

World Cultural Heritage

*Fujisan*

Comprehensive Preservation and Management Plan  
(Attached Document 2)

**The Landscape Act**

**The Outdoor Advertisement Act**

**The City Planning Act**

**The Seacoast Law**

**Local Governments' Ordinances**

**Guidelines for Land Use Projects**

**Summary of Standards**



# Fujisan Comprehensive Preservation and Management Plan (Attached Document 2)

## Contents

### Chapter 1. Standards etc. for the Buffer Zone

1. Landscape Development Standards Based on the Landscape Act (Minobu Town Landscape Plan) .....	1
2. Landscape Development Standards Based on the Landscape Act (Nishikatura Town Landscape Plan) .....	3
3. Landscape Development Standards Based on the Landscape Act (Oshino Village Landscape Plan) ..	5
4. Landscape Development Standards Based on the Landscape Act (Yamanakako Village Landscape Plan).....	8
5. Landscape Development Standards Based on the Landscape Act (Narusawa Village Landscape Plan).....	10
6. Landscape Development Standards Based on the Landscape Act (Fuji Kawaguchiko Town Landscape Plan) .....	15
7. Landscape Development Standards Based on the Landscape Act .....	27
8. Landscape Development Standards Based on the Landscape Act (Fuji City Landscape Plan) .....	35
9. Landscape Development Standards Based on the Landscape Act (Gotemba City Landscape Plan) ..	36
10. Landscape Development Standards Based on the Landscape Act (Susono City Landscape Plan) ..	38
11. Landscape Development Standards Based on the Landscape Act (Shizuoka City Landscape Plan)	40
12. Permission Standards Based on the Outdoor Advertisement Act (Yamanashi Prefecture Outdoor Advertisement Ordinance) .....	45
13. Permission Standards Based on the Outdoor Advertisement Act (Shizuoka Prefecture Outdoor Advertisement Ordinance) .....	47
14. Permission Standards Based on the Outdoor Advertisement Act (Shizuoka City Outdoor Advertisement Ordinance) .....	48
15. Permission Standards Based on the Outdoor Advertisement Act (Fujinomiya City Outdoor Advertisement Ordinance) .....	49
16. Permission Standards Based on the Outdoor Advertisement Act (Fuji City Outdoor Advertisement Ordinance) .....	50

17. Permission Standards Based on the Outdoor Advertisement Act (Gotemba City Outdoor Advertisement Ordinance) .....	51
18. Permission Criteria Based on the Yamanashi Prefecture Scenic Zone Ordinance (Based on the City Planning Act) .....	52
19. Permission Criteria Based on the City Planning Act (Shizuoka City) .....	55
20. Permission Criteria Based on the Seacoast Law .....	57
21. Standards based on Local Governments' Ordinances (Yamanashi Prefecture Landscape Ordinance) .....	58
22. Standards Based on Local Governments' Ordinances (Fujiyoshida City Fujisan World Cultural Heritage Nomination Ordinance) .....	60
23. Standards Based on Local Governments' Ordinances (Fujinomiya City Ordinance Concerning Harmonization between Landscapes of Fujisan and Renewable Energy Power Generation Facility Construction Projects) .....	61
24. Standards Based on the Gotemba City Guidelines for Land Use Projects .....	62
25. Standards Based on the Susono City Guidelines for Land Use Projects .....	64
26. Standards Based on the Oyama Town Guidelines for the Appropriate Implementation of Land Use Projects .....	65

## **Chapter 2. Standards etc. for the Management Zone**

1. Landscape Development Standards based on the Landscape Act (Oshino Village Landscape Plan) ..	66
2. Standards Based on the Yamanashi Prefecture Landscape Ordinance .....	68
3. Landscape Development Standards based on the Landscape Act (Gotemba City Landscape Plan) ..	70
4. Landscape Development Standards based on the Landscape Act (Susono City Landscape Plan) .....	72
5. Standards Based on the Gotemba City Guidelines for Land Use Projects .....	74
6. Standards Based on the Susono City Guidelines for Land Use Projects .....	76
7. Standards Based on the Oyama Town Guidelines for the Appropriate Implementation of Land Use Projects .....	77

**Chapter 1. Standards etc. for the Buffer Zone**

**1. Landscape Development Standards based on the Landscape Act (Minobu Town Landscape Plan)**

Item		Zone/Target Area
		Ordinary Area
New Construction, Enlargement, Remodeling, or Relocation of Buildings and Other Structures and Repair, Redesign, or Color Change that Alter their Exterior Appearance	Form & Design	<ul style="list-style-type: none"> <li>➤ Harmony with the surrounding landscape shall be taken into account, such as by making efforts to lessen the sense of protrusion, dominance, and crampedness inflicted on the surrounding areas.</li> <li>➤ Consideration shall be given to design balance with regard to wall surfaces and the design shall have an overall cohesiveness.</li> <li>➤ Exterior walls and facilities installed outdoors shall not stand out, and harmony with large-scale buildings and the surrounding landscape shall be taken into consideration.</li> <li>➤ In cases where outdoor staircases, verandas, and other items integrated with large-scale buildings are installed, harmony with said large-scale buildings shall be taken into consideration.</li> </ul>
	Color	<ul style="list-style-type: none"> <li>➤ Ostentatious colors shall not be used, the basic tone shall be as subdued a color as possible, and harmony with the surrounding landscape shall be taken into consideration.</li> </ul>
	Material	<ul style="list-style-type: none"> <li>➤ Materials that take into consideration harmony with the surrounding landscape shall be used.</li> <li>➤ Efforts shall be made to use special local and natural materials as much as possible.</li> <li>➤ Efforts shall be made to use highly durable and weather-resistant materials.</li> </ul>
	Location	<ul style="list-style-type: none"> <li>➤ Buildings shall be set back from road boundaries and adjacent site boundaries as much as possible.</li> <li>➤ Building placement shall take into consideration harmony with surrounding areas and on-site buildings.</li> <li>➤ In cases where there are existing trees, buildings shall take into consideration their utilization in landscaping as much as possible.</li> </ul>
	Height	<ul style="list-style-type: none"> <li>➤ The height of a steel tower shall be 30 m at maximum.</li> </ul>
	Greening	<ul style="list-style-type: none"> <li>➤ Efforts shall be made to undergo site greening.</li> <li>➤ Efforts shall be made toward planting trees that match the local flavor.</li> <li>➤ Consideration shall be given to the height and location of trees to mitigate that sense of protrusion, dominance, and crampedness that large-scale buildings have on the surrounding areas.</li> </ul>

Item	Zone/Target Area	
	Ordinary Area	
	Others	<ul style="list-style-type: none"> <li>➤ Near mountains that have excellent landscapes etc., the location and height shall not disturb their ridge line.</li> <li>➤ Near historical resources such as Shinto shrines, Buddhist temples, and archaeological sites, the location, shape, design, color, and material shall not discord with them.</li> <li>➤ Near mountains that have excellent landscapes, precious historic buildings, etc. the inclined roof shall be adopted.</li> <li>➤ In the commercial area where urban facilities are concentrated, efforts shall be made, when open space is produced as a result of setting back the building from the road boundaries, to make it part of public open space integrated with the road.</li> </ul>
Landscape Development Defined in Item 11 of Article 4 of the City Planning Act and Other Acts Specified in the Cabinet Order	Alternation to Shape and Feature of the Land	<ul style="list-style-type: none"> <li>➤ Alterations to the shape and feature of land shall be minimized and harmonized with the surrounding land forms.</li> <li>➤ In the case that the cutting or filling land results in the creation of a slope, care shall be taken to avoid a uniform, large-scale slope, for example by making it terraced steps with milder inclinations.</li> <li>➤ In the case that retaining walls are installed, the material, form, and design shall be harmonious with the surroundings.</li> <li>➤ Natural elements such as trees, rivers, and water-front space in the area other than the development area shall be conserved and utilized to the extent possible. If the alteration to the shape and features of land cannot be avoided, greening of the land shall be conducted out of consideration for harmony with the surroundings.</li> </ul>
Outdoor Accumulation of Soil, Stone, Waste, Renewable Resources, and Other Goods	Accumulation Method	<ul style="list-style-type: none"> <li>➤ The location of the accumulation shall be as far away as possible from the land boundaries that adjoin places where the general public pass, such as a road, or gather.</li> <li>➤ The height of the accumulation shall be kept as low as possible and orderly.</li> </ul>
	Barrier	<ul style="list-style-type: none"> <li>➤ Care shall be taken to undertake planting around the site to ensure that buildings are shielded from roads and other such areas where the general public passes by or gathers.</li> </ul>

New construction, enlargement, remodeling, or relocation of structures or their redesign of exterior appearance or color change

## 2. Landscape Development Standards based on the Landscape Act (Nishikatura Town Landscape Plan)

Item	Zone/Target Area	
	Entire Town Area	
Buildings	New Construction, Enlargement, Remodeling, or Relocation, Redesign of Exterior Look, or Color Change	<ul style="list-style-type: none"> <li>➤ The size and height of each building shall be minimized in an effort to secure harmony with the surrounding landscapes and the views of Fujisan etc.</li> <li>➤ The color of the exterior walls and the roof shall be basically a sober color and tones harmonious with the surrounding landscapes.</li> </ul>
New Construction, Enlargement, Remodeling, or Relocation of Structures or their Redesign of Exterior Appearance or Color Change	Fence	<ul style="list-style-type: none"> <li>➤ Natural materials shall be used to the extent possible, such as hedges, stone, and wood.</li> <li>➤ The height shall be as low as possible. The form, design, and color shall be harmonious with the surrounding landscapes and the main building.</li> </ul>
	Electric Wire, Utility Pole, Steel Tower, and Antenna	<ul style="list-style-type: none"> <li>➤ The scale shall be kept small.</li> <li>➤ The color shall be either dark brown or grey without luster, in principle. The background color of the installation spot shall be taken into consideration.</li> </ul>
	Recreational Facility, Manufacturing Plant, Storage, or Treatment Facility	<ul style="list-style-type: none"> <li>➤ The scale shall be minimized, for example by limiting the height lower than the trees in the surroundings.</li> <li>➤ The form and design shall be harmonious with the surrounding landscapes and the building.</li> <li>➤ The color etc. shall be in compliance with the standards for buildings.</li> </ul>

Item		Zone/Target Area
		Entire Town Area
Development Acts and Other Acts	Large-scale Photovoltaic Facilities	<ul style="list-style-type: none"> <li>➤ Based on the Nishikatsura Town landscape development standards for large-scale photovoltaic facilities.</li> </ul>
	Landform Change and Mining of Soil and Stone	<ul style="list-style-type: none"> <li>➤ Efforts shall be made to ensure harmony with the surrounding land forms and to avoid the creation of a large slope.</li> <li>➤ The inclination of a slope shall be as low as possible and slopes shall be greened with trees, plants, or flowers that are appropriate for the local environment.</li> <li>➤ Retaining walls shall be harmonious with the natural environment in terms of material, form, and design.</li> <li>➤ Forests, trees, water-front space, etc. in the land other than the development area shall be conserved and utilized to the extent possible.</li> <li>➤ After completion, efforts shall be made to green the area with the natural vegetation and the kinds of trees that are harmonious with the trees in the surroundings.</li> </ul>
	Cutting of Trees or Bamboo	<ul style="list-style-type: none"> <li>➤ Cutting shall be kept to the minimum necessary without damaging the surrounding landscapes.</li> <li>➤ Efforts shall be made to maintain the existing high-growth trees to the extent possible.</li> <li>➤ Trees adjacent to a road or a neighboring plot shall be maintained to the extent possible.</li> <li>➤ Efforts shall be made to plant trees in consideration of the surrounding vegetation.</li> </ul>
	Outdoor Accumulation of Soil, Stone, Waste, Renewable Resources, and Other Goods	<ul style="list-style-type: none"> <li>➤ Distance shall be kept as much as possible from other public spaces such as a road and the size shall be minimized.</li> <li>➤ The height of the accumulation shall be kept as low as possible and orderly so that the surrounding landscapes will not be harmed.</li> <li>➤ In the periphery of the land, efforts shall be made to install visual barriers in harmony with the natural environment, such as planting of trees.</li> </ul>

### 3. Landscape Development Standards based on the Landscape Act (Oshino Village Landscape Plan)

Item	Zone/Target Area	
	Landscape Development Priority Area	
Buildings	Form & Design	<ul style="list-style-type: none"> <li>➤ Measures shall be taken to create cityscape in harmony with a basin backdrop encompassed by mountains and forested areas.</li> <li>➤ With regard to architectural design, consideration shall be given to ensure appropriate harmony with the surrounding houses in order to contribute to the creation of a beautiful cityscape and rural landscape.</li> <li>➤ As a general rule, houses shall be Japanese style, and roof shapes shall be mainly half-hipped, ridged, hipped, or square hipped.</li> <li>➤ Facilities installed outdoors shall either not stand out or shall be of a design that does its utmost to not impart a sense of disorder or protrusion through obscuring them from view e.g. via planting.</li> </ul>
	Form & Design - Roof	<ul style="list-style-type: none"> <li>➤ Buildings surrounding important landscape structures and other traditional styles of structures will have a coloration that shares commonality with those buildings.</li> <li>➤ Form and materials harmonized with the area shall be used.</li> <li>➤ Color shall be of that found in natural materials, such as subdued, low intensity dark browns.</li> </ul>
	Form & Design - Wall	<ul style="list-style-type: none"> <li>➤ Buildings surrounding important landscape structures and other traditional styles of structures shall have a coloration that shares commonality with those structures.</li> <li>➤ Color shall be of that found in natural materials, such as white, ocher (ivories), or browns.</li> <li>➤ Efforts shall be made to use materials harmonized with the surrounding natural environment.</li> </ul>
	Form & Design - Layout & Scale	<ul style="list-style-type: none"> <li>➤ As a general principle, the height shall be 10m or lower.</li> <li>➤ In order to create a tranquil, relaxed cityscape, as a general principle structure walls or pillars serving in place thereof shall be set back at least 2m from roadside boundaries to the extent permitted by the site.</li> <li>➤ Sheds and garages shall be set as far back from roadside boundaries as possible.</li> </ul>
	Form & Design - Accessories (Outdoor Facilities)	<ul style="list-style-type: none"> <li>➤ Care shall be taken so that outdoor staircases and verandas are of an integrated design that harmonizes with the main structure and so that they are not exposed to the roadside as much as possible.</li> </ul>
	Form & Design - Accessories (Exterior Landscaping)	<ul style="list-style-type: none"> <li>➤ Efforts shall be made toward landscape greening of housing exteriors by cultivating homestead woodlands and gardens that harmonize with the main house.</li> </ul>

Item	Zone/Target Area	
	Landscape Development Priority Area	
Structures <sup>1</sup> etc.	Gates, Fences, Hedges, Retention Walls, etc.	<ul style="list-style-type: none"> <li>➤ Hedges and natural materials such as stone and wood shall be used as much as possible, and the shape, design, and coloration thereof will conform to structural standards.</li> <li>➤ Gates, hedges, fences, and walls shall, while taking security into account, be of a height that aims to avoid a closed design in order to maintain the close, good neighborliness characteristic of Oshino.</li> <li>➤ Revetments abutting roadsides shall undergo landscaping from a design perspective, such as sloping, planting on the front and top sides, and greening so as to prevent a feeling of confinement or incongruity.</li> </ul>
	Chimneys, Ad Poles, etc.	<ul style="list-style-type: none"> <li>➤ Such Structures shall conform to the structure with the basic goal of not interfering with the rural area and Fujisan landscape.</li> <li>➤ Such structures shall be located as far away from roadsides and surrounding areas as possible, and their height shall be less than that of the surrounding trees as much as possible to avoid a cramped feeling, and the shape, design, coloration, and materials thereof shall conform to the structure.</li> </ul>
	Vending Machines	<ul style="list-style-type: none"> <li>➤ When installed outdoors, vending machines shall be placed so as to maintain harmony with the cityscape, by either using low-key exteriors such as woodgrain or placing the machine such that it does not stand out, such as in an area surrounded by wooden frames or others.</li> <li>➤ When installed on a roadside, vending machines shall be placed 2m or more set back from the road boundary and shall avoid being placed in highly visible areas such as at intersections.</li> <li>➤ Efforts shall be made to avoid colors that stand out.</li> </ul>
	Large-scale Photovoltaic Facilities	<ul style="list-style-type: none"> <li>➤ Based on the landscape development standards of the Oshino Village Ordinance Concerning Large-scale Photovoltaic Power Generation Facilities.</li> </ul>
Cutting of Trees or Bamboo	<ul style="list-style-type: none"> <li>➤ Logging shall be done to the minimum possible extent in accordance with the purpose thereof as a basic forest preservation and cultivation measure so as to avoid harming the surrounding landscape.</li> <li>➤ Existing arboreal vegetation and beautifully shaped trees shall be preserved as much as possible and efforts shall be made to maintain cohesiveness.</li> <li>➤ Trees abutting roads and surrounding areas shall be untouched as much as possible.</li> <li>➤ Efforts shall be made to carry out replacement (such as planting) in consideration of logged trees and surrounding vegetation.</li> </ul>	
Change of Shape or Feature of Land	<ul style="list-style-type: none"> <li>➤ Storage sites for waste soil and materials shall take into consideration the landscape, such as being surrounded by arboreal vegetation.</li> </ul>	

<sup>1</sup> Structures: For the purpose of the Oshino Village Landscape Plan, “structures” represent the following 4 types:

- (i) Hedges, fence, gate, retention wall, and other structure similar thereto
- (ii) Chimney, advertisement poles, and other structure similar thereto
- (iii) Street light, street lamp, and other structure similar thereto
- (iv) Vending machines, attaching facilities, and other structure similar thereto

Item	Zone/Target Area
	Landscape Development Priority Area
Outdoor Accumulation and Storage of Goods	<ul style="list-style-type: none"> <li>➤ Storage sites for waste soil and materials shall take into consideration the landscape, such as being surrounded by arboreal vegetation.</li> </ul>

#### 4. Landscape Development Standards based on the Landscape Act (Yamanakako Village Landscape Plan)

Item		Zone/Target Area	
		Entire Village Area	
		Landscape Development Priority Area	General Areas
Natural Park Special Zone	Natural Park Ordinary Zone		
Buildings/Structures <sup>1</sup>	Form & Design - Roof	<ul style="list-style-type: none"> <li>➤ Greys/blacks or dark brown.</li> <li>➤ Chroma of 6 or below, value of 2 or above.</li> </ul>	
	Form & Design - Wall Surface and Structures	<ul style="list-style-type: none"> <li>➤ The base coloration (the color comprising at least 4/5 of the outer surface) shall be brown, beige, cream, or grey.</li> <li>➤ Chroma of 6 or below, value of 2 or above.</li> </ul> <p>N.b. The above does not apply to the natural colors of the materials.</p>	
	Height	— (In accordance with the Natural Parks Act and other laws and regulations)	<ul style="list-style-type: none"> <li>➤ 15 m or lower.</li> </ul>
	Location	— (In accordance with the Natural Parks Act and other laws and regulations)	<ul style="list-style-type: none"> <li>➤ The horizontal periphery ray reflection of the above ground section of the structures in question shall be located 2 m or more apart from the site boundary.</li> </ul>

<sup>1</sup> Structures: For the purpose of this specific landscape plan (Yamanakako Village Landscape Plan), “structures” represent the following 8 types:

- (i) Chimney, elevated water tank, and other structure similar thereto;
- (ii) Automated parking and other structure similar thereto;
- (iii) Retention wall, embankment protection, and other structure similar thereto;
- (iv) RC concrete pillar, iron pillar, wooden pillar, and other structure similar thereto;
- (v) Athletic field such as tennis court and other structure similar thereto;
- (vi) Gate, fence, hedge, and other structure similar thereto;
- (vii) Street light, lighting tower, and other structure similar thereto;
- (viii) Sculpture, monument, and other structure similar thereto.

