2</sup> or less		①	②	③								④	① Restricted to stores that provide services, such as coffee shops, barbers, fixture stores, daily merchandise stores, etc. Maximum two floors.										④	
	Stores, etc. with a floor area over 150m <sup>2</sup> but not over 500m <sup>2</sup>			②	③								④	② Restricted to stores that provide services, specifically, stores specified in ① and merchandise stores, eating and drinking establishments, insurance agencies, bank branch offices, residential real estate dealers, etc. Maximum two floors.										④	
	Stores, etc. with a floor area over 500m <sup>2</sup> but not over 1,500m <sup>2</sup>				③								④	③ Maximum two floors (※)										④	
	Stores, etc. with a floor area over 1,500m <sup>2</sup> but not over 3,000m <sup>2</sup>												④	④ (※) No merchandise stores and eating and drinking establishments.										④	
	Stores, etc. with a floor area of more than 3,000m <sup>2</sup>												④											④	
	Stores, etc. with a floor area of more than 10,000m <sup>2</sup>																								
Offices, etc.	Offices, etc. with a floor area of 150m <sup>2</sup> or less					▲																			
	Offices, etc. with a floor area over 150m <sup>2</sup> but not over 500m <sup>2</sup>					▲																			
	Offices, etc. with a floor area over 500m <sup>2</sup> but not over 1,500m <sup>2</sup>					▲																		▲ Maximum two floors	
	Offices, etc. with a floor area over 1,500m <sup>2</sup> but not over 3,000m <sup>2</sup>																								
	Offices, etc. with a floor area of more than 3,000m <sup>2</sup>																								
Hotels and Inns						▲																		▲ 3,000m <sup>2</sup> maximum (※)	
Entertainment establishments	Bowling alleys, skating rinks, swimming pools, golf practice areas, batting practice areas, etc.					▲																		▲ 3,000m <sup>2</sup> maximum (※)	
	Karaoke boxes, etc.						▲	▲					▲											▲ 10,000m <sup>2</sup> maximum (※)	
	Mahjong parlors, pachinko parlors, shooting ranges, etc.						★	★					▲											▲ 10,000m <sup>2</sup> maximum (※)	
	Horse racing and bicycle racing betting facilities, etc.						▲	▲					▲											▲ 10,000m <sup>2</sup> maximum (※)	
	Theaters, cinemas, performance halls, exhibition centers, Nightclubs, etc.								▲															▲ Maximum audience eating area is 200m <sup>2</sup>	
	Cabarets, bath houses with private rooms, etc.											▲												▲ No bath house with private rooms	
Any buildings that are used as theaters, movie theaters, performance halls, Nightclubs, stores, eating and drinking establishments, exhibition halls, recreation halls, and horse racing betting facilities etc. must not exceed a total floor area of 10,000m <sup>2</sup>																									
