

# auri research brief

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

In ‘general residential zones’ of Korean zoning systems, not only residential but commercial use is also permitted to locate. Some neighborhood commercial streets, spontaneously and gradually formed in residential zones, are currently contributing to the creation of an active, accessible, and vibrant urban environment. People buy daily goods, buy coffee from sidewalk cafes, browse around at shops, or just go for leisurely strolls.

Although the current zoning allows for local retail spaces in residential zones, the regulation does not respond to the concerns for commercial land use. The general rules are applied for all buildings regardless of the purpose of use. In order to promote pedestrian activity and amenities on streets, the existing provisions need to be tailored to the specific condition of the commercial streets. This study aims to help understand the problems of existing regulatory controls and providing future direction for reforming planning regulations of neighborhood commercial streets.

Through a survey of 15 commercial corridors located in ‘general residential zones’ of Seoul, the characteristics of commercial buildings and the land-use rationale were identified.

Representative streets and areas subject to survey per commercialization factor

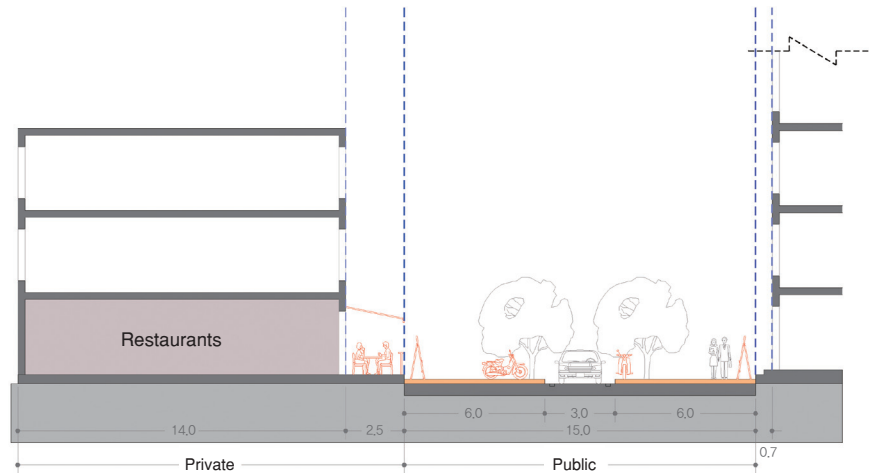
Commer- cialization factors	Subject area	Street name	Width (m)	Extension (m)	Main purpose of street	House- hold structure (line)	Direction
Culture	Hapjeong-dong and Seogyo-dong, Mapo-gu	Jandari-ro 3an-gil, SeogyoHapjeong	5	275	Restaurant Residence	2	—
		Yanghwa-ro 6-gil, SeogyoHapjeong	13	265	Café	3-4	East and West
Rear of business area	Nonhyeon-dong, Gangnam-gu	Gangnam-daero 114- gil, Nonhyeon	6	152	Restaurant	2-3	East and West
		Gangnam-daero 112- gil, Nonhyeon	8	226	Restaurant	2-3	East and West
Rear of business area	Dongseon-dong, Seongbuk-gu [Sungshin Women's University]	Bomun-ro 34-gil, Sungshin Women's University	15	252	Fashion Café	2-4	East and West
		Dongsomun-ro 22-gil, Sungshin Women's University	8	156	Restaurant	3-4	North and South
Market	Mangwon-dong, Mapo- gu [Mangwon Market, Mangwon World Cup Market]	Mangwon-ro 7-gil, Mangwon	8	146	Food ingredients	1-3	North and South

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.



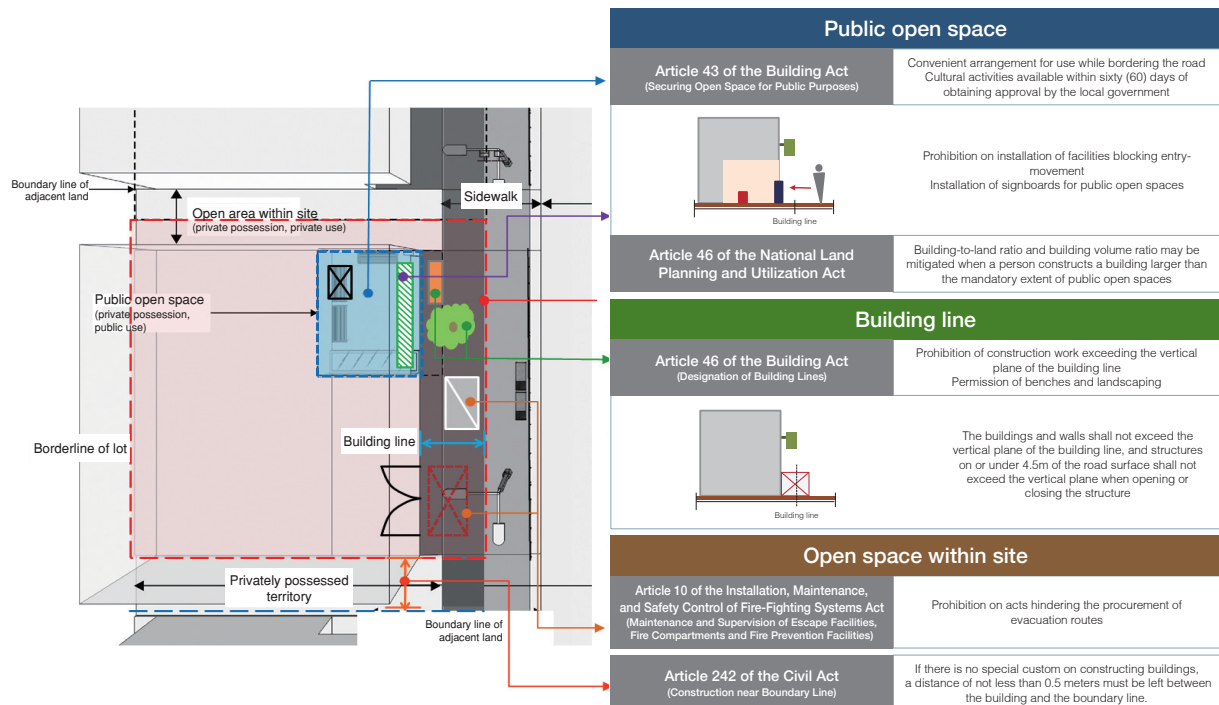
Bomun-ro 34-gil, Sungshin Women's University

Current status of private commercial use of lower floor space of commercial roads



Current status of the integrated use of the lower floor and frontage of buildings on commercial streetside  
(Dongseon-dong – Sungshin Women's University)

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.



Regulation on limiting acts in open space within sites, building line set-back and public open space.

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.

※ Table of Contents for Measures for Management of the Street Frontage on Neighborhood Commercial Streets

- Article 1 (Purpose)
- Article 2 (Approval Process by Other Agencies)
- Article 3 (Standard for Streets Subject to Approval)
- Article 4 (Approval Procedure and Documents to Submit)
- Article 5 (Location and Safety Standard for Facilities Subject to Approval)
- Article 6 (Management of Approved Space)
- Article 7 (Collection of Usage Fee Pursuant to Approval)
- Article 8 (Cancellation of Approval)
- Article 9 (Restoration)

**Key words :** Neighborhood Commercial Streets, Planning Regulation, Street Frontage

