

Yokohama Ring Expressway and the Yamashita Station Area Initiatives

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08 Shift from Growth Orientation

YOKOHAMA CITY PLANNING

The city has shifted from a growth-oriented strategy to one that focuses on sustainable development and quality of life. This involves a mix of urban renewal, infrastructure improvement, and environmental protection.

07 High Economic Growth and Population Increase

YOKOHAMA CITY PLANNING

The city has experienced high economic growth and a significant increase in population. This has led to a need for more infrastructure and services to support the growing population.

06 War Damage, Requisition and Reconstruction Plan

YOKOHAMA CITY PLANNING

The city was heavily impacted by war damage and requisition. The reconstruction plan focused on rebuilding infrastructure and housing for the displaced population.

05 Wartime City Planning

YOKOHAMA CITY PLANNING

Wartime city planning focused on preparing for potential attacks and ensuring the city's resilience. This included the construction of air defense facilities and the relocation of key industries.

04 Great Kantō Earthquake and Reconstruction Plan

YOKOHAMA CITY PLANNING

The Great Kantō Earthquake of 1923 caused significant damage to the city. The reconstruction plan focused on rebuilding the city and improving its infrastructure.

03 From Land Readjustment Projects to City Planning

YOKOHAMA CITY PLANNING

The city moved from land readjustment projects to a more comprehensive city planning approach. This allowed for better coordination of urban development and infrastructure.

02 Evolution to a Modern City

YOKOHAMA CITY PLANNING

The city evolved into a modern city through the adoption of new technologies and infrastructure. This included the construction of a modern harbor and the implementation of a public transportation system.

01 Port Construction

YOKOHAMA CITY PLANNING

Port construction was a key focus of the city's development. This included the expansion of the harbor and the construction of modern port facilities.

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Overview of City Planning

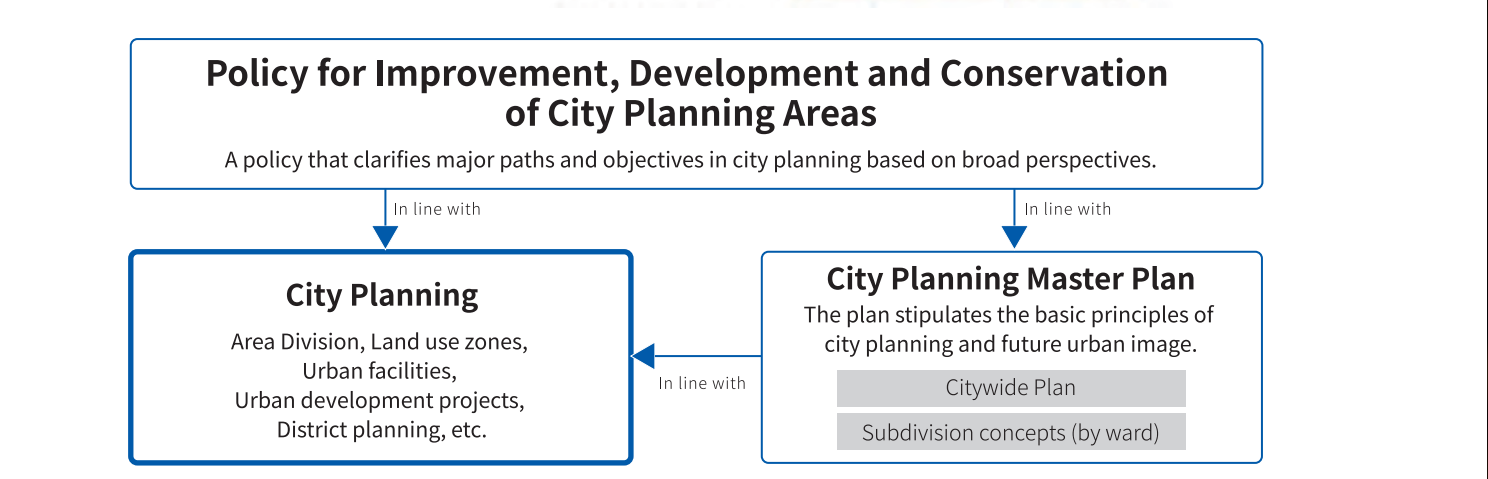
- The Role of City Planning**
 - To create a vibrant and attractive city, it is essential while gaining the cooperation of residents—to promote planned and rational land use and to develop urban facilities such as roads and parks.
 - City planning plays an important role in this process. It designates elements such as "the classification of urbanization promotion areas and urbanization control areas," "districts and zones such as land-use zones and height control districts," "urban facilities such as roads and parks," and "urban development projects such as land readjustment." Through these, it provides regulations and guidance for the orderly development of the city and also presents a vision for the city's future.
 - When city plans are formulated, they are based on policies such as "Policies for the Maintenance, Development, and Conservation of City Planning Areas" stipulated by the City Planning Act, as well as the "Yokohama City Planning Master Plan," which outlines the fundamental policies for municipal city planning.