Public facilities, hospitals and schools, etc.	Kindergartens, elementary schools, junior high schools, high schools													Excluding centers for early childhood education and care											
	Universities, technical colleges, vocational schools, etc.																								
	Libraries etc.																								
	Police boxes, post offices below a certain size, etc.																								
	Shrines, temples, churches, etc.																								
	Hospitals																								
	Public bathing facilities, clinics, day care centers, centers for early childhood education and care, etc.																								
	Retirement homes, nursing homes, etc.																								
	Senior citizen centers, child centers, etc.		▲	▲																					▲ 600m <sup>2</sup> maximum
	Driving schools						▲																	▲ 3,000m <sup>2</sup> maximum (※)	
Garages	Independent garages (not attached to a building)				▲	▲	▲	▲																▲ 300m <sup>2</sup> maximum with two floors or less	
	Garages attached to buildings. For ①, ②, and ③, maximum garage size is 50% of the total floor area. Restrictions described in the Other Restrictions column also apply.	①	①	②	②	③	③							Separate restrictions exist for garages in housing complexes										① 600m <sup>2</sup> maximum and one floors only ② 3,000m <sup>2</sup> maximum and two floors or less ③ Two floors or less	
Factories and warehouses, etc.	Storage warehouses																							▲ 3,000m <sup>2</sup> maximum (※)	
	Livestock sheds (over 15m <sup>2</sup> )						▲																		
	Bakery, rice/tofu/pastry/clothes/tatami/fixture/bicycle stores, etc. with work areas less than 50m <sup>2</sup>		▲	▲	▲																			Motors are restricted ▲ Two floors or less	
	Extremely low-hazard/environmental effect factories						①	①	①	②	②													Motors and some types of work are restricted Work area must be	
	Low-hazard/environmental effect factories									②	②													① 50m <sup>2</sup> maximum ② 150m <sup>2</sup> maximum	
	Moderate-hazard/environmental effect factories																								
	High-hazard/environmental effect factories																								
	Car repair shops						①	①	②	③	③													Work area must be ① 50m <sup>2</sup> maximum ② 150m <sup>2</sup> maximum ③ 300m <sup>2</sup> maximum Motors are restricted	
Facilities storing or treating hazardous materials, such as gunpowder, oil, and gas	Very small quantities					①	②																		
	Small quantities																						① 1,500m <sup>2</sup> maximum with two floors or less (※)		
	Moderate quantities																						② 3,000m <sup>2</sup> maximum (※)		
	Large quantities																								
Wholesale markets, crematoriums, slaughterhouses, waste disposal plants, waste incineration plants, etc.		A city planning decision is necessary to build these facilities in the city planning area																							