Item	Zone/Target Area		
	Entire Village Area		
	Landscape Development Priority Area	General Areas	
		Natural Park Special Zone	Natural Park Ordinary Zone
Buildings / Structures	Form & Design (Structures)	<ul style="list-style-type: none"> <li>➤ Roofing shall be pitched.</li> <li>➤ Heavy use of natural colors.</li> <li>➤ Color shall be as follows:               <ul style="list-style-type: none"> <li>(i) Boat houses, ticket offices, waiting rooms                   <ul style="list-style-type: none"> <li>a. Roof: Greys/blacks, dark brown</li> <li>b. Walls: Browns, beiges, creams, greys</li> </ul> </li> <li>(ii) Piers                   <ul style="list-style-type: none"> <li>a. Structural parts: Greys/blacks, dark brown</li> </ul> </li> </ul> </li> <li>N.b. The above does not apply to the natural colors of the materials.</li> </ul>	—
	Development Acts	<ul style="list-style-type: none"> <li>➤ In cases where there are structures such as revetments and concrete frames, the materials and surface finishing thereof shall be in concordance with the surrounding landscape.</li> </ul>	
	Outdoor Debris, Waste, Renewable Resources, and Other Property Accumulations	<ul style="list-style-type: none"> <li>➤ Properties to be built shall be limited in height as much as possible as well as built in good order and in a way that prevents a feeling of crampedness.</li> <li>➤ Boats shall be kept in good order.</li> <li>➤ Visual barriers shall be put in place, for example by planting trees or installing wood fences to decrease visibility from a road etc. They shall be harmonized with the surrounding landscapes (this does not apply to River Areas).</li> </ul>	
Cutting of trees or Bamboo, Specified Lighting Structures	<ul style="list-style-type: none"> <li>➤ Valuable trees such as large and highly natural trees shall be transplanted as much as possible. On-site planting of the same number of trees as those logged shall take place in consideration of the continuity with the surrounding landscape.</li> <li>➤ Excessive lighting and colored lighting that destroy the area's nighttime landscape shall not be used.</li> </ul>		

## 5. Landscape Development Standards based on the Landscape Act (Narusawa Village Landscape Plan)

Item	Zone/Target Area	
	Life and Resort Landscape Development Area	Mountain Landscape Development Area
New Construction, Enlargement, Remodeling, or Relocation of Buildings and Other Structures and Repair, Redesign, or Color Change that Alter their Exterior Appearance	Location	<ul style="list-style-type: none"> <li>➤ Location shall be selected not to disturb views of Fujisan and surrounding mountains.</li> <li>➤ Space shall be secured on the roadside and neighboring lands by setting back as much as possible from the road and the boundaries of neighboring lands.</li> <li>➤ The location shall be selected in consideration of harmony with the surroundings and the buildings within the premises.</li> <li>➤ When there is a large-diameter tree, a favorable forest or tree from the perspective of landscape, a river, or water-front space within the premises, the location shall be selected that allow their utilization.</li> </ul>
	Exterior Look (Scale)	<ul style="list-style-type: none"> <li>➤ Efforts shall be made to enhance harmony with the surroundings and Fujisan in the background.</li> <li>➤ The scale of individual buildings etc. shall be minimized to the extent possible and consideration shall be given not to disturb the views of Fujisan and surrounding mountains or lake landscapes.</li> <li>➤ Consideration shall be given to the scale that does not give an impression significantly discordant with the surrounding townscape and the balance between buildings etc. and land.</li> </ul>
	Exterior Look (Form and Design)	<ul style="list-style-type: none"> <li>➤ Consideration shall be given to the continuity with the surrounding buildings etc. The form and design harmonious with the views of Fujisan and the surrounding townscape shall be selected.</li> <li>➤ When there are cultural properties such as a Shinto shrine, a Buddhist temple, or an archaeological site, or landscape resources symbolic of the locality nearby, the form, design, color, and material harmonious with them shall be selected. Consideration shall be given not to give a cacophonous impression.</li> <li>➤ With regard to the roof shape, an inclined roof shall be selected in principle. When this is difficult, the design harmonious with the surrounding townscape shall be selected.</li> <li>➤ Facilities etc. that are installed on the exterior wall or the roof shall not be exposed. The design shall be selected not to give a discordant or disorderly impression to the extent possible.</li> <li>➤ When facilities integral to the building such as outdoor steps and veranda are installed, consideration shall be given to harmony with the building itself.</li> </ul>
	Exterior Look (Color etc.)	<ul style="list-style-type: none"> <li>➤ For the color of the exterior wall and the roof, the basic color shall be of low chroma and the most restrained color possible. The tone harmonious with Fujisan in the background, natural landscapes such as forests in the surroundings, and the surrounding townscapes.</li> <li>➤ Efforts shall be made to minimize the number of colors used.</li> </ul>
	Exterior Look (Material)	<ul style="list-style-type: none"> <li>➤ For the exterior appearance or external structures, the material discordant with natural landscapes or surrounding landscapes shall be avoided whenever possible. Locally available material or natural material shall be used to the extent possible.</li> <li>➤ The use of strongly reflective material such as mirror surface shall be avoided to the extent possible.</li> </ul>

Item	Zone/Target Area		
	Life and Resort Landscape Development Area	Mountain Landscape Development Area	
New Construction, Enlargement, Remodeling, or Relocation of Structures or their Redesign of Exterior Appearance or Color Change	Outdoor Lighting	<ul style="list-style-type: none"> <li>➤ When lighting is installed, consideration shall be given to the environment of the area surrounding the location of installation. Excessive quantity of light or excessive illumination shall be avoided. Consideration shall be given to avoid unnecessary light scattering.</li> <li>➤ With regard to lighting of commercial advertisements, neon signs, etc. consideration shall be given to avoid excessive quantity of light or gaudy colors.</li> <li>➤ The use of a movable lighting source shall be avoided in principle.</li> </ul>	
	Greening	<ul style="list-style-type: none"> <li>➤ Efforts shall be made to green the premises, in particular the land facing the road (front court) to the extent possible.</li> <li>➤ Existing trees shall be preserved or replanted, whenever possible, and used for landscaping.</li> <li>➤ Trees that are used for greening purposes shall be selected in harmony with the surrounding forests, green space, roadside trees, and local climate.</li> <li>➤ Consideration shall be given to the heights and locations of trees so that the overwhelming, oppressive, or conspicuous impressions of buildings etc. will be alleviated.</li> </ul>	
	Others	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <ul style="list-style-type: none"> <li>➤ Near excellent landscapes such as Fujisan, consideration shall be given to the location and height not to disrupt the ridge line.</li> <li>➤ With regard to outdoor parking lots, landscape consideration shall be given, by limiting the number of entrances and exits and surrounding the parking lot with hedges.</li> <li>➤ With regard to vending machines, consideration shall be given to the location, color, and design to harmonize them with the surrounding landscapes.</li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <ul style="list-style-type: none"> <li>➤ Near excellent landscapes such as Fujisan, consideration shall be given to the location and height not to disrupt the ridge line.</li> <li>➤ With regard to outdoor parking lots, landscape consideration shall be given, by limiting the number of entrances and exits and surrounding the parking lot with hedges.</li> </ul> </td> </tr> </table>	<ul style="list-style-type: none"> <li>➤ Near excellent landscapes such as Fujisan, consideration shall be given to the location and height not to disrupt the ridge line.</li> <li>➤ With regard to outdoor parking lots, landscape consideration shall be given, by limiting the number of entrances and exits and surrounding the parking lot with hedges.</li> <li>➤ With regard to vending machines, consideration shall be given to the location, color, and design to harmonize them with the surrounding landscapes.</li> </ul>
<ul style="list-style-type: none"> <li>➤ Near excellent landscapes such as Fujisan, consideration shall be given to the location and height not to disrupt the ridge line.</li> <li>➤ With regard to outdoor parking lots, landscape consideration shall be given, by limiting the number of entrances and exits and surrounding the parking lot with hedges.</li> <li>➤ With regard to vending machines, consideration shall be given to the location, color, and design to harmonize them with the surrounding landscapes.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Near excellent landscapes such as Fujisan, consideration shall be given to the location and height not to disrupt the ridge line.</li> <li>➤ With regard to outdoor parking lots, landscape consideration shall be given, by limiting the number of entrances and exits and surrounding the parking lot with hedges.</li> </ul>		
Fence	<ul style="list-style-type: none"> <li>➤ Shall be harmonized with the surrounding landscape and the building itself.</li> <li>➤ The height shall be kept as low as possible. Natural material such as hedges, stone, or wood shall be used whenever possible.</li> </ul>		

Item	Zone/Target Area	
	Life and Resort Landscape Development Area	Mountain Landscape Development Area
Electric Wire, Utility Pole, Steel Tower, and Antenna  Chimney, Monument Tower, Metal Pole, Water Tank Tower, Statue  Recreational Facility, Manufacturing Plant, Storage Facility, Treatment Facility		<ul style="list-style-type: none"> <li>➤ The form and design shall be as simple as possible.</li> <li>➤ Colors and tones shall be selected in consideration of the views of Fujisan, background mountain landscapes, and surrounding townscapes.</li> <li>➤ Particular consideration shall be given to the location, not to disturb views from major viewpoints.</li> <li>➤ The number of utility poles, telecommunication poles, etc. shall be minimized, by using one pole for electricity, telecommunication, etc. to the extent possible.</li> <li>➤ Steel towers, antennae, etc. shall be placed in places hidden from the road and other public space. The lower part shall be hidden, for example by planting trees, to minimize the visibility.</li> <li>➤ With regard to steel towers for mobile communications, landscape development standards for large-scale buildings based on the Yamanashi Prefecture Landscape Ordinance will be applied.</li> <li>➤ Efforts shall be made to green the premises.</li> <li>➤ Near excellent mountain landscapes, consideration shall be given to the location and height not to disrupt the ridge line.</li> <li>➤ When there are cultural properties such as a Shinto shrine, a Buddhist temple, or an archaeological site, or landscape resources symbolic of the locality nearby, the form, design, color, and material harmonious with them shall be selected. Consideration shall be given not to give a cacophonous impression.</li> </ul>
		<ul style="list-style-type: none"> <li>➤ The height and scale shall be minimized not to disturb views of Fujisan, surrounding mountain landscapes, and townscapes.               <ul style="list-style-type: none"> <li>• The location shall be set back as much away from the road and the neighboring land as possible.</li> <li>• The height shall not exceed that of the trees in the surrounding area and the scale shall be minimized.</li> <li>• The form and design shall be harmonized with the surrounding landscapes in accordance with the standards for buildings.</li> <li>• The color, material, greening within the premises, etc. shall conform to the standards for buildings.</li> </ul> </li> </ul>

Item	Zone/Target Area	
	Life and Resort Landscape Development Area	Mountain Landscape Development Area
Photovoltaic power generation facility	<ul style="list-style-type: none"> <li>➤ Narusawa Village landscape development standards concerning photovoltaic power generation facilities shall apply.</li> </ul>	
Alterations to the Shape and Features of Land	<ul style="list-style-type: none"> <li>➤ Alteration to the shape and features of land shall be kept to the minimum necessary.</li> <li>➤ Consideration shall be given to harmony with the surrounding landform. Efforts shall made to avoid the creation of large slopes etc.</li> <li>➤ When the creation of a slope is necessary, the inclination of a slope shall be as low as possible and slopes shall be greened with trees, plants, or flowers that are appropriate for the local environment.</li> <li>➤ In the case that retaining walls are installed, landscape consideration shall be given to harmonize the material, form, and design with the natural environment. Efforts for greening shall also be made.</li> <li>➤ Forests, trees, rivers, water-front space, etc. in the land other than the development area shall be conserved and utilized to the extent possible.</li> <li>➤ Once the shape and features of land have been altered, efforts shall be made to green the premises by planning the natural vegetation or the kinds of trees that are harmonious with the trees in the surrounding area.</li> </ul>	
Mining of Minerals, Soil, or Stone	<ul style="list-style-type: none"> <li>➤ Mining etc. shall be kept to the minimum necessary.</li> <li>➤ When mining is done, the location and method of mining shall be selected and efforts to green the premises shall be made to minimize the visibility from the surrounding area.</li> <li>➤ Once mining has been finished, efforts shall be made to green the premises by planting the natural vegetation or kinds of trees that are harmonious with the trees in the surrounding area.</li> </ul>	
Outdoor Accumulation of Soil, Stone, Waste, Renewable Resources, or Other Goods	<ul style="list-style-type: none"> <li>➤ The size of accumulation shall be kept to the minimum necessary. The location shall be selected as far away from the road and other public place as possible to minimize the visibility from the surrounding area.</li> <li>➤ The height of accumulation shall be kept as low as possible and orderly not to disturb the surrounding landscapes.</li> <li>➤ In the periphery of the land, efforts shall be made to install visual barriers in harmony with the surrounding landscapes, such as planting of trees.</li> </ul>	

Item	Zone/Target Area	
	Life and Resort Landscape Development Area	Mountain Landscape Development Area
Cutting of Trees or Bamboo	<ul style="list-style-type: none"> <li>➤ Logging shall be done to the minimum possible extent in accordance with the purpose thereof as a basic forest preservation and cultivation measure so as to avoid harming the surrounding landscape.</li> <li>➤ Existing arboreal vegetation and beautifully shaped trees shall be preserved as much as possible and efforts shall be made to maintain cohesiveness.</li> <li>➤ Trees abutting roads and surrounding areas shall be untouched as much as possible.</li> <li>➤ Efforts shall be made to carry out replacement (such as planting) in consideration of logged trees and surrounding vegetation.</li> </ul>	

**6. Landscape Development Standards based on the Landscape Act (Fuji Kawaguchiko Town Landscape Plan)**

Item	Zone/Target Area	
	Urban Area / Rural Village Landscape Development Area	
New Construction, Enlargement, Remodeling, or Relocation of Buildings and Other Structures and Repair, Redesign, or Color Change that Alter their Exterior Appearance	Location	<ul style="list-style-type: none"> <li>➤ Location shall be selected not to disturb views of Fujisan and surrounding mountains or lake landscapes.</li> <li>➤ Consideration shall be given to the continuity of the surrounding townscape and the location shall be harmonious with the surrounding buildings.</li> <li>➤ The wall line of the buildings etc. shall be set back from the road and the boundaries of the neighboring lands to the extent possible within the available land.</li> <li>➤ When there is a large-diameter tree, a favorable forest or tree from the perspective of landscape, a river, or water-front space within the premises, the location shall be selected that allow their utilization.</li> </ul>
	Exterior Look (Scale)	<ul style="list-style-type: none"> <li>➤ Within the national park area, the height of buildings shall be in compliance with the special provisions for strengthened standards based on item 2 of Article 4 of the guidelines concerning the construction of buildings within the Ordinary Area of Fuji-Hakone-Izu National Park.</li> <li>➤ The scale of individual buildings etc. shall be minimized to the extent possible and consideration shall be given not to disturb the views of Fujisan and surrounding mountains or lake landscapes.</li> <li>➤ Consideration shall be given to the scale that does not give an impression significantly discordant with the surrounding townscape and the balance between buildings etc. and land.</li> </ul>
	Exterior Look (Form and Design)	<ul style="list-style-type: none"> <li>➤ Consideration shall be given to the continuity with the surrounding buildings etc. The form and design harmonious with the views of Fujisan, lake landscapes, and the surrounding townscape shall be selected.</li> <li>➤ When there are cultural properties such as a Shinto shrine, a Buddhist temple, or an archaeological site, or landscape resources symbolic of the locality nearby, the form, design, color, and material harmonious with them shall be selected. Consideration shall be given not to give a cacophonous impression.</li> <li>➤ With regard to the roof shape, an inclined roof shall be selected whenever possible. When this is difficult, the design harmonious with the surrounding townscape shall be selected.</li> <li>➤ Facilities etc. that are installed on the exterior wall or the roof shall not be exposed. The design shall be selected not to give a discordant or disorderly impression to the extent possible.</li> <li>➤ With regard to outdoor steps, veranda, etc. consideration shall be given to harmony with the building itself.</li> </ul>
	Exterior Look (Color etc.)	<ul style="list-style-type: none"> <li>➤ For the color of the exterior wall and the roof, a basic color shall be of low chroma and the least conspicuous possible. The tone harmonious with Fujisan in the background, natural landscapes such as forests in the surroundings, and the surrounding townscapes.</li> <li>➤ Efforts shall be made to minimize the number of colors used.</li> </ul>
	Exterior Look (Material)	<ul style="list-style-type: none"> <li>➤ For the exterior wall, roof, or external structures, the material discordant with natural landscapes or surrounding landscapes shall be avoided whenever possible. Locally available material or natural material shall be used to the extent possible.</li> <li>➤ The use of strongly reflective material such as mirror surface shall be avoided to the extent possible.</li> </ul>

Item	Zone/Target Area	
	Urban Area / Rural Village Landscape Development Area	
	Outdoor Lighting	<ul style="list-style-type: none"> <li>➤ When lighting is installed, consideration shall be given to the environment of the area surrounding the location of installation. Excessive quantity of light or excessive illumination shall be avoided. Consideration shall be given to avoid unnecessary light scattering.</li> <li>➤ With regard to lighting of commercial advertisements, neon signs, etc. consideration shall be given to avoid excessive quantity of light or gaudy colors.</li> <li>➤ The use of a movable lighting source shall be avoided in principle.</li> </ul>
	Greening	<ul style="list-style-type: none"> <li>➤ Efforts shall be made to green the premises, in particular the land facing the road (front court) to the extent possible.</li> <li>➤ Existing trees shall be preserved or replanted, whenever possible, and used for landscaping.</li> <li>➤ Trees that are used for greening purposes shall be selected in harmony with the surrounding forests, green space, roadside trees, and local climate.</li> <li>➤ In particular for large-scale buildings, consideration shall be given to the heights and locations of trees so that their overwhelming or oppressive impressions will be alleviated.</li> </ul>
	Others	<ul style="list-style-type: none"> <li>➤ With regard to outdoor parking lots, landscape consideration shall be given, by limiting the number of entrances and exits and surrounding the parking lot with hedges.</li> </ul>
New Construction, Enlargement, Remodeling, or Relocation of Structures or their Redesign of Exterior Appearance or Color Change	Fence	<ul style="list-style-type: none"> <li>➤ Shall be harmonized with the surrounding landscape and the building itself.</li> <li>➤ The height shall be kept as low as possible. Natural material such as hedges, stone, or wood shall be used whenever possible.</li> </ul>
	Electric Wire, Utility Pole, Steel Tower, and Antenna	<ul style="list-style-type: none"> <li>➤ The form and design shall be as simple as possible.</li> <li>➤ Colors and tones shall be selected in consideration of the views of Fujisan, lake landscapes, background mountain landscapes, and surrounding townscapes.</li> <li>➤ Particular consideration shall be given to the location, not to disturb views from major viewpoints.</li> <li>➤ The number of utility poles, telecommunication poles, etc. shall be minimized, by using one pole for electricity, telecommunication, etc. to the extent possible.</li> <li>➤ Steel towers, antennae, etc. shall be placed in places hidden from the road and other public space. The lower part shall be hidden, for example by planting trees, to minimize the visibility.</li> <li>➤ With regard to steel towers for mobile communications, landscape development standards for large-scale buildings based on the Yamanashi Prefecture Landscape Ordinance will be applied.</li> </ul>

Item		Zone/Target Area	
		Urban Area / Rural Village Landscape Development Area	
	Chimney, Monument Tower, Metal Pole, Water Tank Tower, Statue	<ul style="list-style-type: none"> <li>➤ Within the national park area, the height of structures shall be in compliance with the special provisions for strengthened standards based on item 2 of Article 4 of the guidelines concerning the construction of buildings within the Ordinary Area of Fuji-Hakone-Izu National Park. However, this will not apply when the mayor deems it necessary for public purposes and if no significant adverse impact is foreseen after opinions of the Landscape Council etc. are heard.</li> <li>➤ The height and scale shall be minimized, not to disturb the landscapes of Fujisan, lakes, surrounding mountains, or townscapes.</li> <li>➤ The location, form, design, color, outdoor lighting, and greening shall be in harmony with the surrounding landscapes based on the guidelines for buildings.</li> </ul>	
	Recreational Facility, Manufacturing Plant, Storage Facility, Treatment Facility		
Alterations to the Shape and Features of Land	<ul style="list-style-type: none"> <li>➤ Alteration to the shape and features of land shall be kept to the minimum necessary.</li> <li>➤ Consideration shall be given to harmony with the surrounding landform. Efforts shall made to avoid the creation of large slopes etc.</li> <li>➤ When the creation of a slope is necessary, the inclination of a slope shall be as low as possible and slopes shall be greened with trees, plants, or flowers that are appropriate for the local environment.</li> <li>➤ In the case that retaining walls are installed, landscape consideration shall be given to harmonize the material, form, and design with the natural environment. Efforts for greening shall also be made.</li> <li>➤ Forests, trees, rivers, water-front space, etc. in the land other than the development area shall be conserved and utilized to the extent possible.</li> <li>➤ Once the shape and features of land have been altered, efforts shall be made to green the premises by planning the natural vegetation or the kinds of trees that are harmonious with the trees in the surrounding area.</li> </ul>		
Mining of Minerals, Soil, or Stone	<ul style="list-style-type: none"> <li>➤ Mining etc. shall be kept to the minimum necessary.</li> <li>➤ When mining is done, the location and method of mining shall be selected and efforts to green the premises shall be made to minimize the visibility from the surrounding area.</li> <li>➤ Once mining has been finished, efforts shall be made to green the premises by planting the natural vegetation or kinds of trees that are harmonious with the trees in the surrounding area.</li> </ul>		