Major Types of City Planning

Area Division	Urban Facilities
To prevent unregulated urbanization and promote planned urbanization, city planning areas are divided into "urbanization promotion areas" and "urbanization control areas." "Urbanization promotion areas" are areas that have already been urbanized or are areas that should be preferentially and deliberately urbanized generally within 10 years. "Urbanization control areas" are areas where urbanization is controlled.	These are facilities that form the urban framework necessary for daily life to secure smooth urban activities and good urban environments, and handle matters such as future land use and traffic systems. Facilities including roads, urban rapid-transit railroads, parks, rivers, and schools—14 types in total—can be stipulated in a city plan.
Districts and Zones	District planning
Districts and Zones are regions or districts designated for rational use of land by classifying land within city planning areas according to regional characteristics and purpose of use, and imposing necessary limits on buildings, etc. Districts and zones are classified into 21 types, including the representative example of land use zones.	This is a city planning system that carries out more detailed regulations that suit district characteristics and target districts that have a certain degree of coherence. District plans are stipulated as community development plans that reflect the actual conditions of the district, based on discussions in which residents, such as land and building owners, take the lead and exchange ideas.

City Planning System

Since the future image of the city is painted in the "City Planning Master Plan," it is necessary to stipulate specific city planning to achieve it. City planning regulates and guides land use, as well as determines facilities that form the urban framework, including roads and parks.



Provision of City Planning Information

- Urban planning information is made widely available to residents through the City of Yokohama's official website.
- Administrative Map Information Provision System: "i Mappy," "R Mappy," and "C Mappy"**
 - i Mappy** : System that allows users to view information on restrictions under Yokohama City Planning, restrictions related to building and land development, plans for community development, and other related information. (The base map is a topographic map.)
 - R Mappy** : Viewing system that overlays Yokohama City Planning decision lines (part of urban planning road) with a road ledger at approximately 1:500 scale accuracy. (The base map is the road ledger boundary map and plan.)
 - C Mappy** : Viewing system that overlays Yokohama City Planning decision lines (part of urban planning road) with a cadastral map data from the Ministry of Justice's registry office at approximately 1:500 scale accuracy. (The base map is the cadastral map data from the registry office map.)

Information available on "i Mappy"

Restrictions imposed by Yokohama City Planning	Land use zones, Fire prevention zones or Quasi fire prevention zones, Height control zones, Minimum site area, Setback distance, Maximum height limit of building, Green space conservation districts, Scenic districts, Productive green zones, District planning, Urban facilities (roads, parks, rivers, etc.) Urban facilities projects approval status, Urban development projects, etc.
Restrictions for Construction and Land Development	Building agreement districts, Building Standards Act Article 22 areas, Fireproofing promotion districts, Road types pursuant to the Building Standards Act, Land development construction regulated area, Setback line, Mandatory parking space allocation districts under the Parking Ordinance, Shadow control, Restrictions on building in non-land-use zoned area, etc.
Plans for community development	Community development consultation districts, Community development plan districts, Mandatory prior reporting areas of large-scale land dealings, Landscape plans, Urban landscape consultation districts, etc.