Note: Rural Residential Zones are not listed here since no areas in the city are designated as Rural Residential Zones.  
 Note: This table is an abstract of Building Standard Law attachment table 2 and does not indicate all building restrictions.  
 ※Restrictions to total floor area of any building constructed in the Category I Low-rise Exclusive Residential Zone  
 ★ A Miyagi Prefecture ordinance restricts areas where certain entertainment facilities may operate

## Special Use District

Special use districts are specified to supplement land use zone restrictions and to promote land use that conforms to local characteristics.

- To Protect Residential and Educational Environments
  - To Promote Distribution Functions
  - To Promote Industrial Land Use in Inland Areas
  - To Promote Harmony between Distribution Functions and the Creation of an Active Community
- Culture and Education District: 397 ha  
 Category I Special Business District: 83 ha  
 Category II Special Business District: 180 ha  
 Special Business District: 147 ha  
 Category III Special Business District: 131 ha  
 Category IV Special Business District: 65 ha  
 Category V Special Business District: 42 ha  
 Category VI Special Business District: 32 ha  
 Special Industrial District (to promote inland industrial land use): 660 ha  
 Category VII Special Business District: 15 ha  
 Large Scale Leisure Facilities District: 898ha  
 (As of December 31, 2023)

## ■ Building Restrictions in Special Use District

Special Use Districts	Land Use Zones	Special Use Districts										
		Culture and Education District	Category I Special Business District	Category II Special Business District	Special Business District	Category III Special Business District	Category IV Special Business District	Category V Special Business District	Category VI Special Business District	Special Industrial District	Large Scale Leisure Facilities District	
Land Use Zone Restrictions	Construction Permitted	[Blue Box]										
	Construction Prohibited	[Red Box]										
Special Use District Construction Ordinance Restrictions	Construction Restricted	[Purple Box]										
	Construction Prohibited	[Dark Blue Box]										
Special Use District Construction Ordinance Restrictions	Construction Restricted	[Light Blue Triangle]										
	Construction Prohibited	[Dark Blue Triangle]										
Houses, apartments, dormitories, boarding houses												
Mixed-use houses with non-residential portions 50m <sup>2</sup> or smaller and less than 50% of the total floor area												
Stores, etc.	Stores, etc. with a floor area of 150m <sup>2</sup> or less											
	Stores, etc. with a floor area over 150m <sup>2</sup> but not over 500m <sup>2</sup>											
	Stores, etc. with a floor area over 500m <sup>2</sup> but not over 1,000m <sup>2</sup>											
	Stores, etc. with a floor area over 1,000m <sup>2</sup> but not over 1,500m <sup>2</sup>											
	Stores, etc. with a floor area over 1,500m <sup>2</sup> but not over 3,000m <sup>2</sup>											
	Stores, etc. with a floor area of more than 3,000m <sup>2</sup>											
Offices, etc.	Offices, etc. with a floor area of 150m <sup>2</sup> or less											
	Offices, etc. with a floor area over 150m <sup>2</sup> but not over 500m <sup>2</sup>											
	Offices, etc. with a floor area over 500m <sup>2</sup> but not over 1,500m <sup>2</sup>											
	Offices, etc. with a floor area over 1,500m <sup>2</sup> but not over 3,000m <sup>2</sup>											
	Offices, etc. with a floor area of more than 3,000m <sup>2</sup>											
Hotels and Inns												
Entertainment establishments	Bowling alleys, skating rinks, swimming pools, golf practice areas, batting practice areas, etc.											
	Karaoke boxes, etc.											
	Mahjong parlors, pachinko parlors, shooting ranges, horse racing and bicycle racing betting facilities, etc.											
	Theaters, cinemas, performance halls, exhibition centers											
	Cabarets, bath houses with private rooms, etc.											
Any buildings that are used as theaters, movie theaters, performance halls, stores, eating and drinking establishments, exhibition halls, recreation halls, and horse racing betting facilities etc. must not exceed a total floor area of 10,000m <sup>2</sup> .												
Public facilities, hospitals and schools, etc.	Kindergartens, elementary schools, junior high schools, high schools											
	Hospitals and schools, etc.											
	Libraries etc.											
	Police boxes, post offices below a certain size, etc.											
	Shrines, temples, churches, etc.											
	Hospitals											
	Public bathing facilities, clinics, day care centers, etc.											
	Centers for early childhood education and care											
	Retirement homes, nursing homes, etc.											
	Senior citizen centers, child centers, etc.											
Garages	Independent garages (not attached to a building)											
	Garages attached to buildings											
Factories and warehouses, etc.	Storage warehouses											
	Livestock sheds (over 15m <sup>2</sup> )											
	Bakery, rice/tofu/pastry/clothes/tatami/fixture/bicycle stores, etc. with work areas less than 50m <sup>2</sup>											
	Extremely low-hazard/environmental effect factories											
	Low-hazard/environmental effect factories											
	Moderate-hazard/environmental effect factories											
	High-hazard/environmental effect factories											
	Car repair shops											
	Facilities storing or treating hazardous materials, such as gunpowder, oil, and gas	Very small quantities										
		Small quantities										
Moderate quantities												
Large quantities												

Note: This table is an abstract of the building restrictions in land use zones and special use districts, and therefore does not indicate all restrictions.