Item	Zone/Target Area
	Urban Area / Rural Village Landscape Development Area
Outdoor Accumulation of Soil, Stone, Waste, Renewable Resources, or Other Goods	<ul style="list-style-type: none"> <li>➤ The size of accumulation shall be kept to the minimum necessary. The location shall be selected as far away from the road and other public place as possible to minimize the visibility from the surrounding area.</li> <li>➤ The height of accumulation shall be kept as low as possible and orderly not to disturb the surrounding landscapes.</li> <li>➤ In the periphery of the land, efforts shall be made to install visual barriers in harmony with the surrounding landscapes, such as planting of trees.</li> </ul>
Cutting of Trees or Bamboo	<ul style="list-style-type: none"> <li>➤ Logging shall be done to the minimum possible extent in accordance with the purpose thereof as a basic forest preservation and cultivation measure so as to avoid harming the surrounding landscape.</li> <li>➤ Existing arboreal vegetation and beautifully shaped trees shall be preserved as much as possible and efforts shall be made to maintain cohesiveness.</li> <li>➤ Trees abutting roads and surrounding areas shall be untouched as much as possible.</li> <li>➤ Efforts shall be made to carry out replacement (such as planting) in consideration of logged trees and surrounding vegetation.</li> </ul>

Item	Zone/Target Area	
	Lake / Lakeside Landscape Development Area	
New Construction, Enlargement, Remodeling, or Relocation of Buildings and Other Structures and Repair, Redesign, or Color Change that Alter their Exterior Appearance	Location	<ul style="list-style-type: none"> <li>➤ Consideration shall be given to the location not to disrupt excellent scenic views such as Fujisan and lakes and background mountain and forest landscapes.</li> <li>➤ Consideration shall be given to the continuity of the surrounding townscape and the location shall be harmonious with the surrounding buildings.</li> <li>➤ The wall line of the buildings etc. shall be set back from the road and the boundaries of the neighboring lands to the extent possible within the available land.</li> <li>➤ When there is a large-diameter tree, a favorable forest or tree from the perspective of landscape, a river, or water-front space within the premises, the location shall be selected that allow their utilization.</li> </ul>
	Exterior Look (Scale)	<ul style="list-style-type: none"> <li>➤ Within the national park area, the height of buildings shall be in compliance with the special provisions for strengthened standards based on item 2 of Article 4 of the guidelines concerning the construction of buildings within the Ordinary Area of Fuji-Hakone-Izu National Park.</li> <li>➤ The scale of individual buildings etc. shall be minimized to the extent possible and consideration shall be given not to disturb the views of Fujisan and surrounding mountains or lake landscapes.</li> <li>➤ Consideration shall be given to the scale that does not give an impression significantly discordant with the surrounding townscape and the balance between buildings etc. and land.</li> </ul>

Item	Zone/Target Area											
	Lake / Lakeside Landscape Development Area											
Exterior Look (Form and Design)	<ul style="list-style-type: none"> <li>➤ Consideration shall be given to the continuity with the surrounding buildings etc. The form and design harmonious with the views of Fujisan, lake landscapes, and the surrounding townscape shall be selected.</li> <li>➤ When there are cultural properties such as a Shinto shrine, a Buddhist temple, or an archaeological site, or landscape resources symbolic of the locality nearby, the form, design, color, and material harmonious with them shall be selected. Consideration shall be given not to give a cacophonous impression.</li> <li>➤ With regard to the roof shape, an inclined roof shall be selected whenever possible. When this is difficult, the design harmonious with the surrounding townscape shall be selected.</li> <li>➤ Facilities etc. that are installed on the exterior wall or the roof shall not be exposed. The design shall be selected not to give a discordant or disorderly impression to the extent possible.</li> <li>➤ With regard to outdoor steps, veranda, etc. consideration shall be given to harmony with the building itself.</li> </ul>											
	<ul style="list-style-type: none"> <li>➤ For the color of the exterior wall and the roof, a basic color shall be of low chroma and the least conspicuous possible. The tone harmonious with Fujisan in the background, natural landscapes such as forests in the surroundings, and the surrounding townscapes.</li> <li>➤ The chroma of the part that sets the basic tone (2/3 of the total) shall comply with the table below. However, this does not apply to the color of natural material such as stone and wood or uncolored plastered surface, bricks, metal material, glass, etc.</li> </ul> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Hue</th> <th>Chroma</th> </tr> </thead> <tbody> <tr> <td>YR range</td> <td>4 or lower</td> </tr> <tr> <td>R and Y range</td> <td>3 or lower</td> </tr> <tr> <td>Other than the above</td> <td>2 or lower</td> </tr> <tr> <td>No color</td> <td>—</td> </tr> </tbody> </table>	Hue	Chroma	YR range	4 or lower	R and Y range	3 or lower	Other than the above	2 or lower	No color	—	
	Hue	Chroma										
	YR range	4 or lower										
R and Y range	3 or lower											
Other than the above	2 or lower											
No color	—											
<ul style="list-style-type: none"> <li>➤ Efforts shall be made to minimize the number of colors used shall be made.</li> </ul>												
Exterior Look (Material)	<ul style="list-style-type: none"> <li>➤ For the exterior wall, roof, or external structures, the material discordant with natural landscapes or surrounding landscapes shall be avoided whenever possible. Locally available material or natural material shall be used to the extent possible.</li> <li>➤ The use of strongly reflective material such as mirror surface shall be avoided to the extent possible.</li> </ul>											
Outdoor Lighting	<ul style="list-style-type: none"> <li>➤ When lighting is installed, consideration shall be given to the environment of the area surrounding the location of installation. Excessive quantity of light or excessive illumination shall be avoided. Consideration shall be given to avoid unnecessary light scattering.</li> <li>➤ The use of a movable lighting source shall be avoided in principle.</li> </ul>											

Item	Zone/Target Area	
	Lake / Lakeside Landscape Development Area	
	Greening	<ul style="list-style-type: none"> <li>➤ Efforts shall be made to green the premises, in particular the land facing the road (front court) to the extent possible.</li> <li>➤ Existing trees shall be preserved or replanted, whenever possible, and used for landscaping.</li> <li>➤ Trees that are used for greening purposes shall be selected in harmony with the surrounding forests, green space, roadside trees, and local climate.</li> <li>➤ In particular for large-scale buildings, consideration shall be given to the heights and locations of trees so that their overwhelming or oppressive impressions will be alleviated.</li> </ul>
	Others	<ul style="list-style-type: none"> <li>➤ With regard to outdoor parking lots, landscape consideration shall be given, by limiting the number of entrances and exits and surrounding the parking lot with hedges.</li> </ul>
New Construction, Enlargement, Remodeling, or Relocation of Structures or Repair, Redesign, or Color Change that Alters Exterior Appearance	Fence	<ul style="list-style-type: none"> <li>➤ Shall be harmonized with the surrounding landscape and the building itself.</li> <li>➤ The height shall be kept as low as possible. Natural material such as hedges, stone, or wood shall be used whenever possible.</li> </ul>
	Electric Wire, Utility Pole, Steel Tower, and Antenna	<ul style="list-style-type: none"> <li>➤ Installation of steel towers, antennae, etc. shall be restricted in principle in order to maintain the excellent views of Fujisan and good lake landscapes. However, this will not apply when the mayor deems it necessary for public purposes and if no significant adverse impact is foreseen after opinions of the Landscape Council etc. are heard.</li> </ul> <p>* In case of installation, consideration shall be given to the following matters.</p> <ul style="list-style-type: none"> <li>➤ The form and design shall be as simple as possible.</li> <li>➤ Colors and tones shall be selected in consideration of the views of Fujisan, lake landscapes, background mountain landscapes, and surrounding townscapes.</li> <li>➤ Particular consideration shall be given to the location, not to disturb views from major viewpoints.</li> <li>➤ The number of utility poles, telecommunication poles, etc. shall be minimized, by using one pole for electricity, telecommunication, etc. to the extent possible.</li> <li>➤ Steel towers, antennae, etc. shall be placed in places hidden from the road and other public space. The lower part shall be hidden, for example by planting trees, to minimize the visibility.</li> <li>➤ With regard to steel towers for mobile communications, landscape development standards for large-scale buildings based on the Yamanashi Prefecture Landscape Ordinance will be applied.</li> </ul>

Item		Zone/Target Area
		Lake / Lakeside Landscape Development Area
Chimney, Monumental Tower, Metal Pole, Water Tank Tower, and Statue	Recreational Facility, Manufacturing Plant, Storage Facility, and Treatment Facility	<ul style="list-style-type: none"> <li>➤ Within the national park area, the height of structures shall be in compliance with the special provisions for strengthened standards based on item 2 of Article 4 of the guidelines concerning the construction of buildings within the Ordinary Area of Fuji-Hakone-Izu National Park. However, this will not apply when the mayor deems it necessary for public purposes and if no significant adverse impact is foreseen after opinions of the Landscape Council etc. are heard.</li> <li>➤ The height and scale shall be minimized, not to disturb the landscapes of Fujisan, lakes, surrounding mountains, or townscapes.</li> <li>➤ The location, form, design, color, outdoor lighting, and greening shall be in harmony with the surrounding landscapes based on the guidelines for buildings.</li> </ul>
		<ul style="list-style-type: none"> <li>➤ Alteration to the shape and features of land shall be kept to the minimum necessary.</li> <li>➤ Consideration shall be given to harmony with the surrounding landform. Efforts shall be made to avoid the creation of large slopes etc.</li> <li>➤ When the creation of a slope is necessary, the inclination of a slope shall be as low as possible and slopes shall be greened with trees, plants, or flowers that are appropriate for the local environment.</li> <li>➤ In the case that retaining walls are installed, landscape consideration shall be given to harmonize the material, form, and design with the natural environment. Efforts for greening shall also be made.</li> <li>➤ Forests, trees, rivers, water-front space, etc. in the land other than the development area shall be conserved and utilized to the extent possible.</li> <li>➤ Once the shape and features of land have been altered, efforts shall be made to green the premises by planning the natural vegetation or the kinds of trees that are harmonious with the trees in the surrounding area.</li> </ul>
Alteration to Shape and Features of Land		<ul style="list-style-type: none"> <li>➤ Mining of minerals, soil, or stone shall be restricted in principle. When mining is unavoidable, mining etc. shall be kept to the minimum necessary in light of its purpose, in order not to disrupt the surrounding landscapes.</li> <li>➤ When mining is done, the location and method of mining shall be selected and efforts to green the premises shall be made to minimize the visibility from the surrounding area.</li> <li>➤ Once mining has been finished, efforts shall be made to green the premises by planting the natural vegetation or kinds of trees that are harmonious with the trees in the surrounding area.</li> </ul>
Mining of Minerals, Soil, or Stone		

Item	Zone/Target Area
	Lake / Lakeside Landscape Development Area
Outdoor Accumulation of Soil, Stone, Waste, Renewable Resources, or Other Goods	<ul style="list-style-type: none"> <li>➤ Accumulation of goods shall be restricted in principle.</li> <li>* When accumulation is unavoidable, consideration shall be given to the following matters.</li> <li>➤ The size of accumulation shall be kept to the minimum necessary. The location shall be selected as far away from the road and other public place as possible to minimize the visibility from the surrounding area.</li> <li>➤ The height of accumulation shall be kept as low as possible and orderly not to disturb the surrounding landscapes.</li> <li>➤ In the periphery of the land, efforts shall be made to install visual barriers in harmony with the surrounding landscapes, such as planting of trees.</li> </ul>
Cutting of Trees or Bamboo	<ul style="list-style-type: none"> <li>➤ Logging shall be done to the minimum possible extent in accordance with the purpose thereof as a basic forest preservation and cultivation measure so as to avoid harming the surrounding landscape.</li> <li>➤ Existing arboreal vegetation and beautifully shaped trees shall be preserved as much as possible and efforts shall be made to maintain cohesiveness.</li> <li>➤ Trees abutting roads and surrounding areas shall be untouched as much as possible.</li> <li>➤ Efforts shall be made to carry out replacement (such as planting) in consideration of logged trees and surrounding vegetation.</li> </ul>

Item	Zone/Target Area										
	Forest Landscape Development Area										
New Construction, Enlargement, Remodeling, or Relocation of Buildings and Other Structures and Repair, Redesign, or Color Change that Alter their Exterior Appearance	Location	<ul style="list-style-type: none"> <li>➤ The location least visible possible from the surroundings shall be selected. Efforts shall be made not to disrupt views of Fujisan or mountains in the surrounding area.</li> <li>➤ The wall line of the buildings etc. shall be set back at least 5 m from the road boundaries within the available land.</li> <li>➤ When there is a large-diameter tree, a favorable forest or tree from the perspective of landscape, a river, or water-front space within the premises, the location shall be selected that allow their utilization.</li> </ul>									
	Exterior Look (Scale)	<ul style="list-style-type: none"> <li>➤ Within the national park area, the height of buildings shall be in compliance with the special provisions for strengthened standards based on item 2 of Article 4 of the guidelines concerning the construction of buildings within the Ordinary Area of Fuji-Hakone-Izu National Park.</li> <li>➤ Consideration shall be given to the scale that does not give an impression significantly discordant with the surrounding townscape and the balance between buildings etc. and land.</li> </ul>									
	Exterior Look (Form and Design)	<ul style="list-style-type: none"> <li>➤ Form and design shall be explored in harmony with the surrounding natural landscapes such as forests.</li> <li>➤ When there are cultural properties such as a Shinto shrine, a Buddhist temple, or an archaeological site, or landscape resources symbolic of the locality nearby, the form, design, color, and material harmonious with them shall be selected. Consideration shall be given not to give a cacophonous impression.</li> <li>➤ With regard to the roof shape, an inclined roof shall be selected whenever possible. When this is difficult, the design harmonious with the surrounding townscape shall be selected.</li> <li>➤ Facilities etc. that are installed on the exterior wall or the roof shall not be exposed. The design shall be selected not to give a discordant or disorderly impression to the extent possible.</li> <li>➤ With regard to outdoor steps, veranda, etc. consideration shall be given to harmony with the building itself.</li> </ul>									
	Exterior Look (Color etc.)	<ul style="list-style-type: none"> <li>➤ For the color of the exterior wall and the roof, a basic color shall be of low chroma and the least conspicuous possible. The tone harmonious with Fujisan in the background, natural landscapes such as forests in the surroundings, and the surrounding townscapes.</li> <li>➤ The chroma of the part that sets the basic tone (2/3 of the total) shall comply with the table below. However, this does not apply to the color of natural material such as stone and wood or uncolored plastered surface, bricks, metal material, glass, etc.</li> </ul> <table border="1" data-bbox="470 1668 1236 1926"> <thead> <tr> <th>Hue</th> <th>Chroma</th> </tr> </thead> <tbody> <tr> <td>YR range</td> <td>4 or lower</td> </tr> <tr> <td>R and Y range</td> <td>3 or lower</td> </tr> <tr> <td>Other than the above</td> <td>2 or lower</td> </tr> <tr> <td>No color</td> <td>—</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>➤ Efforts shall be made to minimize the number of colors used shall be made.</li> </ul>	Hue	Chroma	YR range	4 or lower	R and Y range	3 or lower	Other than the above	2 or lower	No color
Hue	Chroma										
YR range	4 or lower										
R and Y range	3 or lower										
Other than the above	2 or lower										
No color	—										

Item	Zone/Target Area	
	Forest Landscape Development Area	
New Construction, Enlargement, Remodeling, or Relocation of Structures or Repair, Redesign, or Color Change that Alters Exterior Appearance	Exterior Look (Material)	<ul style="list-style-type: none"> <li>➤ For the exterior wall, roof, or external structures, the material discordant with natural landscapes or surrounding landscapes shall be avoided whenever possible. Locally available material or natural material shall be used to the extent possible.</li> <li>➤ The use of strongly reflective material such as mirror surface shall be avoided to the extent possible.</li> </ul>
	Outdoor Lighting	<ul style="list-style-type: none"> <li>➤ When lighting is installed, consideration shall be given to the environment of the area surrounding the location of installation. Excessive quantity of light or excessive illumination shall be avoided. Consideration shall be given to avoid unnecessary light scattering.</li> <li>➤ The use of a movable lighting source shall be avoided in principle.</li> </ul>
	Greening	<ul style="list-style-type: none"> <li>➤ Efforts shall be made to green the premises, in particular the land facing the road (front court) to the extent possible.</li> <li>➤ Existing trees shall be preserved or replanted, whenever possible, and used for landscaping.</li> <li>➤ Trees that are used for greening purposes shall be selected in harmony with the surrounding forests, green space, roadside trees, and local climate.</li> <li>➤ In particular for large-scale buildings, consideration shall be given to the heights and locations of trees so that their overwhelming or oppressive impressions will be alleviated.</li> </ul>
	Others	<ul style="list-style-type: none"> <li>➤ With regard to outdoor parking lots, landscape consideration shall be given, by limiting the number of entrances and exits and surrounding the parking lot with hedges.</li> </ul>
Fence	<ul style="list-style-type: none"> <li>➤ Shall be harmonized with the surrounding landscape and the building itself.</li> <li>➤ The height shall be kept as low as possible. Natural material such as hedges, stone, or wood shall be used whenever possible.</li> </ul>	

Item	Zone/Target Area	
	Forest Landscape Development Area	
Electric Wire, Utility Pole, Steel Tower, and Antenna	<ul style="list-style-type: none"> <li>➤ Installation of steel towers, antennae, etc. shall be restricted in principle in order to maintain forest landscapes and mountain landscapes. When installation is unavoidable, the height shall be 30 m or lower. However, this will not apply when the mayor deems it necessary for public purposes and if no significant adverse impact is foreseen after opinions of the Landscape Council etc. are heard.</li> </ul> <p>* In case of installation, consideration shall be given to the following matters.</p> <ul style="list-style-type: none"> <li>➤ The form and design shall be as simple as possible.</li> <li>➤ Colors and tones shall be selected in consideration of the views of Fujisan, lake landscapes, background mountain landscapes, and surrounding townscapes.</li> <li>➤ Particular consideration shall be given to the location, not to disturb views from major viewpoints.</li> <li>➤ The number of utility poles, telecommunication poles, etc. shall be minimized, by using one pole for electricity, telecommunication, etc. to the extent possible.</li> <li>➤ Steel towers, antennae, etc. shall be placed in places hidden from the road and other public space. The lower part shall be hidden, for example by planting trees, to minimize the visibility.</li> <li>➤ With regard to steel towers for mobile communications, landscape development standards for large-scale buildings based on the Yamanashi Prefecture Landscape Ordinance will be applied.</li> </ul>	
	Chimney, Monumental Tower, Metal Tower, Water Tank Tower, and Statue	<ul style="list-style-type: none"> <li>➤ Within the national park area, the height of structures shall be in compliance with the special provisions for strengthened standards based on item 2 of Article 4 of the guidelines concerning the construction of buildings within the Ordinary Area of Fuji-Hakone-Izu National Park and shall not exceed the height of the trees in the surrounding area. In addition, installation of chimneys, water tank towers, manufacturing plants, treatment facilities, and so on shall be restricted in principle. However, this will not apply when the mayor deems it necessary for public purposes and if no significant adverse impact is foreseen after opinions of the Landscape Council etc. are heard.</li> <li>➤ The height and scale shall be minimized, not to disturb the landscapes of Fujisan, lakes, surrounding mountains, or townscapes.</li> <li>➤ The location, form, design, color, outdoor lighting, and greening shall be in harmony with the surrounding landscapes based on the guidelines for buildings.</li> </ul>
Recreational Facility, Manufacturing Plant, Storage Facility, and Treatment Facility		