- City Planning Documents Viewing System: "A-Mappy"**
- This is a system that allows users to view city planning documents (plans, summary maps, planning maps) on the Internet. It includes plans that were decided or amended after 1970 and allows users to research past city planning information (land-use zones, city planning facilities, etc.)

- Sales of City Planning Maps and Drawings**
- City planning maps (color) and topographic maps (plain maps) are sold at municipal publications and merchandise sales counters.

City Planning Maps	A color map of the entire Yokohama City area (scale 1:25,000). There are two types of maps available: a zoning map and an urban facility map. Zoning map shows mainly land-use zones, fire-prevention zones, and quasi-fire-prevention zones. Urban Facility Map shows mainly roads, urban rapid transit railroads, parks, etc.
Topographic maps	189 sectional plain maps of the city (scale: 1:2,500)
City area map	A plain map of the entire city (scale: 1:25,000)

City Planning Division, Planning Department, Urban Development Bureau, City of Yokohama
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YOKOHAMA CITY PLANNING

Overview of Yokohama City

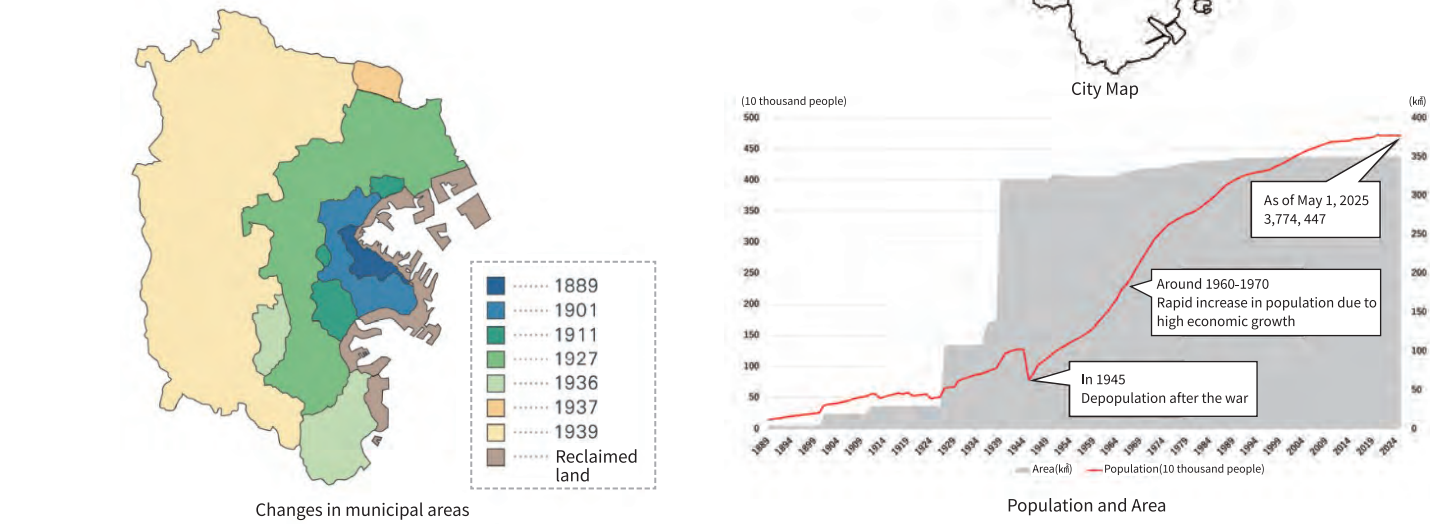
Yokohama City is the prefectural capital and has the largest area of all municipalities in Kanagawa Prefecture. The city faces Tokyo Bay to the east and adjoins Yamato City, Fujisawa City, and Machida City (Tokyo) to the west. To the north is Kawasaki City, and to the south is Kamakura City, Zushi City, and Yokosuka City.