## Height Control Districts

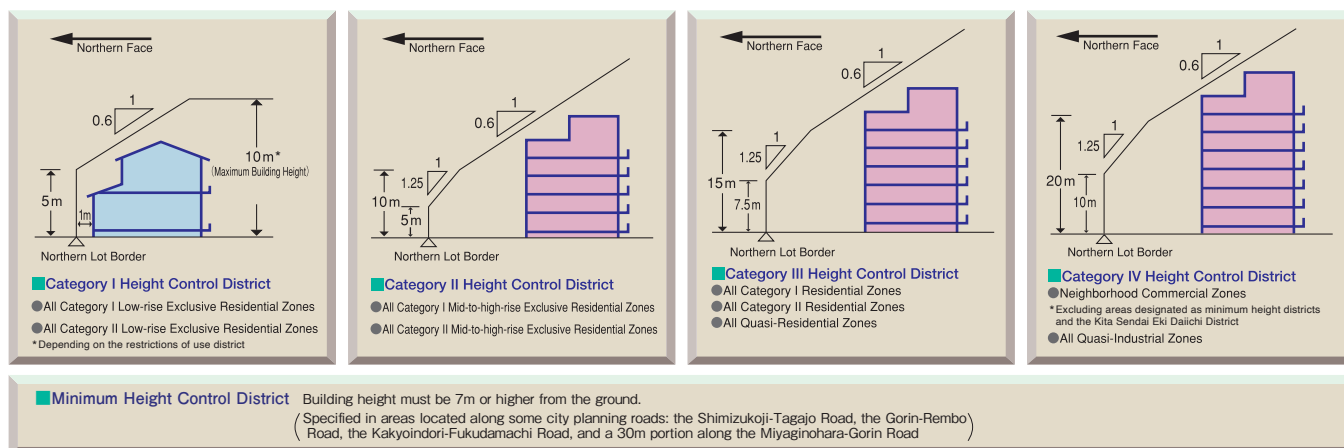
Height control districts are specified to maintain a pleasant residential environment and to ensure that sunlight reaches northern neighbors.

There are four types of height control districts, from categories I to IV.

Minimum height districts are also specified to secure disaster evacuation routes.

- Category I Height Control District: 5,463ha
  - Category II Height Control District: 2,306ha
  - Category III Height Control District: 5,529ha
  - Category IV Height Control District: 2,078ha
  - Minimum Height Control District: 21ha
- (As of December 31, 2023)

### Height Control District



## Intensive Use District

Intensive use districts are specified to efficiently implement intensive land use in urban areas and to renew urban functions. 16 districts that spread over 20.7 ha are designated as intensive use districts in Sendai, including the Ichibancho 4-chome Daiichi District and the Sendai Station Hokubu Daiichi Minami District.

Maximum and minimum floor area ratios, maximum lot coverage, minimum building area for buildings and wall positions are specified within the city plan for intensive use districts.

- 1 Sendai Eki Higashi Daiichi District: 0.4ha
  - 2 Chuo 1-chome Daiichi District: 1.5ha
  - 3 Sendai Eki Higashi Daiichi Nigo District: 1.2ha
  - 4 Ichibancho 4-chome Daiichi District: 1.6ha
  - 5 Sendai Eki Hokubu Daiichi Minami District: 1.7ha
  - 6 Kakyoin 1-chome Daisan District: 1.4ha
  - 7 Nagamachi 3-chome District: 0.2ha
  - 8 Kawaramachi 1-chome Nishi District: 0.5ha
  - 9 Kakyoin 1-chome Daini District: 0.8ha
  - 10 Kokubuncho 3-chome Daiichi District: 0.4ha
  - 11 Kita Sendai Eki Daiichi District: 3.4ha
  - 12 Nagamachi Ekimae Daiichi District: 1.2ha
  - 13 Honcho 2-chome Niban District: 0.2ha
  - 14 Izumi-chuo Ekimae District: 5.3ha
  - 15 Chuo 1-chome Daini District: 0.6ha
  - 16 Ichibancho 2-chome Yonban District: 0.3ha
- (As of December 31, 2023)

## Urban Redevelopment Special Districts

Districts which require high-dense land use at an efficient and adequate level in the urban redevelopment emergency areas are designated as urban redevelopment special districts. Accordingly, these districts will be exempted from restrictions based on the existing city plan, such as zoning regulations.

- 1 Ichibancho 3-chome Minami District: 0.6ha
  - 2 Chuo 1-chome Hirose-dori District: 0.5ha
  - 3 Chuo 4-chome Higashi Nibancho-dori District: 0.5ha
  - 4 Ichibancho 3-chome Nanaban District: 1.8ha
- (As of December 31, 2023)

## Parking Provision Districts

Parking provision districts are designated in commercial zones and other areas that gather particularly large amounts of car traffic, specifically in areas that especially require smooth traffic. In Sendai, parking provision districts are found in central Sendai and its surrounding areas. The city creates public parking in these areas and has made it an obligation to create parking spaces for buildings larger than a certain size.