Item	Zone/Target Area
	Forest Landscape Development Area
Alterations to the Shape and Features of Land	<ul style="list-style-type: none"> <li>➤ Alteration to the shape and features of land shall be kept to the minimum necessary.</li> <li>➤ Consideration shall be given to harmony with the surrounding landform. Efforts shall be made to avoid the creation of large slopes etc.</li> <li>➤ When the creation of a slope is necessary, the inclination of a slope shall be as low as possible and slopes shall be greened with trees, plants, or flowers that are appropriate for the local environment.</li> <li>➤ In the case that retaining walls are installed, landscape consideration shall be given to harmonize the material, form, and design with the natural environment. Efforts for greening shall also be made.</li> <li>➤ Forests, trees, rivers, water-front space, etc. in the land other than the development area shall be conserved and utilized to the extent possible.</li> <li>➤ Once the shape and features of land have been altered, efforts shall be made to green the premises by planning the natural vegetation or the kinds of trees that are harmonious with the trees in the surrounding area.</li> </ul>
Mining of Minerals, Soil, and Stone	<ul style="list-style-type: none"> <li>➤ Mining of minerals, soil, or stone shall be restricted in principle. When mining is unavoidable, it shall be kept to the minimum necessary in light of its purpose, in order not to disrupt the surrounding landscapes.</li> <li>➤ When mining is done, the location and method of mining shall be selected and efforts to green the premises shall be made to minimize the visibility from the surrounding area.</li> <li>➤ Once mining has been finished, efforts shall be made to green the premises by planting the natural vegetation or kinds of trees that are harmonious with the trees in the surrounding area.</li> </ul>
Outdoor Accumulation of Soil, Stone, Waste, Renewable Resources, or Other Goods	<ul style="list-style-type: none"> <li>➤ Accumulation of goods shall be restricted in principle.</li> <li>* When accumulation is unavoidable, consideration shall be given to the following matters.</li> <li>➤ The size of accumulation shall be kept to the minimum necessary. The location shall be selected as far away from the road and other public place as possible to minimize the visibility from the surrounding area.</li> <li>➤ The height of accumulation shall be kept as low as possible and orderly not to disturb the surrounding landscapes.</li> <li>➤ In the periphery of the land, efforts shall be made to install visual barriers in harmony with the surrounding landscapes, such as planting of trees.</li> </ul>
Cutting of Trees or Bamboo	<ul style="list-style-type: none"> <li>➤ Cutting of forest trees shall be restricted in principle. When cutting is unavoidable, it shall be kept to the minimum necessary in light of its purpose, in order not to disrupt the surrounding landscapes.</li> <li>➤ Existing arboreal vegetation and beautifully shaped trees shall be preserved as much as possible and efforts shall be made to maintain cohesiveness.</li> <li>➤ Trees abutting roads and surrounding areas shall be untouched as much as possible.</li> <li>➤ Efforts shall be made to carry out replacement (such as planting) in consideration of logged trees and surrounding vegetation.</li> </ul>

## 7. Landscape Development Standards based on the Landscape Act (Fujinomiya City Fujisan Landscape Plan)

Item		Zone/Target Area	
		Landscape Development Priority Area	
		Fujisan Landscape Conservation Areas	Fujisan Scenic Conservation Areas
Construction of New Buildings	Location	<ul style="list-style-type: none"> <li>➤ The placement of structures in hilly areas that are on ridge lines or can be seen from major scenic spots shall be avoided.</li> <li>➤ Lines of sight from major scenic spots to the Fujisan landmark shall be secured.</li> </ul>	
	Location, Form, and Design of Walls	<ul style="list-style-type: none"> <li>➤ The location of wall surfaces adjacent to major roads shall in principle secure sufficient distance such that there is no sense of crampedness when viewed from the road and, in cases where doing so is difficult, areas shall be planted with trees of medium/tall height to lessen the sense of crampedness and out of place nature of the structure.</li> <li>➤ Architectural forms shall employ shading, such as by using various building locations that harmonize with the terrain and through texturing wall surfaces.</li> <li>➤ Lower sections of structures, which easily draw the attention of pedestrians, shall employ a timeless design that does not go out of style.</li> <li>➤ The windows, verandas, and balconies of structures such as commerce/business facilities and homes shall have their wall surfaces segmented through adjustments made to the form and finishing materials thereof.</li> <li>➤ Finishing materials for exterior walls shall blend in with the surrounding landscape and employ highly durable and weather-resistant materials. Additionally, highly reflective materials shall be avoided.</li> <li>➤ In places surrounded by natural scenery, wood (Fuji cypress, etc), stone, and other such natural materials shall be proactively used.</li> </ul>	
	Form & Color of Walls & Roofs	<ul style="list-style-type: none"> <li>➤ Roofs shall take note of and their forms shall be in harmony with the tone of the surrounding terrain and cityscape.</li> <li>➤ In order to maintain the lush natural landscape, including Fujisan, unassuming colors befitting the scenery at the foot of Fujisan shall be used. The basic coloration shall be calm colors limited in vividness, shall easily blend in with the natural scenery, and, for the YR (yellow/red) and Y (yellow) colors that are quite often used as some of the standard colors for construction materials, the colors shall be chosen from among those with a tempered chroma.</li> </ul>	

Item	Zone/Target Area																			
	Landscape Development Priority Area																			
	Fujisan Landscape Conservation Areas	Fujisan Scenic Conservation Areas																		
Base Color Range	<table border="1"> <thead> <tr> <th>Item</th> <th>Hue<sup>1</sup></th> <th>Value<sup>2</sup></th> <th>Chroma<sup>3</sup></th> </tr> </thead> <tbody> <tr> <td rowspan="2">Exterior wall base color</td> <td>All hues</td> <td>7.9-5</td> <td>0.5 or lower</td> </tr> <tr> <td>10YR- 5Y</td> <td>7.9-5</td> <td>2.5 or lower</td> </tr> <tr> <td rowspan="2">Roof color</td> <td>All hues</td> <td>4.9 or lower</td> <td>0.5 or lower</td> </tr> <tr> <td>10YR-5Y</td> <td>4.9 or lower</td> <td>2.5 or lower</td> </tr> </tbody> </table> <p>However, in cases where it is recognized that it will be difficult to keep the coloration within the limits given above, coloration within a slightly greater range described below shall be allowed.</p>		Item	Hue <sup>1</sup>	Value <sup>2</sup>	Chroma <sup>3</sup>	Exterior wall base color	All hues	7.9-5	0.5 or lower	10YR- 5Y	7.9-5	2.5 or lower	Roof color	All hues	4.9 or lower	0.5 or lower	10YR-5Y	4.9 or lower	2.5 or lower
	Item	Hue <sup>1</sup>	Value <sup>2</sup>	Chroma <sup>3</sup>																
Exterior wall base color	All hues	7.9-5	0.5 or lower																	
	10YR- 5Y	7.9-5	2.5 or lower																	
Roof color	All hues	4.9 or lower	0.5 or lower																	
	10YR-5Y	4.9 or lower	2.5 or lower																	
Construction of New Buildings	Minimum Base Color Range (Base Outdoor Wall Color)	<table border="1"> <thead> <tr> <th>Hue</th> <th>Tone<sup>4</sup></th> </tr> </thead> <tbody> <tr> <td>Achromatic hues of chroma 0.5 or lower within the R, YK, Y, GY, G, BG range</td> <td>Tones within the N2, N3, N4, L2, L3, M2 range.</td> </tr> </tbody> </table>	Hue	Tone <sup>4</sup>	Achromatic hues of chroma 0.5 or lower within the R, YK, Y, GY, G, BG range	Tones within the N2, N3, N4, L2, L3, M2 range.	<table border="1"> <thead> <tr> <th>Hue</th> <th>Tone</th> </tr> </thead> <tbody> <tr> <td>All hues</td> <td>Tones within the N2, N3, N4, L2, L3, M2 range.</td> </tr> </tbody> </table>	Hue	Tone	All hues	Tones within the N2, N3, N4, L2, L3, M2 range.									
	Hue	Tone <sup>4</sup>																		
	Achromatic hues of chroma 0.5 or lower within the R, YK, Y, GY, G, BG range	Tones within the N2, N3, N4, L2, L3, M2 range.																		
Hue	Tone																			
All hues	Tones within the N2, N3, N4, L2, L3, M2 range.																			
Minimum Base Color Range (Roof Color)	<table border="1"> <thead> <tr> <th>Hue</th> <th>Tone</th> </tr> </thead> <tbody> <tr> <td>Achromatic hues of chroma 0.5 or lower within the R, YR, Y, GY, G, BG range</td> <td>Tones within the N3, N4, L3 range</td> </tr> </tbody> </table>	Hue	Tone	Achromatic hues of chroma 0.5 or lower within the R, YR, Y, GY, G, BG range	Tones within the N3, N4, L3 range	<table border="1"> <thead> <tr> <th>Hue</th> <th>Tone</th> </tr> </thead> <tbody> <tr> <td>All hues</td> <td>Tones within the N3, N4, L3 range</td> </tr> </tbody> </table>	Hue	Tone	All hues	Tones within the N3, N4, L3 range										
Hue	Tone																			
Achromatic hues of chroma 0.5 or lower within the R, YR, Y, GY, G, BG range	Tones within the N3, N4, L3 range																			
Hue	Tone																			
All hues	Tones within the N3, N4, L3 range																			
Color	<ul style="list-style-type: none"> <li>➤ When photovoltaic cells are used on or part of the roof or exterior walls, those harmonious with other roofing or wall materials shall be used.</li> <li>➤ Accent colors for exterior walls shall comprise no greater than one-tenth of the structure's viewable area and in general shall be used to the minimum possible extent.</li> <li>➤ However, outdoor advertisements such as wall and roof advertisements that use accent colors shall be calculated together in the wall's viewable area.</li> </ul>																			

<sup>1</sup> Hue: Hue represents the degree of shade. The hue is represented by capital letters such as R (red) YR (yellow/red) Y (yellow), GY (yellow/green), G (green), BG (blue/green), B (blue), PB (blue/purple), P (purple), and RP (red/purple) together with the degree, which is represented by a number from 0 to 10.

<sup>2</sup> Value: Represents the degree of the brightness of a color. Expressed in a number from 0 to 10, with higher values being brighter. Achromatic colors that do not have a hue are represented with an N, such as N9.

<sup>3</sup> Chroma: Represents the degree of vividness of a color. More vivid colors have a higher value, with the maximum value varying by hue.

<sup>4</sup> Tone: It is called color tone and deeply related to the impression the color gives perceived in its strongness, heaviness, thickness and others. Color of each hue can be classified into four stages by chroma, which will end up ten types of tones after further categorization by value.

Item		Zone/Target Area	
		Landscape Development Priority Area	
		Fujisan Landscape Conservation Areas	Fujisan Scenic Conservation Areas
	Height	<ul style="list-style-type: none"> <li>➤ Structure height shall be such that the ridge lines of Fujisan and the Tenshi mountains are not obscured when viewed from major scenic points and roads.</li> <li>➤ In wooded areas, structure height shall be such that the structure does not block the slope green skyline of the backlands and that as much of the slope green can be seen as possible.</li> <li>➤ Building height shall take into consideration the skyline created by the surrounding cityscape.</li> <li>➤ Building height in urbanization-restricted areas shall be 15m or lower. The preceding shall not apply if there is no adverse effect on the landscape.</li> </ul>	
	Towers and Facilities	<ul style="list-style-type: none"> <li>➤ Towers and installations shall be integrated with their structures. In cases where doing so is difficult, they shall be covered by louvers<sup>1</sup> or the like to complement the landscape.</li> <li>➤ Wall ductwork, outdoor air conditioning devices located on balconies, and the like shall be integrated with their structures or shall be installed in locations where they cannot be seen from the street. In cases where doing so is difficult, they shall blend in with the landscape (e.g. by being of the same color as the walls).</li> <li>➤ Antennas shall be collective and aggregated.</li> <li>➤ Photovoltaic cell modules shall be black, deep indigo, or a low-value, low-chroma color that blends with the color of buildings, with low reflection and least noticeable patterns possible.</li> <li>➤ The frame of photovoltaic cell modules shall be of the same color as modules whenever possible and with low reflection.</li> <li>➤ When photovoltaic cells are installed on inclined roofs, the highest part shall not exceed the ridge of the building and be integrated into the roof.</li> <li>➤ When photovoltaic cells are installed on flat roofs, the highest part shall be kept as low as possible and either be integrated into the roof or be attached with the louver for visual harmonization.</li> </ul>	
Construction of New Buildings	Walls, Barriers, Doors/Gates, etc.	<ul style="list-style-type: none"> <li>➤ As a general rule, the design of boundary sections shall combine planting and stone masonry that takes advantage of natural rocks (soil/rocks from Fujisan) in the foundation platform.</li> <li>➤ In cases where there are revetments in a site's boundary sections, care shall be taken such that they blend in with the landscape by employing green blocks and ivy and similar plants.</li> <li>➤ Hedges shall be of a height in which pedestrians' field of vision will be maintained (Reference: H=1.5-2.0m)</li> <li>➤ In cases where fences, barriers, and the like are necessary, the design thereof shall be harmonious with the surrounding landscape and shall blend in with the surroundings as much as possible via greening of outward-facing sections.</li> <li>➤ Gates and doors shall be of a design and form that is harmonious with the surrounding landscape.</li> </ul>	

<sup>1</sup> Louver: A type of shutter employing layered slats at the opening.

Item	Zone/Target Area	
	Landscape Development Priority Area	
	Fujisan Landscape Conservation Areas	Fujisan Scenic Conservation Areas
On-site Greenery	<ul style="list-style-type: none"> <li>➤ Efforts shall be made to retain existing trees as much as possible by taking measures with regard to the location of structures and by planting.</li> <li>➤ Efforts shall be made to green open areas of a site. In doing so, attention shall be paid to natural vegetation and the tree species selected shall be harmonious with the surrounding trees.</li> <li>➤ The amount of viewable greenery shall be increased via vertical greening such as roof greening, veranda greening, and planting of ivy and similar plants on outdoor walls.</li> <li>➤ Entrances, site corners, and other places with a high volume of foot traffic shall take advantage of flowerbeds, planters, and the like.</li> <li>➤ Sections of the site facing the road shall strive to achieve effective greening when viewed by pedestrians via planting mainly medium and large sized trees.</li> </ul>	
Parking Lots, Bicycle Lots, Service Yards	<ul style="list-style-type: none"> <li>➤ Parking lots, service yards<sup>1</sup>, and the like shall be located where pedestrians cannot directly see them.</li> <li>➤ In cases where parking lots, services yards, and the like unavoidably abut roads, care shall be taken with regard to the landscape such as by employing planting to ensure pedestrians cannot see them.</li> <li>➤ Care shall be taken to harmonize parking lots with the surrounding environment through making heavy use of greenery.</li> </ul>	
Waste Collection Areas, Material Storage Yards	<ul style="list-style-type: none"> <li>➤ Trash collection locations shall, while taking into consideration the method of collection, be either located where pedestrians cannot see them or be designed as to be integrated with the structure.</li> <li>➤ Material yards shall, as a general rule, be located where pedestrians cannot see them and, in cases where doing so is difficult, effective planting shall be undertaken to ensure landscaping that takes pedestrian vision into account.</li> </ul>	
Outdoor Lighting	<ul style="list-style-type: none"> <li>➤ Nighttime lighting planning that takes into consideration pedestrian safety and comfort shall be undertaken.</li> <li>➤ The installation of lighting that infringes on the nighttime darkness of natural areas shall be avoided.</li> </ul>	
Structures	<ul style="list-style-type: none"> <li>➤ Structures<sup>2</sup> shall, as a general rule, be located where pedestrians cannot see them and, in cases where doing so is difficult, effective planting shall be undertaken to ensure landscaping that takes pedestrian vision into account.</li> <li>➤ Structures integrated with structures shall be of the same design and coloration as those structures.</li> <li>➤ Structures shall be of as simple a form as possible and care shall be taken so that they blend in with the surrounding landscape.</li> </ul>	

<sup>1</sup> Service yard: A garden area set up outdoors for household activities such as laundry, clothes drying, and home carpentry.

<sup>2</sup> Structures: Structures in this section refer to those structures attached to buildings that are not subject to the requirement of prior notification individually.

Item		Zone/Target Area	
		Landscape Development Priority Area	
		Fujisan Landscape Conservation Areas	Fujisan Scenic Conservation Areas
New Construction of Structures	Elevated Water Tanks, Cooling Towers, Chimneys, Exhaust Towers, Electric Towers	<ul style="list-style-type: none"> <li>➤ Installation on the ridge shall be avoided as much as possible so as to not distort the ridge line.</li> <li>➤ When viewed from major scenic points, major roads, etc., such structures shall not obstruct the skyline created by the surrounding landscape.</li> <li>➤ Such structures shall be set back at least 5m from the site boundary. However, in cases where doing so is difficult, they shall take the surrounding environment into consideration through measures such as greening.</li> <li>➤ The form shall be of a simplified design.</li> <li>➤ Efforts shall be made to undergo landscape greening for the foundation platform sections of structures<sup>1</sup> located in the city center.</li> </ul>	
	Memorial monuments, statues, etc.	<ul style="list-style-type: none"> <li>➤ Installation on the ridge line, in hilly areas, and in uplands shall be avoided.</li> <li>➤ As a general rule, monuments, etc. shall be set back at least 10m from the site boundary. However, the preceding shall not apply in cases where harmony with the surrounding landscape is ensured.</li> <li>➤ Monuments, etc. shall be placed such that they do not obscure the skyline created by Fujisan and the Tenshi mountains when viewed from major scenic points and roads.</li> <li>➤ The form shall blend in with the surrounding landscape.</li> <li>➤ Landscape greening shall be undertaken to ensure harmony with the surrounding landscape.</li> </ul>	
	Elevating Machines for Tourists, Roller Coasters, Ferris Wheel, etc.	<ul style="list-style-type: none"> <li>➤ Layout shall be such that such structures do not obscure the skyline created by Fujisan and the Tenshi mountains when viewed from major scenic points and roads.</li> <li>➤ They shall be set back at least 10m from the site boundary.</li> <li>➤ Planting of trees appropriate to the size of the site shall be undertaken in the site periphery to create a buffer zone with the surrounding landscape.</li> </ul>	
	Photovoltaic Power Generation Facility	<ul style="list-style-type: none"> <li>➤ Installation on the ridge line, hills, or plateaus shall be avoided.</li> <li>➤ The highest part of a photovoltaic power generation facility shall be kept as low as possible not to stand out from the surrounding landscapes.</li> <li>➤ Those that have impact on pedestrians or the surrounding landscapes shall be set back from the land boundaries to the extent possible. Visual harmonization measures such as plantation of trees shall be taken, if necessary.</li> <li>➤ The layout shall be designed or visual harmonization measures shall be taken in order not to disturb views from major viewpoints and roads toward Fujisan and the Tenshi mountain series.</li> </ul>	

<sup>1</sup> Structures: For the purpose of the Fujinomiya City Fujisan Landscape Plan, “structures” represent the following 10 types:

- (i) Elevated tank, cooling tower, and other structure similar to thereto
- (ii) Chimney, exhaust tower, and other structure similar to thereto
- (iii) Radio tower and other structure similar to thereto
- (iv) Memorial tower, monument, and other structure similar to thereto
- (v) Elevator for sightseeing, roller coaster, Ferris wheel and other structure similar to thereto
- (vi) Elevated road, elevated rail, bridge, pedestrian bridge and other structure similar to thereto
- (vii) Hedge, fence, retention wall and other structure similar to thereto
- (viii) Oil tank, gas tank, silo, and other structure similar to thereto
- (ix) Flower bed and other structure similar to thereto
- (x) Outside production facility of crane tower and other structure similar to thereto

Item	Zone/Target Area	
	Landscape Development Priority Area	
	Fujisan Landscape Conservation Areas	Fujisan Scenic Conservation Areas
New Construction of Structures	Wind Turbines etc.	<ul style="list-style-type: none"> <li>➤ Installation on the ridge line, hills, or plateaus shall be avoided.</li> <li>➤ The layout shall be designed or visual harmonization measures shall be taken in order not to disturb views from major viewpoints and roads toward Fujisan and the Tenshi mountain series.</li> <li>➤ The layout shall be designed not to break the ridge lines of Fujisan and the Tenshi mountain series, viewed from major viewpoints and roads.</li> </ul>
	Elevated Railways/Roadways, Bridges, Street Crossings, etc.	<ul style="list-style-type: none"> <li>➤ Installation shall take into consideration the surrounding terrain, environment, natural vegetation, and ecosystem.</li> <li>➤ Such structures shall be of as simple a form as possible not to disturb the surrounding landscape.</li> </ul>
	Other Structures	<ul style="list-style-type: none"> <li>➤ Installation shall take into consideration the surrounding terrain, environment, natural vegetation, and ecosystem.</li> <li>➤ Those structures which affect pedestrians or the surrounding landscape shall be set back from the site boundary as much as possible.</li> <li>➤ Layout shall be such that such structures do not obscure the skyline created by Fujisan and the Tenshi mountains when viewed from major scenic points and roads.</li> <li>➤ The form shall blend in with the surrounding landscape.</li> <li>➤ Landscape greening shall be undertaken to ensure harmony with the surrounding landscape.</li> </ul>
	Color of Structures	<ul style="list-style-type: none"> <li>➤ Consideration shall be given to the natural landscape background and harmony with neighboring structures and structures, and base colorations that excessively stand out from the surrounding environment shall be avoided.</li> <li>➤ The basic coloration shall blend in with the landscape of Fujisan, Asagiri Highland, and the Tenshi mountains.</li> <li>➤ Consideration shall be given to harmony with neighboring structures, and base colorations shall not inhibit the scenic landscape of Fujisan.</li> <li>➤ In order to maintain the lush natural landscape, including Fujisan, iron towers, broadcasting towers, and the like shall be of the coloration described below. <ul style="list-style-type: none"> <li>1) Fujisan Landscape Conservation Area: Low luster – N4.5 or lower</li> <li>2) Fujisan Scenic Conservation Area: Low luster – N4.5-6 (determined based on the surrounding environment.)</li> </ul> </li> <li>➤ Photovoltaic cell modules shall be black, deep indigo, or a low-value, low-chroma color that blends with the surrounding landscapes, with low reflection and least noticeable patterns possible.</li> <li>➤ The frame of photovoltaic cell modules shall be of the same color as modules whenever possible and with low reflection.</li> <li>➤ For accessory equipment such as the power conditioner, colors harmonious with the surrounding landscapes shall be used.</li> </ul>