In the central municipal area, there are hills stretching from north to south, and a flat plateau that spreads east and west of the hills. In addition, there are terraces much narrower than the plateau that are formed partly along the rivers. Furthermore, there are valley plains scattered along the river area, and coastal landforms along the coastal area. Reclaimed land on the seaside has turned the majority of the shoreline into artificial landform.

Yokohama City was established as a result of municipalization in 1889. After expansion of the municipal area, enforcement of the ward system, and construction of new wards, today the city has 18 wards. As of January 2025, the area was 438.23 km², and the population was approximately 3.77 million. The city has the largest population of all municipalities in Japan, but the population has been declining since peaking in 2021.

Evolution of City Jurisdiction

Year	Population (Yokohama general)	Area (km ²)
1889	City government started. Population: 116,193	Area: 5.40km ²
1901	First municipal area expansion	Area: 24.80km ²
1911	Second municipal area expansion	Area: 36.71km ²
1927	Third municipal area expansion	Area: 133.88km ²
1936	Fourth municipal area expansion	Area: 168.02km ²
1937	Fifth municipal area expansion	Area: 173.18km ²
1939	Sixth municipal area expansion	Area: 400.97km ²
1943	A new ward (Minami) established.	
1944	A new ward (Nishi) established.	
1948	A new ward (Kanazawa) established.	
1969	Four new wards (Konan, Asahi, Midori, and Seiya) established.	
1986	Two new wards (Sakae and Izumi) established.	
1994	Two new wards (Aoba and Tsuzuki) established.	



Yokohama City Planning
Urban Development Bureau, City of Yokohama

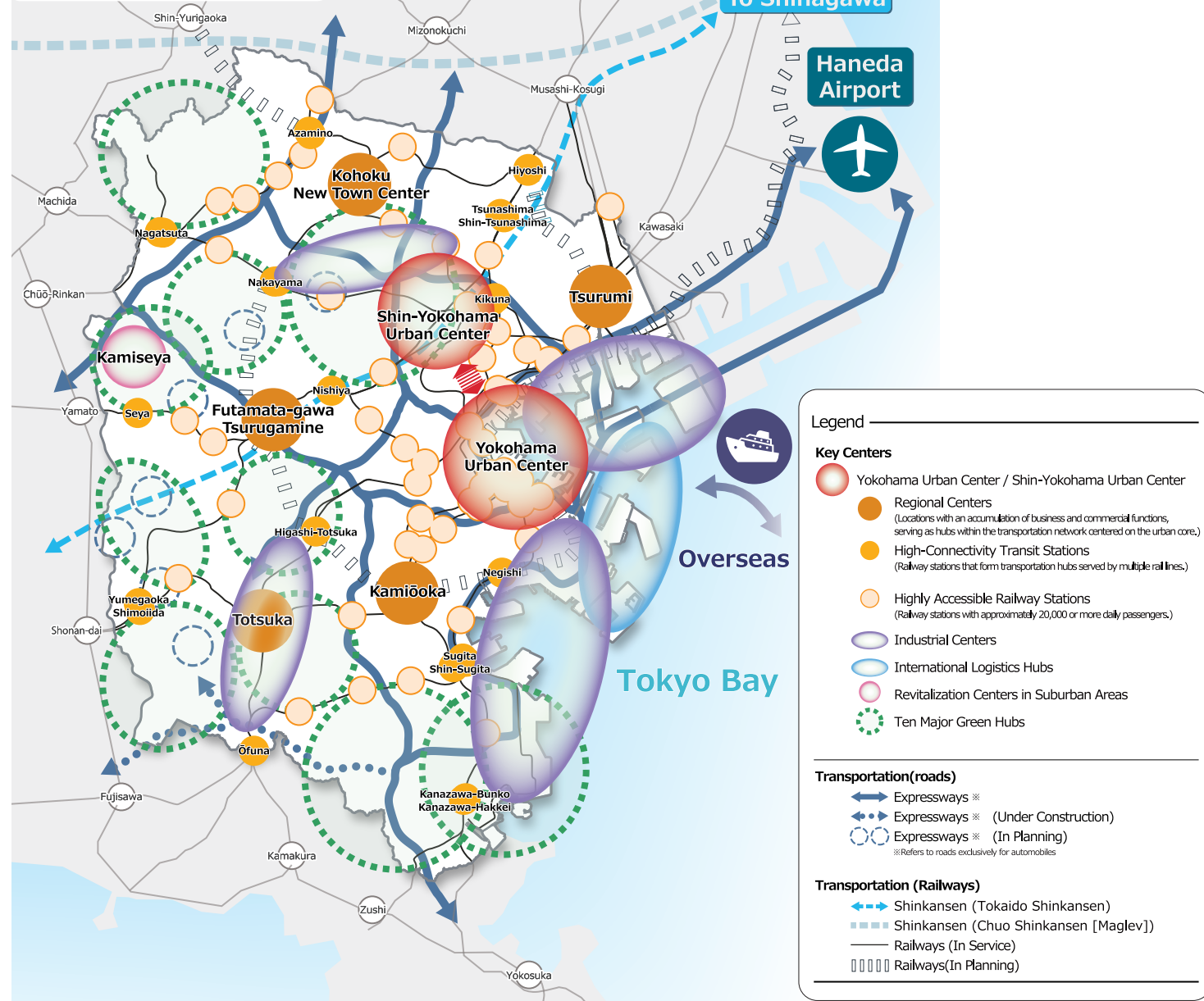
Yokohama City Planning Mater Plan (Citywide Plan)

