

상업가로변 건축물 저층부 및 전면공간의 합리적 이용을 위한 제도 개선 연구
- 일반주거지역 내 상업화 지역을 중심으로 -

Reforming Planning Regulations of Neighborhood Commercial Street
: Measures for Management of the Street Frontage

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In 'general residential zone' of Korean zoning system, not only residential but commercial use is also permitted to locate. Some neighborhood commercial streets, spontaneously and gradually formed in residential zone, contribute now to create an active, accessible, and vibrant urban environment. People buy everyday objects, take coffee at sidewalk cafe, look around the shops, or just promenade.

Although the current zoning allows for local retail in residential zone, the regulation does not respond to the concerns for commercial land use. The general rules are applied for all buildings regardless of the use. For promoting pedestrian activity and amenity on a street, the existing provisions need to be tailored to the specific condition of the commercial streets. This study aims at understanding the problems of existing regulatory controls and providing future directions for reforming planning regulations of neighborhood commercial street.

Through the survey of 15 commercial corridors located in 'general residential zone' of Seoul, the characteristic of commercial buildings and the land-use rationale were identified. The plan of buildings is modified very often as the use change; the greater part of modifications concern the expansion of retail spaces or the installation of access to the shops. The buildings adjoining the public realm contain active uses, such as retail, food and services, and allow views into the building. The ground and lower floor frontages of buildings are occupied at most for commercial use; the first floor retail venues tend to externalize their merchandise and activities by moving them into the sidewalk or road space.

To promote active streetscape and encourage diverse retail and service

opportunities for residents, the relevant controls for managing the ground and lower floor frontages of buildings are indispensable. The current regulation rigidly defines each spaces of the street and strictly limits the flexible use of the interface; the private use of sidewalk is prohibited, the outdoor merchandise or dining is permitted only in special districts.

The contravention of building regulation has occurred in 34.0% of all the surveyed buildings; use of open space into parking lot, surface expansion for outdoor dining, installation of additional accesses, etc. The analysis of the regulation violation in neighborhood commercial streets shows that the current regulation fails to adequately promote the desirable use. An investigation interview was carried out for understanding the opinions of pedestrians, retail dealers, clients and public officials. They largely agree with the necessity of regulatory management of street frontage to promote and protect public health, safety and amenity.

The future directions for reforming planning regulations of neighborhood commercial streets are as follows; first, the procedures and standards for approving a variety of commercial uses of street frontage have to be established. Second, the provisions must be place-based and tailored to the location. Third, the decision-making process of regulation development would have to be open to public, retail dealers and city officials, for ensuring that commercial uses are permitted in a fair and equitable manner while respecting access and use of the public space to all citizens.

A standard for approving commercial use of street frontage is proposed in this report. It contains the provisions on area, applicability, permit validity and renewals, maintenance liability, referrals to encroachment committee and appeals, violations and revocation criteria, maintenance responsibilities, etc. For its implementation, each criteria would have to be verified, which will be the object of the following studies.

keywords : Neighborhood Commercial Street, Planning Regulation, Street Frontage