Item		Zone/Target Area	
		Landscape Development Priority Area	
		Fujisan Landscape Conservation Areas	Fujisan Scenic Conservation Areas
Development Acts for Specified Structures and Sports / Leisure Facilities	Development	<ul style="list-style-type: none"> <li>➤ Such structures shall be consistent with the form and features of the land, and cut/filled earth shall be minimized.</li> <li>➤ Slopes shall be of as loose a gradient as possible (30 degrees or less), and frontal sections shall be greened.</li> <li>➤ If steep slopes and revetments are unavoidable for terrain-related reasons, consideration shall be given to the surrounding environment through greening.</li> <li>➤ If areas in the site are to be paved, permeable materials are to be used as much as possible.</li> <li>➤ Special care shall be given not to disturb underground water veins.</li> </ul>	
	Roadways	<ul style="list-style-type: none"> <li>➤ Road shape shall match the form and features of the land, and soil cutting/filling shall be minimized.</li> <li>➤ In terms of road shape, consideration shall be given to sequence landscape regarding the skyline of Fujisan and the Tenshi mountains.</li> <li>➤ Slopes shall be of as loose a gradient as possible (30 degrees or less), and frontal sections shall be greened.</li> <li>➤ If steep slopes and revetments are unavoidable for terrain-related reasons, consideration shall be given to the surrounding environment through greening.</li> <li>➤ Roadside tree species shall take into consideration natural vegetation and the surrounding trees.</li> <li>➤ Road lights shall be of as simple a form as possible.</li> <li>➤ Guardrails and similar installations shall be of a design and coloration that takes into consideration the surrounding environment.</li> <li>➤ Telephone pole installation shall be avoided as much as possible, and wires shall be placed underground. In doing so, care shall be taken so that service panels and transformers do not stand out from the surrounding landscape.</li> <li>➤ In cases where the installation of telephone poles is unavoidable, they shall be installed on the opposite side of Fujisan and shall be of a coloration that harmonizes with the surrounding environment.</li> </ul>	
	Greenery and Vegetation	<ul style="list-style-type: none"> <li>➤ The ratio of green space shall be maintained at 20% or more. However, in cases where doing so would be difficult, tall and medium sized trees shall be effectively placed so that effective greening is maintained from the perspective of pedestrians.</li> <li>➤ Planting shall take into consideration natural vegetation.</li> <li>➤ Logging of existing trees shall be kept small in scale. In cases where doing so is unavoidable, trees shall be replanted in the surrounding area.</li> <li>➤ Marked large-scale logging of natural trees on Fujisan's mountainsides that can be seen from main scenic points at elevations of 400m and above shall be avoided.</li> <li>➤ When segmenting watershed conservation forests, environmental conservation forests, and other clustered forest areas, forest clusters of an appropriate width shall be set up.</li> <li>➤ When parks are set up in development areas, scenic space from which Fujisan can be viewed shall be set aside.</li> </ul>	
	Rivers, Balancing Reservoirs, etc.	<ul style="list-style-type: none"> <li>➤ If there are rivers, waterways, or spring-fed ponds, special care shall be taken not to pollute the water.</li> <li>➤ If there are rivers, waterways, or spring-fed ponds, revetments shall use natural materials such as natural stones as much as possible, and shall be of a hydrophilic shape as necessary.</li> <li>➤ Areas surrounding balancing reservoirs shall undergo landscaping via greening.</li> </ul>	

Item		Zone/Target Area	
		Landscape Development Priority Area	
		Fujisan Landscape Conservation Areas	Fujisan Scenic Conservation Areas
Development Acts for Specified Structures and Sports/Leisure Facilities	Structures	<ul style="list-style-type: none"> <li>➤ Temporary enclosures for construction shall undergo landscaping so that they do not disturb the surrounding landscape.</li> </ul>	
	Others	Extraction of Soil/Stone, Other Alterations to the Shape and Features of Land	<ul style="list-style-type: none"> <li>➤ Construction methods shall be employed that leave the post-extraction state similar to the natural, pre-extraction state.</li> <li>➤ The following measures for extracted land shall be put in place as much as possible so that the land does not stand out from the surrounding areas.               <ul style="list-style-type: none"> <li>(i) Landscaping such as greening of the area surrounding the site shall be undertaken.</li> <li>(ii) Hedges, barriers, fences, etc. that harmonize with the adjacent environment shall be set up so that the land is difficult to see from surrounding areas.</li> </ul> </li> </ul>
	Outdoor Accumulation of Soil / Stone, etc.	<ul style="list-style-type: none"> <li>➤ In order to lessen the impact that sediment has on the surrounding environment, the height of the sediment shall be as low as possible and the accumulation thereof shall be in good order.</li> <li>➤ The following measures shall be put into place as much as possible so that accumulation does not stand out from the surrounding areas.               <ul style="list-style-type: none"> <li>(i) Landscaping such as greening of the area surrounding the site shall be undertaken.</li> <li>(ii) Hedges, barriers, fences, etc. that harmonize with the adjacent environment shall be set up so that the accumulation is difficult to see from surrounding areas.</li> </ul> </li> </ul>	

**8. Landscape Development Standards based on the Landscape Act (Fuji City Landscape Plan)**

Item		Zone/Target Area	
		Areas for which zoning is not set	
Buildings/Structures (Excluding Chimneys, Exhaust Towers, and other Similar Items)	Color	<p>➤ Standard color values for buildings and structures<sup>1</sup> exteriors shall be as below based on Munsell values.</p> <p>However, the preceding shall not apply to the colors of sections that have been finished with uncolored materials such as wood and glass, nor to the sections of structures and structures that have been colored with accent colors comprising one-fifth or lower of the visible area.</p> <p>(i) 0R (≠10RP) – 10R Chroma 3 or lower                      (ii) 0YR (≠10R) – 5Y Chroma 4 or lower                      (iii) Other hues Chroma 2 or lower</p>	
		<p>➤ Standard color values for the exteriors of smokestacks, exhaust towers, and other similar items shall be as below based on Munsell values.</p> <p>(i) Hue shall be 5Y-5PB or achromatic. When located in residential or commercial areas, 0YR (≠10R)-5Y hues shall also be permitted.                      (ii) Value shall be 7 or above.                      (iii) Chroma shall be 2 or lower.                      (iv) Color design shall take into account industrial zone coloration guidelines.</p> <p>➤ However, the preceding shall not apply in cases where there are properties on which daytime aircraft warning indicators must be installed in accordance with the Civil Aeronautics Act (excluding those properties for which the Minister of Land, Infrastructure, and Transportation has recognized that there is no need to install daytime aircraft warning indicators and properties with high luminosity aircraft warning lights or medium luminosity white aircraft warning lights) nor in cases where the mayor has recognized that there is no danger of harming a good cityscape view.</p>	
Chimneys, Exhaust Towers, and Other Similar Items	Color		

<sup>1</sup> Structures: For the purpose of the Fuji City Landscape Plan, “structures” represent the following 8 types:  
 (i) Hedge, fence, retention wall, and other structure similar to thereto  
 (ii) Elevated tank, cooling tower, experiment tower, experiment tower, and other structure similar to thereto  
 (iii) Chimney, exhaust towers, and other structure similar to thereto  
 (iv) Memorial tower and other structure similar to thereto  
 (v) Oil tank, gas tank, and other structure similar to thereto  
 (vi) Radio tower, transmission steel tower, and other structure similar to thereto  
 (vii) Elevated road, elevated rail, bridge, pedestrian bridge, and other structure similar to thereto  
 (viii) Besides above, the structures designated by the Mayor as likely to disturb the development of good landscape

**9. Landscape Development Standards based on the Landscape Act (Gotemba City Landscape Plan)**

Item		Zone/Target Area
		Entire City Area (Gotemba City)
Construction of Buildings and Structures	Location	<ul style="list-style-type: none"> <li>➤ In order to disturb the view from the surrounding area toward Fujisan and the Hakone mountain series, buildings and so on shall be set back away from the road to the extent possible. Efforts shall be made to secure open space on the side of the road.</li> <li>➤ Near extensive agricultural land, historic townscapes, settlements, cultural properties, or landscape resources such as local symbols, consideration shall be given to their conservation through appropriate location and exterior appearance.</li> </ul>
	Height	<ul style="list-style-type: none"> <li>➤ Near a mountain ridge, the location and scale shall be kept as low as possible relative to the ridge, in order not to break the ridge line (skyline).</li> <li>➤ When there are many trees such as forests, the height shall not exceed that of the trees in the surroundings to the extent possible.</li> </ul>
	Form & Design	<ul style="list-style-type: none"> <li>➤ Form and design shall be harmonious with the surrounding or background natural landscapes and townscapes.</li> <li>➤ When the scale is large, the roof, wall, windows, doors, and so on shall be designed so that their overwhelming or oppressive impressions will be alleviated.</li> <li>➤ The roof shall be an inclined form whenever possible.</li> </ul>
	Color	<ul style="list-style-type: none"> <li>➤ For the basic color of the exterior appearance of buildings or structures, restrained colors or material color shall be used and colors of high chroma shall be avoided. However, bright colors may be used if harmonious with the surroundings.</li> <li>➤ With regard to the use of accent colors etc., consideration shall be given to harmony between and the balance of the colors used.</li> </ul>
	Greening of Land	<ul style="list-style-type: none"> <li>➤ The land shall be greened as much as possible.</li> <li>➤ In the case of a significant large building relative to the surrounding buildings, efforts to alleviate the overwhelming or oppressive impressions shall be made for example by planting trees around the building.</li> </ul>
	Exterior (Hedge, Fence, etc.)	<ul style="list-style-type: none"> <li>➤ When fences are installed, hedges or fences made of natural material shall be used whenever possible.</li> <li>➤ In other cases, efforts shall be made to ensure harmony with the surrounding landscapes and buildings to the extent possible and also to green the front side of the fence.</li> </ul>
	Night Lighting	<ul style="list-style-type: none"> <li>➤ Night-time outdoor lighting shall be designed to prevent excessive light of electric illumination from scattering to the surrounding area. Appropriate lighting methods shall be adopted in consideration of the surrounding conditions.</li> </ul>
	Parking etc.	<ul style="list-style-type: none"> <li>➤ Parking lots and bicycle parking areas shall be surrounded by trees etc. in order to minimize the visibility from the road etc.</li> </ul>
	Equipment	<ul style="list-style-type: none"> <li>➤ Equipment shall be placed in a location invisible from the road in the front. However, this will not apply when visual harmonization measures are taken, such as the attachment of the louver, and the equipment in question is not directly exposed.</li> </ul>

Item	Zone/Target Area	
	Entire City Area (Gotemba City)	
Large-scale Photovoltaic Facilities ("Mega-Solar") or Wind Turbines	<ul style="list-style-type: none"> <li>➤ The photovoltaic cell modules shall be black, deep indigo, or a lusterless, low-chroma, low-value color.</li> <li>➤ The color of the mounting frame shall also be selected out of consideration for the surrounding landscapes.</li> <li>➤ Measures shall be taken to install visual barriers, including tree plantation, or adopt designs to minimize visibility from public areas.</li> </ul>	
Development Act	<ul style="list-style-type: none"> <li>➤ The existing landform shall be made the most use of possible without creating a large, long retaining wall or slope.</li> <li>➤ Retaining walls shall be harmonized with the surrounding landscapes and townscapes by giving consideration to material, surface processing, greening in the front, etc.</li> <li>➤ Slopes shall be harmonized with the surrounding landscapes and townscapes through greening etc.</li> <li>➤ The existing trees remaining in good condition shall be conserved and utilized to the extent possible.</li> </ul>	
Special Lighting	<ul style="list-style-type: none"> <li>➤ Excessive lighting and colored lighting that destroy the area's nighttime landscape shall not be used.</li> <li>➤ Lighting shall be projected on specific targets without directing the lighting source toward the sky, road, railway, or other public space. Measures to prevent the leakage of light to the surroundings or the sky shall be taken by putting a cover or a louver over the lighting source.</li> </ul>	

## 10. Landscape Development Standards Based on the Landscape Act (Susono City)

Item	Zone/Target Area	
	Entire City Area (Susono City)	
New Construction of Buildings etc.	Location	<ul style="list-style-type: none"> <li>➤ The location shall be selected not to disturb views of Fujisan etc.</li> <li>➤ The layout shall be designed not to give a discordant impression with the surrounding landforms, landscapes, or townscapes.</li> </ul>
	Height	<ul style="list-style-type: none"> <li>➤ The height shall be selected not to disturb views of Fujisan etc., natural landscapes or townscapes.</li> </ul>
	Form	<ul style="list-style-type: none"> <li>➤ The form of buildings and roofs shall be designed in consideration of harmony with the background natural landscapes and in a manner that enhances the unity and continuity of townscapes.</li> </ul>
	Wall	<ul style="list-style-type: none"> <li>➤ The walls of buildings shall be designed in a manner that minimizes overwhelming impressions.</li> </ul>
	Color	<ul style="list-style-type: none"> <li>➤ The color of the wall, roof, and structures of buildings shall be harmonized with the surrounding landscapes and the background natural landscapes. Colors of restrained chroma shall be used.</li> <li>➤ The number of colors used shall be limited to 5 or less. The color of wood, clay, concrete, glass, and so on shall be restrained not to give significantly conspicuous impressions.</li> </ul>
	Material	<ul style="list-style-type: none"> <li>➤ Material that does not cause change in exterior appearance soon or that produces sober atmosphere with the passage to time shall be used whenever possible.</li> </ul>
	Accessory Equipment	<ul style="list-style-type: none"> <li>➤ Equipment on the rooftop (water pipes, drainage pipes, ducts, water tanks, cooling towers, antennae, etc.) shall be placed in a spot least visible possible from outside or be hidden with visual barriers.</li> <li>➤ Photovoltaic power generation facilities shall be placed in a location least visible possible or efforts shall be made to minimize visibility from the surroundings, for example by planting trees in the periphery as a visual barrier.</li> <li>➤ The photovoltaic cell modules (panels) shall be selected from the perspectives of low reflectivity and low conspicuity. Harmonization shall also be ensured in terms of location and color.</li> </ul>
	Hedge, Fence, Gate Pillar, or Gate Door	<ul style="list-style-type: none"> <li>➤ Facilities such as fences that face the road etc. shall be harmonized with the building and the surrounding townscapes through the selection and use of appropriate form and color that would not give oppressive impressions.</li> </ul>
Plantation	<ul style="list-style-type: none"> <li>➤ The existing trees within the premises shall be conserved to the extent possible and utilized for visual harmonization.</li> <li>➤ Efforts for visual harmonization shall be made by planting trees and flowers within the premises and by greening buildings etc.</li> </ul>	

Item		Zone/Target Area																									
		Entire City Area (Susono City)																									
Buildings	Color	<p>➤ The basic color of exterior walls of buildings etc. shall conform to the table below, as defined according to JIS Z8721 (colour specification – specification according to their three attributes).</p> <table border="1"> <thead> <tr> <th>Hue</th> <th>Chroma</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>0R (≠10 RP) ~ 10R</td> <td>4.0 or lower</td> <td rowspan="3">3.0 or higher</td> </tr> <tr> <td>0YR (≠10R) ~ 5Y</td> <td>6.0 or lower</td> </tr> <tr> <td>Other hues</td> <td>2.0 or lower</td> </tr> <tr> <td>N (no color)</td> <td>—</td> <td></td> </tr> </tbody> </table>	Hue	Chroma	Value	0R (≠10 RP) ~ 10R	4.0 or lower	3.0 or higher	0YR (≠10R) ~ 5Y	6.0 or lower	Other hues	2.0 or lower	N (no color)	—		<p>➤ However, this shall not apply to the following cases:</p> <ul style="list-style-type: none"> <li>• The original color of material, such as wood, clay wall, and glass that is not artificially colored on the surface or in the production process; colors that cover less than one-tenth of the viewable area.</li> <li>• The color of buildings for which prior notification is required only for the installation of photovoltaic cell modules (panels) whose total area after completion will exceed 1,000 m<sup>2</sup>.</li> <li>• The color that the mayor agrees will not cause particular problems from the perspective of visibility, for example in a case that the building in question is not visible from outside.</li> </ul>											
		Hue	Chroma	Value																							
0R (≠10 RP) ~ 10R	4.0 or lower	3.0 or higher																									
0YR (≠10R) ~ 5Y	6.0 or lower																										
Other hues	2.0 or lower																										
N (no color)	—																										
Structures	Color	<p>➤ The basic color of the exterior walls of structures etc. shall conform to the table below, as defined according to JIS Z8721 (colour specification – specification according to their three attributes).</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Hue</th> <th>Chroma</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td rowspan="4">Structures other than those listed below.</td> <td>0R (≠10RP) ~ 10R</td> <td>4.0 or lower</td> <td rowspan="3">3.0 or higher</td> </tr> <tr> <td>0YR (≠10R) ~ 5Y</td> <td>6.0 or lower</td> </tr> <tr> <td>Other hues</td> <td>2.0 or lower</td> </tr> <tr> <td>N (no color)</td> <td>—</td> </tr> <tr> <td rowspan="2">Structures such as chimneys, venting towers, radio towers, electricity transmission towers, wind power generation facilities, and so on.</td> <td>0R (≠10RP) ~ 5Y</td> <td>2.0 or lower</td> <td rowspan="2">3.0 ~ 7.0</td> </tr> <tr> <td>N (no color)</td> <td></td> </tr> <tr> <td>Structures such as stand-alone photovoltaic power generation facilities.</td> <td colspan="3">Photovoltaic cell modules shall be black, deep indigo, or a low-value, low-chroma, restrained color.</td> </tr> </tbody> </table>	Item	Hue	Chroma	Value	Structures other than those listed below.	0R (≠10RP) ~ 10R	4.0 or lower	3.0 or higher	0YR (≠10R) ~ 5Y	6.0 or lower	Other hues	2.0 or lower	N (no color)	—	Structures such as chimneys, venting towers, radio towers, electricity transmission towers, wind power generation facilities, and so on.	0R (≠10RP) ~ 5Y	2.0 or lower	3.0 ~ 7.0	N (no color)		Structures such as stand-alone photovoltaic power generation facilities.	Photovoltaic cell modules shall be black, deep indigo, or a low-value, low-chroma, restrained color.			<p>➤ However, this shall not apply to the following cases:</p> <ul style="list-style-type: none"> <li>• The original color of material, such as wood, clay wall, and glass that is not artificially colored on the surface or in the production process.</li> <li>• The color that the mayor agrees will not cause particular problems from the perspective of visibility, for example in a case that the structure in question is not visible from outside.</li> </ul>
		Item	Hue	Chroma	Value																						
Structures other than those listed below.	0R (≠10RP) ~ 10R	4.0 or lower	3.0 or higher																								
	0YR (≠10R) ~ 5Y	6.0 or lower																									
	Other hues	2.0 or lower																									
	N (no color)	—																									
Structures such as chimneys, venting towers, radio towers, electricity transmission towers, wind power generation facilities, and so on.	0R (≠10RP) ~ 5Y	2.0 or lower	3.0 ~ 7.0																								
	N (no color)																										
Structures such as stand-alone photovoltaic power generation facilities.	Photovoltaic cell modules shall be black, deep indigo, or a low-value, low-chroma, restrained color.																										