Basic Principles of Urban Design

Creating a City We Can Proudly Pass on to Future Generations

A city that supports a fulfilling civic life and sustainable economic growth through business initiatives, while coexisting harmoniously with a rich natural environment

Urban Structure Map



Themes and Directions for Urban Development

To enable residents to develop a sense of pride and attachment to Yokohama and to take the lead—together with businesses—in advancing urban development, the city presents its directions and initiatives under five themes that are familiar to both everyday civic life and business activities: Economy, Living, Vibrancy, Environment, and Safety & Security.

By layering initiatives across these themes, efforts are coordinated and optimized, enhancing the overall attractiveness of the city.

- Economy**
 - Developing industrial hubs and strengthening regional and corporate branding
 - Fostering innovation and creativity
 - Strengthening networks and promoting strategic land use
- Living**
 - Supporting diverse lifestyles and working styles
 - Creating spaces and opportunities for everyone to participate and thrive
 - Improving accessibility by expanding and diversifying transportation options
- Vibrancy**
 - Creating vibrant hubs that attract visitors from both Japan and abroad
 - Fostering community vibrancy that nurtures local pride
 - Designing comfortable public spaces and mobility environments that sustain excitement and engagement
- Environment**
 - Creating urban environments where residents can experience nature up close
 - Enhancing the appeal of water and green spaces through urban development
 - Addressing climate change in ways that support a sustainable future and enriched quality of life
- Safety & Security**
 - Preparing for disasters according to local characteristics
 - Ensuring urban functions and smooth recovery during disasters
 - Building urban resilience in everyday life to prepare for emergencies

Towards the Realization of the Plan

1 Collaboration with Diverse Stakeholders

Residents, workers, future generations, companies and organizations across various sectors, and schools all engage proactively in urban development through mutual collaboration. By doing so, previously unseen urban attractions are discovered and created, making the city even more vibrant and appealing.

2 Utilization of Digital Technology

Digital technology not only provides more user-friendly and accessible administrative services but also enables the accumulation and open sharing of urban-related data. This helps address social and regional challenges, respond to diverse individual values and lifestyles, and foster the creation of new industries, thereby stimulating citizen- and business-led urban development initiatives.