The city has also created an ordinance, making it an obligation to create parking spaces in commercial zones, neighborhood commercial zones, and parking vicinity districts.

- Parking Provision District: 330.0 ha
- (As of December 31, 2023)

## Port Districts

Port districts are necessary to manage and operate sea ports. The Sendai Port area has been designated as a port district.

- Sendai-Shiogama Port (Sendai Port Area) Port District: 559.0 ha
- (The portion located within Sendai City)  
 (As of December 31, 2023)

## Urban Disaster Recovery Promotion Areas

Areas in the urban zone which took large-scale of damage in the disaster and require urgent and sound reconstruction are designated as urban disaster recovery promotion areas. Northern Gamo, an area devastated by the Great East Japan Earthquake and tsunami, is currently on the way to reconstruction under this scheme.

- Northern Gamo Urban Disaster Recovery Promotion Area (99.3ha)
- (As of December 31, 2023)



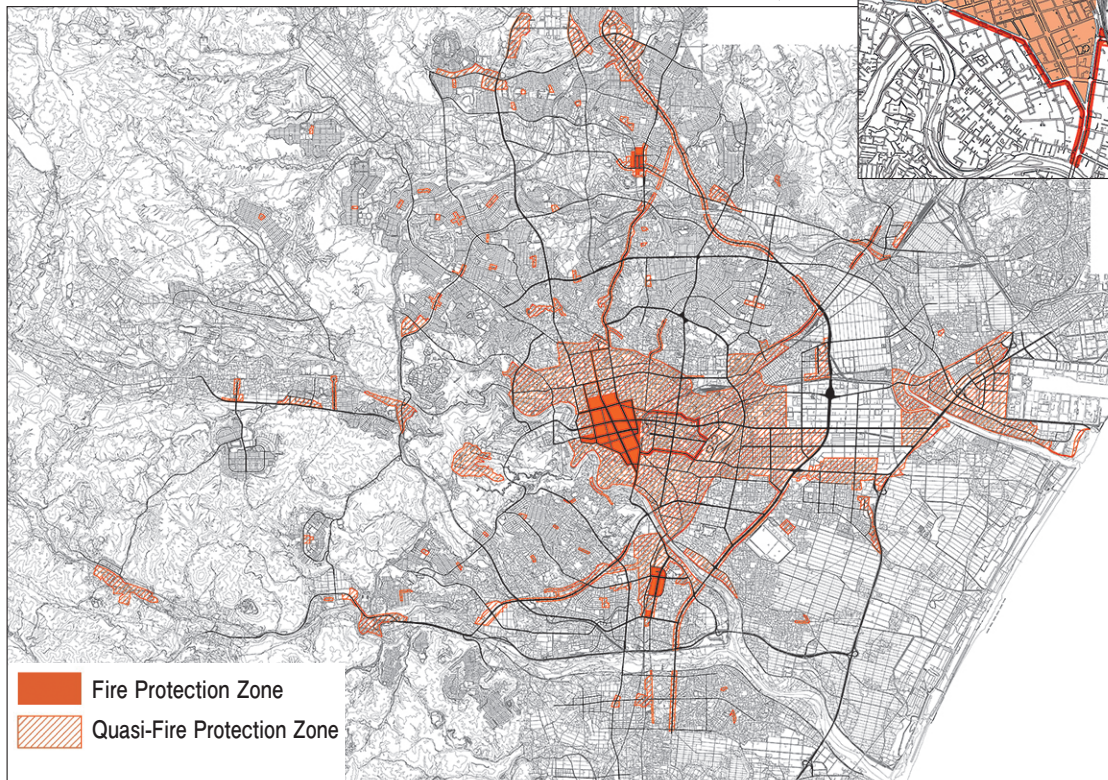
## Fire Protection Zones and Quasi-fire Protection Zones

Some areas in the urban zone are designated as fire protection zones and quasi-fire protection zones to promote fireproof buildings and prevent fires from spreading. Commercial zones in Central Sendai and extensive areas in Nagamachi Area and Izumi-Chuo Area are specified as fire protection zones. Other commercial zones, neighborhood commercial zones, quasi-industrial zones, and residential areas around central Sendai are specified as quasi-fire protection zones.