## 11. Landscape Development Standards based on the Landscape Act (Shizuoka City Landscape Plan)

Item	Zone/Target Area	
	Residential City Center Landscape Development Zones	Rural/Green Landscape Zones
Buildings/Structures <sup>1</sup> (Excluding Revetments, Elevated Roadways, Elevated Railways, Bridges, Pedestrian Bridges, etc.) Utilization/Bringing in of Natural Resources	<ul style="list-style-type: none"> <li>➤ Site and property greening that takes into account green networks shall be undertaken.               <ul style="list-style-type: none"> <li>(i) When bordering parks or open spaces, continuity with such areas shall be secured and a green network shall be formed.</li> <li>(ii) When adjacent sites have set up (laid out) natural hedges, continuity with such hedges shall be secured.</li> </ul> </li> <li>➤ Efforts shall be made to create spaces integrated with natural resources, such as securing open space near parks and waterfronts.</li> <li>➤ The location, scale, and form of structures shall be such that the view of natural resources is secured.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Such structures/structures shall be located in areas with a sense of openness with regard to natural resources such as secondary forests and other mountain scenery, sea sides, waterfronts, etc.</li> <li>➤ The location, scale, and form of structures shall be such that the view of natural resources is secured.</li> </ul>

<sup>1</sup> Structures: For the purpose of the Shizuoka City Landscape Plan, “structures” represent the following 11 types:

- (i) Gate that is not regarded as a building and fence
- (ii) Retention wall and other structure similar to thereto
- (iii) Elevated tank, cooling tower, silo, and other structure similar to thereto
- (iv) Chimney, exhaust towers, and other structure similar to thereto
- (v) Memorial tower and other structure similar to thereto
- (vi) Radio tower and other structure similar to thereto
- (vii) Outdoor tank and other structure similar to thereto
- (viii) Elevated road, elevated rail, bridge, pedestrian bridge and other structure similar to thereto
- (ix) Parking lot that is not regarded as a building and other structure similar to thereto
- (x) Vending machine
- (xi) Besides above, the structures designated by the Mayor as likely to disturb the development of good landscape

Item	Zone/Target Area	
	Residential City Center Landscape Development Zones	Rural/Green Landscape Zones
Conservation / Enhancement of Landscape Resources	<ul style="list-style-type: none"> <li>➤ When such structures/structures are adjacent to landscape resources, the following items shall be taken into consideration to enhance said landscape resources.               <ul style="list-style-type: none"> <li>(i) Landscaping via greening shall be undertaken. Construction equipment, associated facilities, and outdoor advertisements shall not be in proximity.</li> <li>(ii) Roofs, eaves, and other exterior installations shall employ a design that is in harmony with the surroundings.</li> <li>(iii) Roofs and wall colors shall be of a complementary hue and chroma.</li> </ul> </li> </ul>	
	<ul style="list-style-type: none"> <li>➤ Rooftop structure facilities and towers shall be designed and located such that they are integrated with the roof and shall follow the following standards.               <ul style="list-style-type: none"> <li>(i) Shall be located such that they cannot be seen from roadways</li> <li>(ii) Shall undergo landscaping such as greening and louver installation.</li> </ul> </li> <li>➤ Structure roofs shall be of a form harmonious with the cityscape and the mountainous backdrop, such as by being sloped.</li> </ul>	
Sacrament of Open Skylines/Waterfronts and View of Mountain Backdrops	<ul style="list-style-type: none"> <li>➤ Rooftop structure facilities and towers shall be designed and located such that they are integrated with the roof and shall follow the following standards.               <ul style="list-style-type: none"> <li>(i) Shall be located such that they cannot be seen from roadways</li> <li>(ii) Shall undergo landscaping such as greening and louver installation.</li> </ul> </li> <li>➤ Structure roofs shall be of a form harmonious with the cityscape and the mountainous backdrop, such as by being sloped.</li> </ul>	
Buildings/Structures (Excluding Revetments, Elevated Roadways, Elevated Railways, Bridges, Pedestrian Bridges, etc.) Development of Nighttime Landscapes that Utilize the Local Environment.	<ul style="list-style-type: none"> <li>➤ Consideration shall be given to the surrounding lighting environment and efforts shall be made to promote an effective nighttime landscape.</li> <li>➤ Consideration shall be given to the tranquil residential and rural environments and measures shall be taken regarding the use of light direction and source.</li> <li>➤ Light sources shall not employ exposed lighting.</li> </ul>	

Item	Zone/Target Area	
	Residential City Center Landscape Development Zones	Rural/Green Landscape Zones
Consideration for Unity and Continuity of Neighborhoods and Roads	<ul style="list-style-type: none"> <li>➤ Consideration shall be given to the following items and the scale, form, and location thereof shall be harmonious with the sense of scale of areas and roads. <ul style="list-style-type: none"> <li>(i) Wall design (shape of openings, etc.)</li> <li>(ii) Contour of the skyline appropriate to the area's landscape characteristics</li> <li>(iii) Road landscape scale created by road width and roadside buildings</li> <li>(iv) Structure placement</li> <li>(v) Exterior wall location with regard to roads, and securing of on-site open space</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>➤ Consideration shall be given to the following items and the scale, form, and location thereof shall be harmonious with the sense of scale of areas and roads. <ul style="list-style-type: none"> <li>(i) Wall design (shape of openings, etc.)</li> <li>(ii) Contour of the skyline appropriate to the area's landscape characteristic</li> <li>(iii) Road landscape scale created by road width and roadside buildings</li> <li>(iv) Structure placement</li> <li>(v) Exterior wall location with regard to the roads, and securing of on-site open space</li> </ul> </li> <li>➤ Rural scale shall be respected and low level buildings shall set the tone <ul style="list-style-type: none"> <li>(i) Efforts shall be made to use natural materials in sections abutting roads.</li> </ul> </li> </ul>
Use of Colors and Materials Matched with Area Characteristics	<ul style="list-style-type: none"> <li>➤ As a general principle, colors and materials that bring out the area's personality shall be used and shall match the following items. <ul style="list-style-type: none"> <li>(i) Exterior wall materials shall be resistant to dirt and fading.</li> <li>(ii) With regard to exterior walls and the exterior structure, efforts shall be made to employ colors and materials widely used throughout the area.</li> <li>(iii) Color of exteriors shall be as per the following tables<sup>1</sup>. However, the preceding shall not apply to the colors of sections that have been finished with uncolored materials such as wood, earth, and glass, nor to sections that have been colored with accent colors comprising one-fifth or less of the visible area.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>➤ As a general principle, colors and materials that bring out the area's personality shall be used and shall match the following items. <ul style="list-style-type: none"> <li>(i) Exterior wall materials shall be resistant to dirt and fading.</li> <li>(ii) With regard to exterior walls and the exterior structure, efforts shall be made to employ colors and materials widely used throughout the area.</li> <li>(iii) Color of exteriors shall be as per the following tables<sup>2</sup>. However, the preceding shall not apply to the colors of sections that have been finished with uncolored materials such as wood, earth, and glass, nor to sections that have been colored with accent colors comprising one-fifth or less of the visible area.</li> </ul> </li> </ul>

<sup>1</sup> Following tables: Refer to pages 14 and 15 for the parts of "Structure Walls", "Structure Roofs", and "Structure Exteriors".

<sup>2</sup> Following tables: Refer to pages 14 and 15 for the parts of "Structure Walls", "Structure Roofs", and "Structure Exteriors".

Item	Zone/Target Area	
	Residential City Center Landscape Development Zones	Rural/Green Landscape Zones
Buildings/Structures (Excluding Revetments, Elevated Roadways, Elevated Railways, Bridges, Pedestrian Bridges, etc.)	Enhancement of "Street Corner" Characters	<ul style="list-style-type: none"> <li>➤ At major road intersections, bridge ends, etc., care shall be taken to avoid highly prominent designs that stand out from the surrounding city view, and efforts shall be made to promote the street side view through the following measures in line with site structure.               <ul style="list-style-type: none"> <li>(i) Trees, etc. shall be planted to serve as symbols.</li> <li>(ii) Open areas and plazas shall be secured.</li> </ul> </li> </ul>
	Placing Importance on a People-Friendly Space	<ul style="list-style-type: none"> <li>➤ The following methods shall be employed to lessen the sense of crampedness created by long exterior walls that stick out from the surrounding cityscape.               <ul style="list-style-type: none"> <li>(i) Walls shall be textured or employ a staggered formation.</li> <li>(ii) Members, colors, and materials shall be segmented.</li> <li>(iii) Walls shall be set back from adjacent areas in a graduated manner.</li> </ul> </li> </ul>
	Attached Installations and Outdoor Buildings Shall be of a Unified Design	<ul style="list-style-type: none"> <li>➤ Outdoor staircases and associated facilities such as parking lots, bicycle lots, and trash collection locations shall apply one of the following standards.               <ul style="list-style-type: none"> <li>(i) Make efforts to not stand out such as through design integrated with the structure.</li> <li>(ii) Undergo landscape via greening in cases where they can be directly viewed from the street.</li> </ul> </li> </ul>
	Creation of a Feeling of Freshness through Greening	<ul style="list-style-type: none"> <li>➤ Trees and flowers that give a sense of the four seasons shall be planted in lawns and on sites.</li> <li>➤ Street side landscapes shall have a sense of freshness, such as by growing natural hedges along the road.</li> <li>➤ In cases where revetments are needed for greening along roadsides, the materials used shall be of the same kind as those used for the exterior walls of buildings or often used in finishing of buildings in the area.</li> </ul>

Item	Zone/Target Area																	
	Residential City Center Landscape Development Zones	Rural/Green Landscape Zones																
Buildings/Structures (Excluding Revetments, Elevated Roadways, Elevated Railways, Bridges, Pedestrian Bridges, etc.)	Walls of Buildings	<table border="1"> <thead> <tr> <th>Hue</th> <th>Value</th> <th>Chroma</th> </tr> </thead> <tbody> <tr> <td rowspan="2">10R (0YR) – 5Y</td> <td>When 8 or higher</td> <td>4 or lower</td> </tr> <tr> <td>When less than 8</td> <td>6 or lower</td> </tr> <tr> <td rowspan="2">Chromatic colors other than the above</td> <td>When 8 or higher</td> <td>1 or lower</td> </tr> <tr> <td>When less than 8</td> <td>2 or lower</td> </tr> <tr> <td>Achromatic colors</td> <td></td> <td>0 (usage permitted)</td> </tr> </tbody> </table>	Hue	Value	Chroma	10R (0YR) – 5Y	When 8 or higher	4 or lower	When less than 8	6 or lower	Chromatic colors other than the above	When 8 or higher	1 or lower	When less than 8	2 or lower	Achromatic colors		0 (usage permitted)
	Hue	Value	Chroma															
	10R (0YR) – 5Y	When 8 or higher	4 or lower															
When less than 8		6 or lower																
Chromatic colors other than the above	When 8 or higher	1 or lower																
	When less than 8	2 or lower																
Achromatic colors		0 (usage permitted)																
Roofs of Buildings	<table border="1"> <thead> <tr> <th>Hue</th> <th>Value</th> <th>Chroma</th> </tr> </thead> <tbody> <tr> <td>Chromatic colors</td> <td rowspan="2">6 or lower</td> <td>6 or lower</td> </tr> <tr> <td>Achromatic colors</td> <td>0 (usage permitted)</td> </tr> </tbody> </table>	Hue	Value	Chroma	Chromatic colors	6 or lower	6 or lower	Achromatic colors	0 (usage permitted)									
Hue	Value	Chroma																
Chromatic colors	6 or lower	6 or lower																
Achromatic colors		0 (usage permitted)																
Exteriors of Structures	<table border="1"> <thead> <tr> <th>Hue</th> <th>Value</th> <th>Chroma</th> </tr> </thead> <tbody> <tr> <td>Chromatic colors</td> <td rowspan="2">—</td> <td>6 or lower</td> </tr> <tr> <td>Achromatic colors</td> <td>0 (usage permitted)</td> </tr> </tbody> </table>	Hue	Value	Chroma	Chromatic colors	—	6 or lower	Achromatic colors	0 (usage permitted)									
Hue	Value	Chroma																
Chromatic colors	—	6 or lower																
Achromatic colors		0 (usage permitted)																

**12. Permission Standards based on the Outdoor Advertisement Act (Yamanashi Prefecture Outdoor Advertisement Ordinance)**

Item	Zone/Target Area
	Entire Yamanashi Prefecture (excluding Oshi Lodging House Roadside Area, Yokomachi Bypass Area, Fujimi Bypass Area, and Fuji Kawaguchiko-Fuji Line Area, which are controlled separately)
Common Standards	<ul style="list-style-type: none"> <li>➤ Parts that do not display advertisement such as the back, the side, and the base shall also be designed to contribute to maintaining scenic beauty.</li> <li>➤ Lamps that light a 360 degree arc (hereafter referred to as “rotating lamp”) shall not be used.</li> <li>➤ Painting or material that emits or reflect light, including fluorescent color or luminous paint shall not be used.</li> <li>➤ Within the Category 1 Permission Area, the content of advertisement shall not be changeable.</li> <li>➤ Within the Category 2 Permission Area, the content of advertisement shall not be changeable, except that it is a private sign (a sign displaying one’s name, address, trademark, or business content that is set up or installed within the premises of one’s own residence or business) of the total display area not exceeding 0.5 m<sup>2</sup> (1.0 m<sup>2</sup> when both sides are used for display) that is installed in a manner that the mayor admits will not obstruct the visibility of traffic lights in an area whose land use is specified under the City Planning Act (hereafter referred to as “Land Use Area”).</li> </ul>

Item	Zone/Target Area
	Oshi Lodging House Roadside Area
Common Standards	<ul style="list-style-type: none"> <li>➤ More than three colors shall not be used.</li> <li>➤ Among the colors used on the displaying surface of the advertisement sign, the color that occupies the largest portion (hereafter referred to as “largest-area color”) shall be of a value within the range between 8 and 2. However, this will not apply to uncolored signs.</li> <li>➤ The chroma of the largest-area color shall be 6 (8 when the hue is R, YR, or Y) or lower.</li> <li>➤ The displaying surface of the advertisement sign shall be harmonious with the surrounding scenic beauty and landscapes.</li> <li>➤ Parts that do not display advertisement such as the back, the side, and the base shall also be designed to contribute to maintaining scenic beauty.</li> <li>➤ Rotating lamps shall not be used.</li> <li>➤ Painting or material that emits or reflect light, including fluorescent color or luminous paint shall not be used.</li> <li>➤ Lighting shall not blink.</li> <li>➤ The content of advertisement shall not be changeable.</li> </ul>

Item	Zone/Target Area
	Yokomachi Bypass Area
Common Standards	<ul style="list-style-type: none"> <li>➤ More than three colors shall not be used.</li> <li>➤ The color of the largest-area color shall be of a value within the range between 8 and 2. However, this will not apply to uncolored signs.</li> <li>➤ The chroma of the largest-area color shall be 6 (8 when the hue is R, YR, or Y) or lower.</li> <li>➤ The displaying surface of the advertisement sign shall be harmonious with the surrounding scenic beauty and landscapes.</li> <li>➤ Parts that do not display advertisement such as the back, the side, and the base shall also be designed to contribute to maintaining scenic beauty.</li> <li>➤ Rotating lamps shall not be used.</li> <li>➤ Painting or material that emits or reflect light, including fluorescent color or luminous paint shall not be used.</li> <li>➤ Lighting shall not blink.</li> <li>➤ The content of advertisement shall not be changeable.</li> </ul>

Item	Zone/Target Area
	Fujimi Bypass Area and Fuji Kawaguchiko-Fuji Line Area
Common Standards	<ul style="list-style-type: none"> <li>➤ More than three colors shall not be used.</li> <li>➤ The color of the largest-area color shall be of a value within the range between 8 and 2. However, this will not apply to uncolored signs.</li> <li>➤ The chroma of the largest-area color shall be 6 (8 when the hue is R, YR, or Y) or lower.</li> <li>➤ The displaying surface of the advertisement sign shall be harmonious with the surrounding scenic beauty and landscapes.</li> <li>➤ Parts that do not display advertisement such as the back, the side, and the base shall also be designed to contribute to maintaining scenic beauty.</li> <li>➤ Rotating lamps shall not be used.</li> <li>➤ Painting or material that emits or reflect light, including fluorescent color or luminous paint shall not be used.</li> <li>➤ Lighting shall not blink.</li> <li>➤ The content of advertisement shall not be changeable. However, this will not apply to a private sign of the total display area not exceeding 0.5 m<sup>2</sup> (1.0 m<sup>2</sup> when both sides are used for display) that is installed, in a manner that the mayor admits will not obstruct the visibility of traffic lights, for a building located within the Category 2 Permission Area, at the time of this promulgation, tha is also designated as a Land Use Area under the City Planning Act.</li> </ul>

**13. Permission Standards based on the Outdoor Advertisement Act (Shizuoka Prefecture Outdoor Advertisement Ordinance)**

Item	Zone/Target Area
Common Standards	<p data-bbox="284 320 1433 405">Entire Shizuoka Prefecture (excluding Shizuoka City, Fujinomiya City, Fuji City and Gotemba City, which are Governed by their own ordinances. To Susono City, the clerical work is transferred from Shizuoka Prefecture)</p> <ul style="list-style-type: none"> <li data-bbox="284 416 1433 450">➤ Fluorescent paint shall not be used unless necessary for security reasons.</li> <li data-bbox="284 454 1433 521">➤ Those significantly contaminated or discolored or those with paint peeling off shall not be permitted.</li> <li data-bbox="284 526 1433 560">➤ The back, side, or base shall not disturb scenic beauty.</li> <li data-bbox="284 564 1433 631">➤ When electric illumination is used, scenic beauty shall not be disturbed also in the daytime.</li> <li data-bbox="284 636 1433 703">➤ The structure that will not be broken, fall, or collapse in case of earthquake, storm, or rain shall be used.</li> <li data-bbox="284 707 1433 741">➤ Installation in a location that would obstruct the traffic shall not be permitted.</li> <li data-bbox="284 745 1433 813">➤ Those that would obstruct traffic lights, road signs, or other public-purpose structures shall not be permitted.</li> </ul>

**14. Permission Standards based on the Outdoor Advertisement Act (Shizuoka City Outdoor Advertisement Ordinance)**

Item	Zone/Target Area
	Entire City Area (Shizuoka City)
Common Standards	<ul style="list-style-type: none"> <li>➤ Fluorescent paint shall not be used unless necessary for security reasons.</li> <li>➤ Those significantly contaminated or discolored or those with paint peeling off shall not be permitted.</li> <li>➤ The back, side, or base shall not disturb scenic beauty.</li> <li>➤ When electric illumination is used, scenic beauty shall not be disturbed also in the daytime.</li> <li>➤ The structure that will not be broken, fall, or collapse in case of earthquake, storm, or rain shall be used.</li> <li>➤ Installation in a location that would obstruct the traffic shall not be permitted.</li> <li>➤ Those that would obstruct traffic lights, road signs, or other public-purpose structures shall not be permitted.</li> </ul>

**15. Permission Standards based on the Outdoor Advertisement Act (Fujinomiya City Outdoor Advertisement Ordinance)**

Item	Zone/Target Area
	Entire City Area (Fujinomiya City)
Common Standards	<ul style="list-style-type: none"> <li>➤ Fluorescent paint shall not be used unless necessary for security reasons.</li> <li>➤ Those significantly contaminated or discolored or those with paint peeling off shall not be permitted.</li> <li>➤ The back, side, or base shall not disturb scenic beauty.</li> <li>➤ When electric illumination is used, scenic beauty shall not be disturbed also in the daytime.</li> <li>➤ The structure that will not be broken, fall, or collapse in case of earthquake, storm, or rain shall be used.</li> <li>➤ Installation in a location that would obstruct the traffic shall not be permitted.</li> <li>➤ Those that would obstruct traffic lights, road signs, or other public-purpose structures shall not be permitted.</li> <li>➤ The accent color of wall advertisement shall not exceed one-tenth of the viewable area of the building (including the roof) and shall be kept to the minimum necessary as a rule.</li> <li>➤ Electric advertisement with a blinking lighting source shall not exceed 5 m.</li> <li>➤ Fluorescent colors shall not be used as the background color.</li> <li>➤ The background color of an advertisement sign exceeding 10 m in height shall be a color of the lowest level (basic color of exterior wall) of the landscape development standards set out in the landscape plan.</li> <li>➤ The base pillars of the outdoor advertisement sign that is set up either within 10 m of the boundary of the road designated as a public facility of landscape importance or within the scenic zone shall be dark brown.</li> </ul>