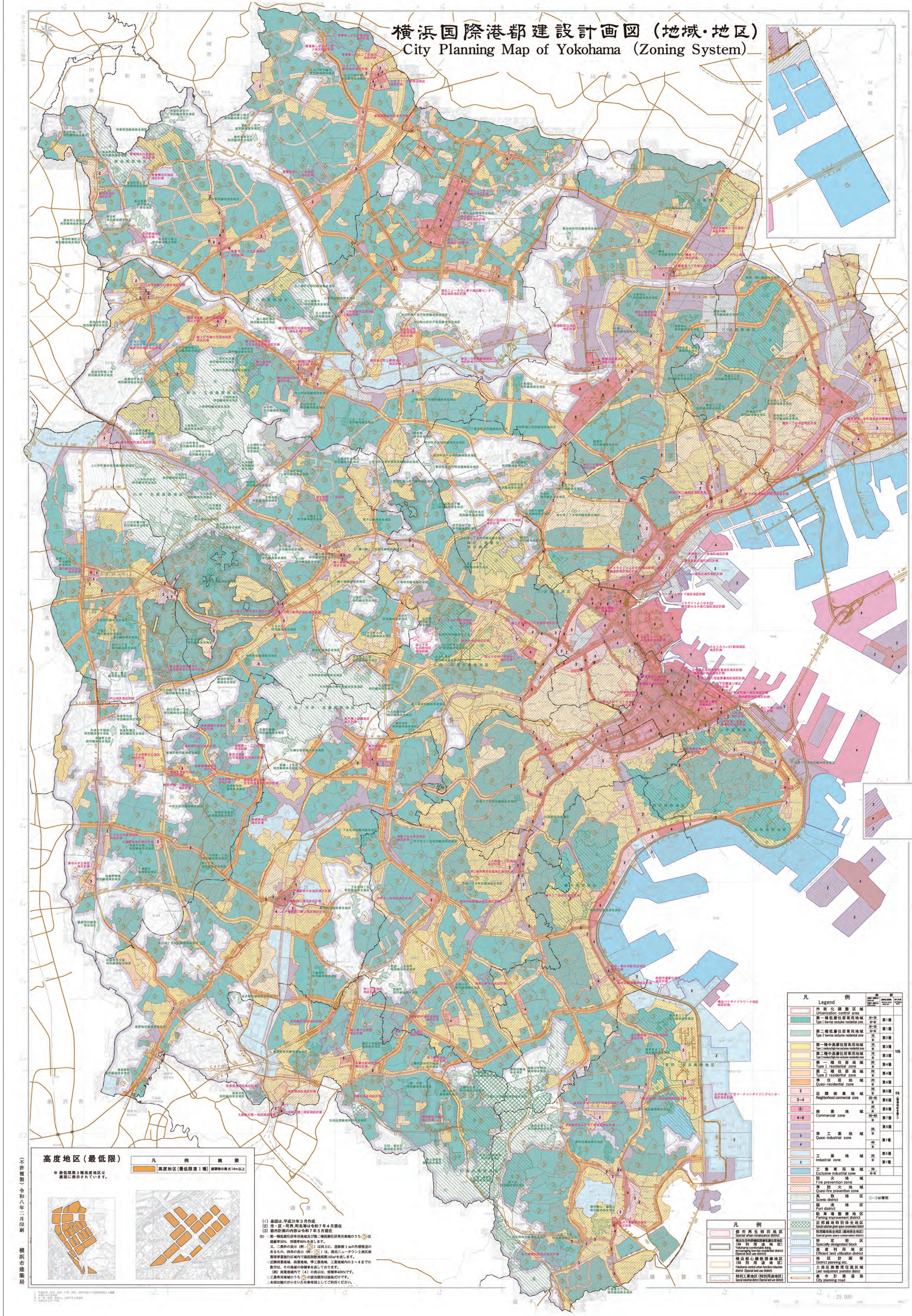
3 Urban Design

Placing people at the heart of the city, citizens, companies, and government collaborate to skillfully blend the area's inherent "character" with fresh perspectives, designing a city that is distinctive, attractive, and truly inspiring.

