

A Study on Screening of Suburban Residential Areas in Local Cities  
by Location Normalization Plan

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[ S Y N O P S I S ]

This study is analyses and considerations about Location Normalization Plans. Through planning documents, comparison with some indexes, questionnaire survey and hearings from some local governments, we acquired knowledge as follows.

One is that making this plan does not lead to screening of suburban residential areas. Many of the plans consider measures for sustaining existing residential areas regardless of the dwelling attraction area or not. It is difficult to sustain all areas especially out of the dwelling attraction area as it is. Some cities have started discussing with residents who want to continue dwelling there about the future area images reducing the level of public services. But they do not show area image or life style concretely. Many cities place importance on concentrating residents inside the dwelling attraction areas and revitalizing city centers and it will have some effects on outside them.

Another is that many area division cities designate the dwelling attraction area almost the same area as the urbanization promotion areas. But it is very difficult to keep population density in whole area. A few cities designate very small dwelling attraction area limitedly and they use various measures for concentrating residents besides. Furthermore, we want to point out the necessity of revising the whole city planning system for adjusting to the era of depopulation.

On the other hand, in non-area division cities, low density residential area is expanding into suburban area. For control of urban sprawl, some of them use special use restriction districts and residential control districts, development permission and guideline for development, land use control by local ordinances. These advanced plans and measures will be referred in the near future by both area division cities and non-area division cities.