**16. Permission Standards based on the Outdoor Advertisement Act (Fuji City Outdoor Advertisement Ordinance)**

Item	Zone/Target Area
	Entire City Area (Fuji City)
Common Standards	<ul style="list-style-type: none"> <li>➤ Fluorescent paint shall not be used unless necessary for security reasons.</li> <li>➤ Those significantly contaminated or discolored or those with paint peeling off shall not be permitted.</li> <li>➤ The back, side, or base shall not disturb scenic beauty.</li> <li>➤ When electric illumination is used, scenic beauty shall not be disturbed also in the daytime.</li> <li>➤ The structure that will not be broken, fall, or collapse in case of earthquake, storm, or rain shall be used.</li> <li>➤ Installation in a location that would obstruct the traffic shall not be permitted.</li> <li>➤ Those that would obstruct traffic lights, road signs, or other public-purpose structures shall not be permitted.</li> <li>➤ Within 200 m of the National Expressways, First Tokai Motorway and Second Tokai Motorway (Yokohama-Nagoya Line), blinking or rotating advertisement signs or those that can be confused with traffic lights etc. shall not be used.</li> </ul>

**17. Permission Standards based on the Outdoor Advertisement Act (Gotemba City Outdoor Advertisement Ordinance)**

Item	Zone/Target Area
	Entire City Area (Gotemba City)
Common Standards	<ul style="list-style-type: none"> <li>➤ Fluorescent paint shall not be used unless necessary for security reasons.</li> <li>➤ Those significantly contaminated or discolored or those with paint peeling off shall not be permitted.</li> <li>➤ The back, side, or base shall not disturb scenic beauty.</li> <li>➤ When electric illumination is used, scenic beauty shall not be disturbed also in the daytime.</li> <li>➤ The structure that will not be broken, fall, or collapse in case of earthquake, storm, or rain shall be used.</li> <li>➤ Installation in a location that would obstruct the traffic shall not be permitted.</li> <li>➤ Those that would obstruct traffic lights, road signs, or other public-purpose structures shall not be permitted.</li> </ul>

**18. Permission Criteria based on the City Planning Act (Yamanashi Prefecture Scenic Zone Ordinance)**

Item		Zone/Target Area	
		Scenic Zone	
Construction of New Buildings, etc.	Temporary Buildings, etc. <sup>1</sup>	<ul style="list-style-type: none"> <li>➤ The architecture of the buildings shall be such that they are easy to relocate or remove.</li> <li>➤ The scale and form of the buildings shall not be excessively incongruous with the scenery in areas where new construction is to take place or in the surrounding land thereof.</li> </ul>	
	Buildings Set up Underground, etc. <sup>1</sup>	<ul style="list-style-type: none"> <li>➤ The location and scale of the buildings shall be unlikely to cause any ill effects on the maintenance of the scenery in areas where new construction is to take place or in the surrounding land thereof.</li> </ul>	
	Other Buildings <sup>1</sup>	<ul style="list-style-type: none"> <li>➤ The building to land ratio of the buildings shall be four-tenths or less.</li> <li>➤ Distance from the structure's walls or pillars serving in place thereof to the site boundary shall be 2m or more for sections adjacent to roads and 1m or more for all other sections.</li> <li>➤ The height of the buildings shall be 10m or lower.</li> <li>➤ The location, scale, form, and design of the buildings and the location, scale, form, and design of structures shall not be excessively incongruous with the scenery in areas where new construction is to take place or in the surrounding land thereof.</li> <li>➤ When on residential land where sites are developed or on drained/reclaimed land, the land area on which trees/bamboo is preserved or appropriate planting is undertaken shall be at least ten percent of the total amount of land related to the development of residential areas.</li> </ul>	
Renovations to Buildings, etc. <sup>1</sup>	<ul style="list-style-type: none"> <li>➤ Structure height post-renovation shall not exceed pre-renovation levels.</li> <li>➤ The form and design of buildings post-renovation and the scale, form and design of structures post-renovation shall not be excessively incongruous with the scenery in areas where renovation is to take place or in the surrounding land thereof.</li> </ul>		
Additions to Buildings, etc.	Temporary Buildings, etc. <sup>1</sup>	<ul style="list-style-type: none"> <li>➤ The architecture of the additions shall be such that they are easy to relocate or remove.</li> <li>➤ The scale and form of the post-addition buildings shall not be excessively incongruous with the scenery in areas where addition is to take place or in the surrounding land thereof.</li> </ul>	

<sup>1</sup> Buildings etc.: For the purpose of the Yamanashi Prefecture Scenic Zone Ordinance, buildings etc. represent buildings and the following 12 types of structure:

- (i) Chimney and exhaust towers
- (ii) RC pillars and metal pillars
- (iii) Memorial tower, decorated tower, and outlook tower (excluding outside advertisement)
- (iv) Elevated tank and cooling tower
- (v) Edge and fence
- (vi) Water chute, coaster, merry-go-round, Ferris wheel and airplane pole
- (vii) Concrete plant, asphalt plant, crusher plant, ad pole, and other structure similar thereto
- (viii) Multistory facility in use as car parking
- (ix) Plant for storing or treatment of oil, gas, liquefied petroleum gas, grain and feed, etc.
- (x) Wastewater treatment facility, waste disposal facility, and garbage disposal facility
- (xi) Electric wire for electricity supply, line for wired telecommunication, aerial lines (including their supporting structures)
- (xii) Sculpture, memorial monument, and other structure similar thereto

Item		Zone/Target Area	
		Scenic Zone	
	Buildings Set up Underground	<ul style="list-style-type: none"> <li>➤ The location and scale of the post-addition buildings shall be unlikely to cause any ill effects on the maintenance of the scenery in areas where new addition is to take place or in the surrounding land thereof.</li> </ul>	
Additions to Buildings, etc.	Other Buildings	<ul style="list-style-type: none"> <li>➤ The building to land ratio of the post-addition buildings shall be four-tenths or less.</li> <li>➤ Distance from the addition's walls or pillars serving in place thereof to the site boundary shall be 2m or more for sections adjacent to roads and 1m or more for all other sections.</li> <li>➤ The height of the buildings post-addition shall be 10m or lower.</li> <li>➤ The form and design of the post-addition buildings shall not be excessively incongruous with the scenery in areas where addition is to take place or in the surrounding land thereof.</li> </ul>	
	Relocation of Buildings, etc.	<ul style="list-style-type: none"> <li>➤ In terms of buildings, distance from the post-relocation structure's walls or pillars serving in place thereof to the site boundary shall be 2m or more for sections adjacent to roads and 1m or more for all other sections.</li> <li>➤ The location of structures post-relocation shall not be excessively incongruous with the scenery in areas where relocation is to take place or in the surrounding land thereof.</li> </ul>	
	Development of Residential Land	<ul style="list-style-type: none"> <li>➤ The land area on which trees/bamboo is preserved or appropriate planting is undertaken shall be at least ten percent of the total amount of land related to the development of residential areas.</li> <li>➤ Development shall be unlikely to cause any ill effects on the growth of trees/bamboos on land related to the development of residential areas and the surrounding land areas.</li> <li>➤ The following actions shall not be undertaken in developing residential areas greater than 1 hectare in area. <ul style="list-style-type: none"> <li>(i) Earth cutting and filling causing slopes of greater than 3m in height. However, the preceding shall not apply in cases where it is recognized that there is no ill effect on the land.</li> <li>(ii) Logging of forests of particular import for the maintenance of the urban scenery that have been previously designated by the governor.</li> </ul> </li> <li>➤ With regard to development of residential land of less than 1 hectare in area in which earth cutting or filling causes slopes of greater than 3m in height, slopes created by said cutting or filling shall be such that they are not excessively incongruous with the scenic beauty of the land in question or of the surrounding land by undergoing appropriate planting.</li> </ul>	
	Cutting of Trees or Bamboo	<ul style="list-style-type: none"> <li>➤ Logging shall be unlikely to harm the scenery of the land to be logged or of the surrounding areas thereof.</li> </ul>	
	Extraction of Stone/Soil	<ul style="list-style-type: none"> <li>➤ The method of extraction shall not be open air mining (excluding cases where there is no excessive harm due to needed backfilling, planting, etc.) and shall be unlikely to cause any ill effects on the maintenance of the scenery in areas where logging is to take place or in the surrounding land thereof.</li> </ul>	

Item	Zone/Target Area
	Scenic Zone
Changes in Structure Color	<ul style="list-style-type: none"> <li>➤ The coloration post-change shall not be excessively incongruous with the scenery in the area where the structure undergoing such change is located or in the surrounding land thereof.</li> </ul>
Draining/Reclaiming of Water Areas	<ul style="list-style-type: none"> <li>➤ The following shall apply to draining/reclamation.               <ul style="list-style-type: none"> <li>(i) The landform after draining/reclamation has taken place shall be such that it is not excessively incongruous with the scenic beauty of the land in question or of the surrounding land by undergoing appropriate planting.</li> <li>(ii) Draining/reclamation shall be unlikely to harm the growth of trees/bamboo in land where such actions are to take place or in the surrounding land thereof.</li> </ul> </li> </ul>
Accumulation of Stone/Soil	<ul style="list-style-type: none"> <li>➤ Accumulation shall be unlikely to cause any ill effects on the maintenance of the scenery in areas where accumulation is to take place or in the surrounding land thereof.</li> </ul>

## 19. Permission Criteria based on the City Planning Act (Shizuoka City)

Item	Zone/Target Area	
	Category I Exclusively Low-story Residential Zone <sup>1</sup>	Urbanization Control Area <sup>2</sup>
Floor Space Ratio/Building to Land Ratio	<ul style="list-style-type: none"> <li>➤ The floor space ratio<sup>3</sup> shall be eight-tenths or less.</li> <li>➤ The building to land ratio<sup>4</sup> shall be a value no greater than five-tenths.</li> </ul>	<ul style="list-style-type: none"> <li>➤ The floor space ratio shall be two-tenths or less</li> <li>➤ The building to land ratio shall be a value no greater than six-tenths.</li> </ul>
Max Wall Set Back Distance / Max Structure Height	<ul style="list-style-type: none"> <li>➤ The maximum wall setback distance<sup>5</sup> shall be 1.5m or 1m.</li> <li>➤ Structure height shall be 10m.</li> </ul>	—
Development Acts	<ul style="list-style-type: none"> <li>➤ The intended purpose of planned buildings shall be in line with the established purpose limitations.</li> <li>➤ Primarily, with regard to development procedures other than those undertaken for the purpose of constructing of dwellings for personal residence, open areas filling public purposes such as roads, parks, and plazas shall be appropriately located with a scale and structure that has no adverse impact on environmental conservation, disaster prevention, traffic safety, or project efficiency in view of the following items, and major roads in the development area shall be designed to connect to roads of the appropriate scale outside the development area. <ul style="list-style-type: none"> <li>(i) Scale and form of the development area and the surrounding conditions.</li> <li>(ii) Land features and soil quality in the development area.</li> <li>(iii) Usage purpose of the planned structure.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>➤ Development procedures undertaken for the purpose of constructing stores, shops, and similar buildings engaged in the sale, processing, or repair of goods necessary for everyday life for those connected with buildings necessary for the public good.</li> <li>➤ Development procedures undertaken for the purpose of building or constructing buildings or Category 1 Special Structures<sup>6</sup> necessary for the effective use of mineral, tourism, and other resources found in urbanization restricted areas.</li> <li>➤ Development procedures undertaken for the purpose of building or constructing those buildings or class I specific structures for businesses that require special temperatures, humidity levels, air quality, etc. for which it is difficult to build and construct in Urbanization Promotion Area<sup>7</sup> because of those necessary special conditions.</li> </ul>

<sup>1</sup> Category I Exclusively Low-story Residential Zone: An area designated to preserve a good residential environment with regard to low height residences.

<sup>2</sup> Urbanization Control Area: An area where urbanization is to be kept in check.

<sup>3</sup> Floor space ratio: The ratio of the total floor space of the structure to the site area.

<sup>4</sup> Building to land ratio: The ratio of the architectural area of a structure (or the total architectural area in cases where there are two or more structures on the same site) to the site area.

<sup>5</sup> Wall setback distance: The distance from the structure's exterior walls or pillars serving in place thereof to the site boundary.

<sup>6</sup> Category 1 Special Structures: Concrete plants and other structures set forth in government ordinances for which there is a danger of causing degradation in the environment of the surrounding area.

<sup>7</sup> Urbanization Promotion Area: Area which has already been urbanized and areas where urbanization is preferentially and deliberately being carried out within the next ten years.

Item	Zone/Target Area	
	Category I Exclusively Low-story Residential Zone <sup>1</sup>	Urbanization Control Area <sup>2</sup>
	<ul style="list-style-type: none"> <li>➤ With regard to development procedures other than those undertaken for purposes of building or construction, land in areas within the development area such as disaster danger areas<sup>1</sup>, landslide prevention areas<sup>2</sup>, special landslide warning areas<sup>3</sup>, and other areas where the undertaking of development procedures are not appropriate shall not be included.</li> <li>➤ In order to conserve the environment in development areas and the surrounding areas, design shall be such that tree/topsoil preservation and other measures necessary to secure the cultivation of plants in the development area are put in place.</li> <li>➤ In order to conserve the environment in development areas and the surrounding areas, design shall be such that green zones and other buffers zones necessary are installed to prevent degradation of the environment due to noise and shaking.</li> <li>➤ There shall be confirmation that the said development procedures do not interfere with transportation via road or railway.</li> </ul>	

<sup>1</sup> Disaster danger area: Area where there is a marked danger of tsunamis, tidal waves, and/or flooding.

<sup>2</sup> Landslide prevention area: Area where landslides have occurred or are highly likely to occur.

<sup>3</sup> Special landslide warning area: Area for which it has been recognized that there is a danger of life-threatening or serious bodily harm occurring to residents due to structural damage if steep terrain were to collapse and for which there are restrictions on certain development procedures and structural controls on structures that contain rooms.

**20. Permission Criteria based on the Seacoast Law**

Item	Zone/Target Area
	Coastal conservation areas
<p>Extraction of Soil/Stone, New Construction/Renovation of Facilities, Land Excavation, Filling, and Cutting</p>	<p>➤ In cases where it is not recognized that the proposed content poses a danger of excessive harm to coastal conservation.</p>

**21. Standards based on Local Governments' Ordinances (Yamanashi Prefecture Landscape Ordinances)**

Item		Zone/Target Area
		Entire Prefecture Area (Yamanashi Prefecture)
Large-scale Buildings	Form & Design	<ul style="list-style-type: none"> <li>➤ Harmony with the surrounding landscape shall be taken into account, such as by making efforts to lessen the sense of protrusion, dominance, and crampedness inflicted on the surrounding areas.</li> <li>➤ Consideration shall be given to design balance with regard to wall surfaces and the design shall have an overall cohesiveness.</li> <li>➤ Exterior walls and facilities installed outdoors shall not stand out, and harmony with large-scale buildings and the surrounding landscape shall be taken into consideration.</li> <li>➤ In cases where outdoor staircases, verandas, and other items integrated with large-scale buildings are installed, harmony with said large-scale buildings shall be taken into consideration.</li> </ul>
	Form & Design (Color)	<ul style="list-style-type: none"> <li>➤ Ostentatious colors shall not be used, the basic tone shall be as subdued a color as possible, and harmony with the surrounding landscape shall be taken into consideration.</li> </ul>
	Form & Design (Materials)	<ul style="list-style-type: none"> <li>➤ Materials that take into consideration harmony with the surrounding landscape shall be used.</li> <li>➤ Efforts shall be made to use special local and natural materials as much as possible.</li> <li>➤ Efforts shall be made to use highly durable and weather-resistant materials.</li> </ul>
	Location	<ul style="list-style-type: none"> <li>➤ Buildings shall be set back from road boundaries and adjacent site boundaries as much as possible.</li> <li>➤ Building placement shall take into consideration harmony with surrounding areas and on-site buildings.</li> <li>➤ In cases where there are existing trees, buildings shall take into consideration their utilization in landscaping as much as possible.</li> </ul>
	Greening	<ul style="list-style-type: none"> <li>➤ Efforts shall be made to undergo site greening.</li> <li>➤ Efforts shall be made toward planting trees that match the local flavor.</li> <li>➤ Consideration shall be given to the height and location of trees to mitigate that sense of protrusion, dominance, and crampedness that large-scale buildings have on the surrounding areas.</li> </ul>
	Others	<ul style="list-style-type: none"> <li>➤ Near mountains that have excellent landscapes etc., the location and height shall not disturb their ridge line.</li> <li>➤ Near historical resources such as Shinto shrines, Buddhist temples, and archaeological sites, the location, shape, design, color, and material shall not discord with them.</li> <li>➤ Near mountains that have excellent landscapes, precious historic buildings, etc. the inclined roof shall be adopted.</li> <li>➤ In the commercial area where urban facilities are concentrated, efforts shall be made, when open space is produced as a result of setting back the building from the road boundaries, to make it part of public open space integrated with the road.</li> </ul>

Item		Zone/Target Area
		Entire Prefecture Area (Yamanashi Prefecture)
Outdoor Accumulation and Storage of goods of Goods	Method of Accumulation and Storage	<ul style="list-style-type: none"> <li>➤ The location of the accumulation or storage shall be as far away as possible from the land boundaries that adjoin places where the general public pass, such as a road, or gather.</li> <li>➤ The height of the accumulation shall be kept as low as possible and orderly.</li> </ul>
	Barrier	<ul style="list-style-type: none"> <li>➤ Care shall be taken to undertake planting around the site to ensure that buildings are shielded from roads and other such areas where the general public passes by or gathers.</li> </ul>

## 22. Standards based on Local Governments' Ordinances (Fujiyoshida City Fujisan World Cultural Heritage Ordinance)

Item	Zone/Target Area	
	Area Governed by Natural Parks Act	Area Governed by City Planning Act
Height of Buildings <sup>1</sup>	<ul style="list-style-type: none"> <li>➤ Height limit under the Natural Parks Act shall apply.</li> </ul>	<ul style="list-style-type: none"> <li>➤ 13 m or lower in the area between National Route 139 (locally called “Kamiyoshida Hommachi Dori”) and the Manokawa River (river in front of Oshi); 18 m or lower in the area surrounded by municipal roads, Yoshida Higashi Ura Dori Line, Kamiyoshida Higashi Dori No.2 Line, and Kamiyoshida Nishi Ura Dori Line, and the Manokawa River.</li> </ul>

<sup>1</sup> Structures etc.: For the purpose of Fujiyoshida City Fujisan World Cultural Heritage Nomination Ordinance, structures etc. represent buildings and following 12 types of structures:

- (i) Chimney and exhaust tower
- (ii) RC pillar and metal pillar
- (iii) Memorial tower, decorated tower, and outlook tower (excluding outside advertisement)
- (iv) Elevated tank and cooling tower
- (v) Edge and fence
- (vi) Water chute, coaster, merry-go-round, Ferris wheel, and airplane pole
- (vii) Concrete plant, asphalt plant, crusher plant, ad pole, and other structure similar thereto
- (viii) Multistory parking facilities
- (ix) Plant for storing or treatment of oil, gas, liquefied petroleum gas, grain and feed, etc.
- (x) Wastewater treatment facility, waste disposal facility, and garbage disposal facility
- (xi) Electric wire for electricity supply, line for wired telecommunication, aerial line (including their supporting structures)
- (xii) Sculpture, memorial monument, and other structure similar thereto

**23. Standards based on Local Governments' Ordinances (Fujinomiya City Ordinance Concerning Harmonization between Landscapes of Fujisan and Renewable Energy Power Generation Facility Construction Projects)**

Item	Zone/Target Area	
	Restriction Area	Other Areas
Restricted Facility	<ul style="list-style-type: none"> <li>➤ Photovoltaic power generation facility, of which the total area of the photovoltaic cell modules exceeds 1,000 m<sup>2</sup>.</li> <li>➤ Wind turbines, the height of which exceeds 10 m.</li> </ul>	
Designation	<ul style="list-style-type: none"> <li>➤ The good condition of conservation is maintained as an excellent landscape symbolic of the place.</li> <li>➤ The abundant natural environment is maintained, complete with the natural environment of academic importance.</li> <li>➤ There are historic or local characteristics.</li> </ul>	
Notification and Agreement	<ul style="list-style-type: none"> <li>➤ When projects are planned within the city area, prior notification must be submitted to the mayor not later than 60 days before the planned date of implementation.</li> <li>➤ When projects are implemented or changed within the city area, prior agreement must be obtained from the mayor.</li> </ul>	
Limitation to Agreement	<ul style="list-style-type: none"> <li>➤ When the whole project area or part of it is located within the restriction area, no agreement shall be given.</li> <li>➤ The above provision does not apply when the total area of photovoltaic cell modules is 12,000 m<sup>2</sup> or less and when they are located in an area within the restriction area that is specified in the specific rules. Notwithstanding, the following conditions must be met: <ul style="list-style-type: none"> <li>• Explanation meetings shall be organized for residents' associations.</li> <li>• Explanation shall be provided to the stakeholders in the neighborhood.</li> </ul> </li> </ul>	
Recommendation	<ul style="list-style-type: none"> <li>➤ The mayor can issue recommendations to those who fall under the following conditions that necessary measures be taken by a specific deadline: <ul style="list-style-type: none"> <li>• A person who did not submit prior notification or who submitted false notification;</li> <li>• A person who started the project implementation without prior agreement;</li> <li>• A person who did not submit requested reports or data or who submitted false reports or data; a person who refused, obstructed, or evaded site inspections; or a person who did not answer questions or who gave false answers;</li> <li>• A person who did not obey instructions or advice without justifiable reason.</li> </ul> </li> </ul>	
Disclosure	<ul style="list-style-type: none"> <li>➤ When the business operator does not obey a recommendation without justifiable reason, the mayor can disclose the name, address, and content of the recommendation.</li> </ul>	