4 Strategic Use of Land-Use Systems

Effectively utilizing and updating the existing urban fabric of Yokohama. New urban development leverages the full potential of foundational infrastructure, including roads, railways, and parks. To advance these two approaches in tandem, land-use regulations are relaxed and revised, creating an environment that maximizes the technological capabilities, management skills, and financial resources of private companies.

[Source: Yokohama City Planning Master Plan(Citywide Plan)]



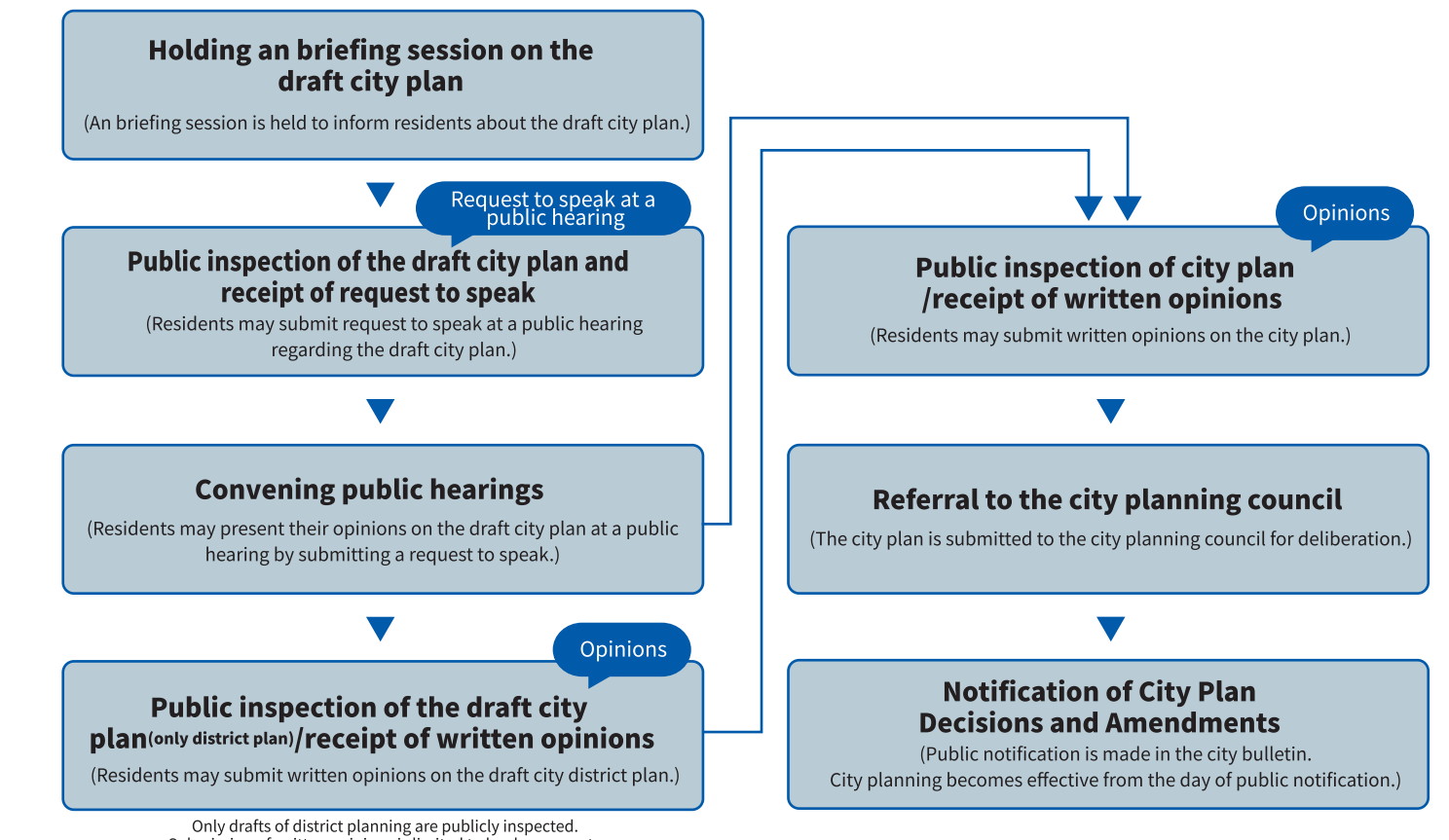
List of City Planning Decisions (as of May 23, 2025)