- Fire Protection Zone: 257ha
  - Quasi-fire Protection Zone: 3,888ha
- (As of December 31, 2023)

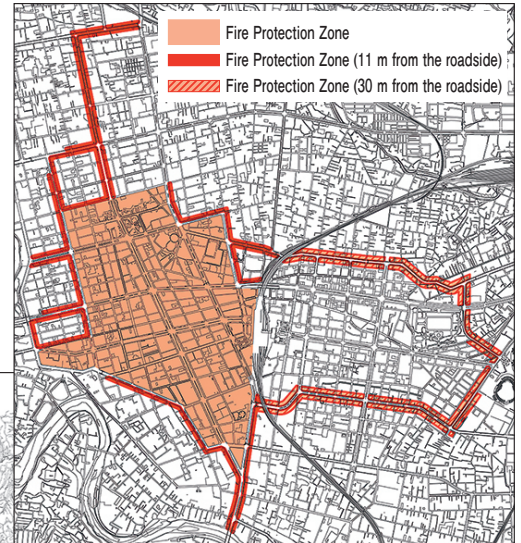
### Map of Fire Protection and Quasi-Fire Protection Zones

As of December 31, 2023



### Map of Fire Protection Zones in the City Center

As of December 31, 2021



## Aesthetic Districts

To form beautiful landscapes in the urban zone, the following three places are designated as Aesthetic Districts.

- Jozenji-dori Avenue Aesthetic District: 13.4 ha
  - Miyagino-dori Avenue Aesthetic District: 27.9 ha
  - Aoba-dori Avenue Aesthetic District: 33.3 ha
- (As of December 31, 2023)

## Special Greenery Preservation District

Green areas necessary to preserve a pleasant urban environment are designated as a Special Greenery Preservation District. In Sendai, the following six districts are designated as Special Greenery Preservation Districts.

- Banzan Special Greenery Preservation District: 81ha
  - Masue Special Greenery Preservation District: 3.3ha
  - Tsubamezawa 3-chome Special Greenery Preservation District: 0.9 ha
  - Goroku Special Greenery Preservation District: 12 h
  - Higashihara Special Greenery Preservation District: 1.9 ha
  - Yagiyama Yayoicho Special Greenery Preservation District: 0.7 ha
  - Aramaki Nitayachi Special Greenery Preservation District: 4.5 ha
  - Nakayama 2-chome Special Greenery Preservation District: 0.3 ha
- (As of December 31, 2023)

## Scenic Districts

Scenic Districts are specified to maintain natural landscapes in the city and preserve greenery where necessary.

Sendai has been known as the City of Trees, where the hills that surround old urban areas are covered by forests, and magnificent trees stand tall in temples and shrines. Eight areas in Sendai have been specified as Scenic Districts, in order to maintain the scenery found in these green hills for many years to come. These areas cover 270.9 ha and include the Dainenji, Mt. Atago, and Osaki Hachiman areas.

- Dainenji Scenic District: 67.2ha
  - Yagiyama Scenic District: 93.9ha
  - Mt. Atago Scenic District: 8.6ha
  - Otamaya Scenic District: 10.6ha
  - Osaki Hachiman Scenic District: 6.0ha
  - Kitayama Scenic District: 13.3ha
  - Dainohara Scenic District: 3.2ha
  - Anyoji Scenic District: 68.1ha
- (As of December 31, 2023)