City Planning Area		43,653 ha
Urbanization promotion areas	Area Division	33,913 ha
Urbanization control areas		9,739 ha
Districts and Zones		
Land use Zones		33,846 ha
Type 1 low-rise exclusive residential zones		13,424 ha
Type 2 low-rise exclusive residential zones		516 ha
Type 1 medium-to-high-rise exclusive residential zones		2,705 ha
Type 2 medium-to-high-rise exclusive residential zones		1,766 ha
Type 1 residential zones		4,646 ha
Type 2 residential zones		533 ha
Quasi-residential districts		1,505 ha
Neighborhood commercial districts		1,428 ha
Commercial zones		1,928 ha
Quasi-industrial zones		1,847 ha
Industrial zones		1,717 ha
Exclusive industrial zones		1,831 ha
Special land use districts		1,311 ha
Special industrial districts		310 ha
Yokohama central urban function induction districts		185 ha
Yokohama comfortable living encouraging Low-Rise residential district - approximately		816 ha
Height control zones (upper limit)		32,013 ha
Height control zones (lower limit)		83 ha
Efficient land utilization districts	28 locations	44 ha
Special designated blocks	5 locations	13 ha
Special urban renaissance district	5 locations	7 ha
Fire prevention zones		1,567 ha
Quasi-fire prevention zones		18,975 ha
Scenic districts	16 locations	3,710 ha
Parking improvement districts	6 locations	948 ha
Port districts		2,938 ha
Special green space conservation districts	188 locations	558 ha
(Green space conservation districts)		
Special suburban green space conservation districts	3 locations	207 ha
Designated green zones		27,819 ha
Productive green districts		251 ha
Project Promotion Areas		
Land readjustment promotion areas	1 location	94 ha
Urban Facilities		
Roads	222 routes	811,710 m
Motorways	12 routes	117,890 m
Main roads	159 routes	658,680 m
Land readjustment roads	5 routes	690 m
Special roads	46 routes	34,450 m
Urban rapid-transit railroads	10 routes	88,910 m
Car parking places	7 locations	3,240 台
Bicycle parking places	17 locations	20,000 台
Motor vehicle terminals	2 locations	2 ha
Transport plazas	5 locations	11,410 m ²
Passageways	5 locations	300 m
Parks	727 locations	1,407 ha
Wide-area parks	4 locations	289 ha
Special parks	16 locations	144 ha
Sports parks	8 locations	205 ha
Integrated parks	15 locations	273 ha
District parks	36 locations	174 ha
Neighborhood parks	99 locations	183 ha
Street parks	549 locations	140 ha
Green areas	19 locations	55 ha
Plaza	1 location	0.24 ha
Cemetery	1 location	4.7 ha
Sewer systems	11 locations	139 ha
Garbage incinerators	6 locations	48 ha
District-level air conditioning systems	3 locations	2 ha
Rivers	22 rivers	91,800 m
Educational/cultural facilities	1 location	26,900 m ²
Hospitals	5 locations	21 ha
Markets	3 locations	28 ha
Crematoriums (funeral halls)	5 locations	21 ha
Collective housing facilities	2 locations	162 ha
Urban Development Projects		
Land readjustment projects	27 locations	4,069 ha
Urban redevelopment projects	33 locations	51 ha
(Urban renewal projects)		
District Planning		
District planning	127 locations	1,889 ha



City Planning Procedure (the process for deciding a city plan)

Creating an attractive and vibrant city requires promoting deliberate and efficient land use in cooperation with residents, and development of urban facilities such as roads and parks. Therefore, before a city plan is finalized, its details are communicated to residents and systems are in place to incorporate their opinions accordance with relevant laws and ordinances.



Only drafts of district planning are publicly inspected. Submission of written opinions is limited to landowners, etc.