## 24. Standards based on the Gotemba City Guidelines for Land Use Projects

Item	Zone/Target Area
	Entire City Area (Gotemba City)
General Environment/Landscape	<ul style="list-style-type: none"> <li>➤ With regard to waste disposal, trash shall be kept to the minimum possible amount via thorough recycling and efforts shall be made to promote a culture that reuses resources.</li> <li>➤ The location, scale, configuration, and coloration of buildings and other constructs shall be in harmony with the surrounding natural environment and, with regard to location, shall take into consideration the view of Fujisan. Additionally, planting shall take place in the same manner.</li> <li>➤ In order to conserve the natural environment, planning shall take into consideration the prevention of natural destruction and recovery of vegetation. In doing so, and in cases where there is land in which a good natural environment exists within the area of enforcement, measures shall be put in place to conserve said land.</li> <li>➤ Structure height in areas other than those set forth by Article 5, Section 1 of the City Planning Act and in urbanization-restricted areas set forth by Article 7, Section 3 of the same shall be 15m or less from ground level, and the roofs thereof shall be sloped. The preceding shall not apply in cases where consideration has been given to neighboring areas and structure location, shape, scale, coloration, usage purpose, etc. and it has been determined that there will be no ill effect on the scenic landscape.</li> </ul>
Facility/Related (Items Related to Environment/Landscape, etc.)	<ul style="list-style-type: none"> <li>➤ In order for facility condition to be appropriate for use by all people regardless of age, gender, disability, or body type, universal design principles shall be applied and proactive efforts shall be made with regard to maintenance of the environment.</li> <li>➤ As a general principle, green areas shall be secured with respect to the outer edges of areas of enforcement, and, in addition to planting large-sized trees, curbstones or boundary stakes shall be placed at area boundaries in order to demarcate green areas. However, separate discussions shall take place regarding subdivision projects for residential areas (those which in regular use as independent residences), hot springs, groundwater, stone/soil extraction, and other land use projects.</li> <li>➤ Green buffer zones shall be set up in areas that border surrounding sites in cases where it is deemed necessary in accordance with the conditions in areas surrounding the area of enforcement.</li> <li>➤ Automobile parking lots necessary in conjunction with projects shall be effectively set up in the area and parking lots for two-wheeled vehicles shall also be set up when deemed necessary. However, the preceding shall not apply in cases where it is deemed that automobile parking lots have been effectively set up in areas of enforcement that are commercial districts or areas neighboring commercial districts.</li> <li>➤ When designing buildings for land use projects in urbanization-restricted areas, parking lots and green areas shall be set up according to the standards prescribed by the regulations of the City Planning Act in areas recognized as residential areas according thereto. However, the preceding shall not apply in cases where it has been determined that it would be rational to set up parking lots, green areas, etc. in areas outside existing site areas and deliberations thereof have been held with the responsible construction confirmation and application department. Additionally, as a general principle parking lots and green areas shall also be set up in areas of enforcement according to the standards prescribed herein of this outline for land use projects in urbanized areas.</li> </ul>

Roadway Related

- Measures shall be put in place such that the transportation or flowage of soil due to construction does not pollute surrounding areas or public facilities such as roads.
- Construction of new roads and traffic safety facilities (facilities attached to roads) shall first undergo discussion with road administrators.
- Road slopes shall be of a safe construction that takes geological conditions into account and shall be in harmony with the surrounding landscape.

## 25. Standards based on the Susono City Guidelines for Land Use Projects

Item	Zone/Target Area
	Entire City Area (Susono City)
Forests	<ul style="list-style-type: none"> <li>➤ Land use projects in conservation forests and security facility areas shall not be permitted as a general rule.</li> <li>➤ With regard to benefited land by public investment in forestry projects such as forest road maintenance, the undertaking of land use projects shall not be permitted.</li> <li>➤ Proper forest management shall be undertaken with regard to stranded forests in cases where forests in enforcement areas have been diverted.</li> </ul>
Industrial Waste Disposal Facilities	<ul style="list-style-type: none"> <li>➤ Industrial waste disposal facilities as land use projects shall as a general principle not be permitted at this time. However, the preceding shall not apply to those the following facilities that conserve the living and natural environments in the areas of installation and surrounding areas and for which well thought out plans to prevent disasters and public hazards have been confirmed.</li> <li>➤ Intermediate disposal facilities for the recycling of concrete and asphalt mass byproducts created by construction work based in the Act on the Promotion of the Use Recyclable Materials in the Construction Industry (The Recycling Act).</li> <li>➤ In-factory facilities for the self-disposal of industrial waste created through manufacturing processes undertaken by manufacturers in the city that have drawn up industrial waste secretion disposal plans. However, seclusion-type facilities shall be excluded. Additionally, such facilities must conform to the Shizuoka Prefecture's standards regarding site locations for the final disposal of industrial waste and Shizuoka Prefecture's standards regarding the structure of final industrial waste disposal facilities.</li> </ul>

## 26. Standards based on the Oyama Town Guidelines for the Appropriate Implementation of Land Use Projects

Item	Zone/Target Area
	Entire Town Area (Oyama Town)
Forests	<ul style="list-style-type: none"> <li>➤ Land use projects in conservation forests and security facility areas shall not be permitted as a general rule.</li> <li>➤ With regard to benefited land by public investment in forestry projects such as forest road maintenance, the undertaking of land use projects shall not be permitted.</li> <li>➤ The proportional area of green space or stranded or developed forests to the forested area in areas of enforcement in cases where forests in the areas of enforcement have been displaced shall be at least 20% for subdivisions, 50% for condominiums (excluding those in urbanized areas), 60% for those in subdivided leisure homes, 25% for factories and research/training facilities, 50% for sports/recreation facilities and resort houses, and 50% for cemeteries.</li> <li>➤ Areas that are within 20m (as a general rule) of the boundary of conservation forests shall be excluded from development areas.</li> </ul>
Disaster Prevention Facilities	<ul style="list-style-type: none"> <li>➤ Facilities to prevent the flowage of soil brought about by development work shall be sediment control dams, or, in cases where sediment control dams cannot be set up for terrain-related or geological reasons, sand basins.</li> <li>➤ Projects shall prioritize disaster prevention work.</li> <li>➤ During construction, temporary reservoirs or sand basins shall be set up and measures shall be taken to prevent the flowage or rainwater or soil to outside areas.</li> </ul>
Cultural Properties	<ul style="list-style-type: none"> <li>➤ In drawing up project plans, the presence of cultural properties in the area of enforcement shall be confirmed with the town's board of education and, in cases where there are cultural properties, deliberations shall be held with the board of education and projects shall be handled in accordance with its instructions.</li> </ul>

## Chapter 2. Standards etc. for the Management Zone

### 1. Landscape Development Standards based on the Landscape Act (Oshino Village Landscape Plan)

Item	Zone/Target Area	
	Landscape Planning Area	
Buildings	Form & Design	<ul style="list-style-type: none"> <li>➤ Measures shall be taken to create cityscape in harmony with a basin backdrop encompassed by mountains and forested areas.</li> <li>➤ With regard to architectural design, consideration shall be given to ensure appropriate harmony with the surrounding houses in order to contribute to the creation of a beautiful cityscape and rural landscape.</li> <li>➤ As a general rule, houses shall be Japanese style, and the roof shall be mainly the hip-and-gable roof, the gabled roof, the hipped roof, or the square-shaped roof.</li> <li>➤ Facilities installed outdoors shall either not stand out or shall be of a design that does its utmost to not impart a sense of disorder or protrusion through obscuring them from view e.g. via planting.</li> </ul>
	Form & Design - Roofs	<ul style="list-style-type: none"> <li>➤ Materials and shapes that harmonize with the surrounding area shall be used.</li> <li>➤ Basic coloration shall be those found in natural materials, such as subdued, low intensity dark browns.</li> </ul>
	Form & Design - Walls	<ul style="list-style-type: none"> <li>➤ Colors shall be those found in natural materials, such as white, ocher (ivories), browns, etc.</li> <li>➤ Efforts shall be made to use materials that are in harmony with the surrounding natural environment.</li> </ul>
	Form & Design - Location/Scale	<ul style="list-style-type: none"> <li>➤ As a general principle, height shall be 10m or lower.</li> <li>➤ In order to create a tranquil, relaxed cityscape, as a general principle structure walls or pillars serving in place thereof shall be set back at least 2m from the roadside boundary to the extent permitted by the site.</li> <li>➤ Sheds and garages shall be set as far back from the roadside boundary as possible.</li> </ul>
	Form & Design -Accessories (Outdoor Facilities)	<ul style="list-style-type: none"> <li>➤ Care shall be taken so that outdoor staircases and verandas are of an integrated design that harmonizes with the main structure and so that they are not exposed to the roadside to the extent possible.</li> </ul>
	Form & Design -Accessories (Exterior Landscaping)	<ul style="list-style-type: none"> <li>➤ Efforts shall be made toward landscape greening of housing exteriors by cultivating homestead woodlands and gardens that harmonize with the main house.</li> </ul>

Item		Zone/Target Area
		Landscape Planning Area
Structures, <sup>1</sup> etc.	Gates, Fences, Walls, Barriers, Revetments, etc.	<ul style="list-style-type: none"> <li>➤ Hedges and natural materials such as stone and wood shall be used as much as possible, and the shape, design, and coloration thereof shall conform to structural standards.</li> <li>➤ Gates, hedges, fences, and walls shall, while taking security into account, be of a height that aims to avoid a closed design in order to maintain the close, good neighborliness characteristic of Oshino.</li> <li>➤ Revetments abutting roadsides shall undergo landscaping from a design perspective, such as sloping, planting on the front and top sides, and greening so as to prevent a feeling of confinement or incongruity.</li> </ul>
	Chimneys, Ad Poles, etc.	<ul style="list-style-type: none"> <li>➤ Such structures shall conform to the structure with the basic goal of not interfering with the rural area and Fujisan landscape.</li> <li>➤ Such structures shall be located as far away from roadsides and surrounding areas as possible, and their height shall be less than that of the surrounding trees as much as possible to avoid a cramped feeling, and the shape, design, coloration, and materials thereof shall conform to the structure.</li> </ul>
	Vending Machines	<ul style="list-style-type: none"> <li>➤ When installed outdoors, vending machines shall be placed so as to maintain harmony with the cityscape, by either using low-key exteriors such as woodgrain or placing the machine such that it does not stand out, such as in an area surrounded by wooden frames or others.</li> <li>➤ When installed on a roadside, vending machines shall be placed 2m or more set back from the road boundary and shall avoid being placed in highly visible areas such as at intersections.</li> <li>➤ Efforts shall be made to avoid colors that stand out.</li> </ul>
Cutting of trees or bamboo	<ul style="list-style-type: none"> <li>➤ Logging shall be done to the minimum possible extent in accordance with the purpose thereof as a basic forest preservation and cultivation measure so as to avoid harming the surrounding landscape.</li> <li>➤ Existing arboreal vegetation and beautifully shaped trees shall be preserved as much as possible and efforts shall be made to maintain cohesiveness.</li> <li>➤ Trees abutting roads and surrounding areas shall be untouched as much as possible.</li> <li>➤ Efforts shall be made to carry out replacement (such as planting) in consideration of logged trees and surrounding vegetation.</li> </ul>	
Outdoor Accumulation and Storage of goods	<ul style="list-style-type: none"> <li>➤ Storage sites for waste soil and materials shall take into consideration the landscape, such as being surrounded by arboreal vegetation.</li> </ul>	

<sup>1</sup> Structures: For the purpose of the Oshino Village Landscape Plan, “structures” represent the following 4 types:  
(i) Hedge, fence, gate, retention wall, and other structure similar thereto.  
(ii) Chimney, ad pole, and other structure similar thereto.  
(iii) Street light, floodlight, and other structure similar thereto.  
(iv) Vending machine and other structure similar thereto.

## 2. Standards Based on the Yamanashi Prefecture Landscape Ordinance

Item	Zone/Target Area	
	Landscape Development Standards for Large-scale Acts	
New Construction, Remodeling, Enlargement, or Relocation of Large-scale Buildings or Structures or their Re-design or Color Change	Location	<ul style="list-style-type: none"> <li>➤ Buildings shall be set back from road boundaries and adjacent site boundaries as much as possible.</li> <li>➤ Building placement shall take into consideration harmony with surrounding areas and on-site buildings.</li> <li>➤ In cases where there are existing trees, buildings shall take into consideration their utilization in landscaping as much as possible.</li> </ul>
	Form & Design	<ul style="list-style-type: none"> <li>➤ Harmony with the surrounding landscape shall be taken into account, such as by making efforts to lessen the sense of protrusion, dominance, and crampedness inflicted on the surrounding areas.</li> <li>➤ Consideration shall be given to design balance with regard to wall surfaces and the design shall have an overall cohesiveness.</li> <li>➤ Exterior walls and facilities installed outdoors shall not stand out, and harmony with large-scale buildings and the surrounding landscape shall be taken into consideration.</li> <li>➤ In cases where outdoor staircases, verandas, and other items integrated with large-scale buildings are installed, harmony with said large-scale buildings shall be taken into consideration.</li> </ul>
	Form & Color	<ul style="list-style-type: none"> <li>➤ Ostentatious colors shall not be used, the basic tone shall be as subdued a color as possible, and harmony with the surrounding landscape shall be taken into consideration.</li> </ul>
	Form & Materials	<ul style="list-style-type: none"> <li>➤ Materials that take into consideration harmony with the surrounding landscape shall be used.</li> <li>➤ Efforts shall be made to use special local and natural materials as much as possible.</li> <li>➤ Efforts shall be made to use highly durable and weather-resistant materials.</li> </ul>
	Greening	<ul style="list-style-type: none"> <li>➤ Efforts shall be made to undergo site greening.</li> <li>➤ Efforts shall be made toward planting trees that match the local flavor.</li> <li>➤ Consideration shall be given to the height and location of trees to mitigate that sense of protrusion, dominance, and crampedness that large-scale buildings have on the surrounding areas.</li> </ul>
	Others	<ul style="list-style-type: none"> <li>➤ Near mountains that have excellent landscapes etc., the location and height shall not disturb their ridge line.</li> <li>➤ Near historical resources such as Shinto shrines, Buddhist temples, and archaeological sites, the location, shape, design, color, and material shall not discord with them.</li> <li>➤ Near mountains that have excellent landscapes, precious historic buildings, etc. the inclined roof shall be adopted.</li> <li>➤ In the commercial area where urban facilities are concentrated, efforts shall be made, when open space is produced as a result of setting back the building from the road boundaries, to make it part of public open space integrated with the road.</li> </ul>

Item		Zone/Target Area
		Landscape Development Standards for Large-scale Acts
Outdoor Accumulation or Storage of Goods	Method of Accumulation or Storage	<ul style="list-style-type: none"> <li>➤ The location of the accumulation or storage shall be as far away as possible from the land boundaries that adjoin places where the general public pass, such as a road, or gather.</li> <li>➤ The height of the accumulation shall be kept as low as possible and orderly.</li> </ul>
	Barrier	<ul style="list-style-type: none"> <li>➤ Care shall be taken to undertake planting around the site to ensure that buildings are shielded from roads and other such areas where the general public passes by or gathers.</li> </ul>

### 3. Landscape Development Standards Based on the Landscape Act (Gotemba City Landscape Plan)

Item	Zone/Target Area	
	Entire City Area (Gotemba City)	
Construction of Buildings and Structures	Location	<ul style="list-style-type: none"> <li>➤ In order to disturb the view from the surrounding area toward Fujisan and the Hakone mountain series, buildings and so on shall be set back away from the road to the extent possible. Efforts shall be made to secure open space on the side of the road.</li> <li>➤ Near extensive agricultural land, historic townscapes, settlements, cultural properties, or landscape resources such as local symbols, consideration shall be given to their conservation through appropriate location and exterior appearance.</li> </ul>
	Height	<ul style="list-style-type: none"> <li>➤ Near a mountain ridge, the location and scale shall be kept as low as possible relative to the ridge, in order not to break the ridge line (skyline).</li> <li>➤ When there are many trees such as forests, the height shall not exceed that of the trees in the surroundings to the extent possible.</li> </ul>
	Form and Design	<ul style="list-style-type: none"> <li>➤ Form and design shall be harmonious with the surrounding or background natural landscapes and townscapes.</li> <li>➤ When the scale is large, the roof, wall, windows, doors, and so on shall be designed so that their overwhelming or oppressive impressions will be alleviated.</li> <li>➤ The roof shall be an inclined form whenever possible.</li> </ul>
	Color	<ul style="list-style-type: none"> <li>➤ For the basic color of the exterior appearance of buildings or structures, restrained colors or material color shall be used and colors of high chroma shall be avoided. However, bright colors may be used if harmonious with the surroundings.</li> <li>➤ With regard to the use of accent colors etc., consideration shall be given to harmony between and the balance of the colors used.</li> </ul>
	Greening of Land	<ul style="list-style-type: none"> <li>➤ The land shall be greened as much as possible.</li> <li>➤ In the case of a significant large building relative to the surrounding buildings, efforts to alleviate the overwhelming or oppressive impressions shall be made for example by planting trees around the building.</li> </ul>
	Exterior (Hedge, Fence etc.)	<ul style="list-style-type: none"> <li>➤ When fences are installed, hedges or fences made of natural material shall be used whenever possible.</li> <li>➤ In other cases, efforts shall be made to ensure harmony with the surrounding landscapes and buildings to the extent possible and also to green the front side of the fence.</li> </ul>
	Night Lighting	<ul style="list-style-type: none"> <li>➤ Night-time outdoor lighting shall be designed to prevent excessive light of electric illumination from scattering to the surrounding area. Appropriate lighting methods shall be adopted in consideration of the surrounding conditions.</li> </ul>
	Parking etc.	<ul style="list-style-type: none"> <li>➤ Parking lots and bicycle parking areas shall be surrounded by trees etc. in order to minimize the visibility from the road etc.</li> </ul>
	Equipment	<ul style="list-style-type: none"> <li>➤ Equipment shall be placed in a location invisible from the road in the front. However, this will not apply when visual harmonization measures are taken, such as the attachment of the louver, and the equipment in question is not directly exposed.</li> </ul>

Item	Zone/Target Area	
	Entire City Area (Gotemba City)	
Large-scale Photovoltaic Facilities (“Mega-Solar”) or Wind Turbines	<ul style="list-style-type: none"> <li>➤ The photovoltaic cell modules shall be black, deep indigo, or a lusterless, low-chroma, low-value color.</li> <li>➤ The color of the mounting frame shall also be selected out of consideration for the surrounding landscapes.</li> <li>➤ Measures shall be taken to install visual barriers, including tree plantation, or adopt designs to minimize visibility from public areas.</li> </ul>	
Development Act	<ul style="list-style-type: none"> <li>➤ The existing landform shall be made the most use of possible without creating a large, long retaining wall or slope.</li> <li>➤ Retaining walls shall be harmonized with the surrounding landscapes and townscapes by giving consideration to material, surface processing, greening in the front, etc.</li> <li>➤ Slopes shall be harmonized with the surrounding landscapes and townscapes through greening etc.</li> <li>➤ The existing trees remaining in good condition shall be conserved and utilized to the extent possible.</li> </ul>	
Special Lighting	<ul style="list-style-type: none"> <li>➤ Excessive lighting and colored lighting that destroy the area’s nighttime landscape shall not be used.</li> <li>➤ Lighting shall be projected on specific targets without directing the lighting source toward the sky, road, railway, or other public space. Measures to prevent the leakage of light to the surroundings or the sky shall be taken by putting a cover or a louver over the lighting source.</li> </ul>	

**4. Landscape Development Standards Based on the Landscape Act (Susono City Landscape Plan)**

Item		Zone/Target Area
		Entire City Area (Susono City)
New Construction of Buildings etc.	Location	<ul style="list-style-type: none"> <li>➤ The location shall be selected not to disturb views of Fujisan etc.</li> <li>➤ The layout shall be designed not to give a discordant impression with the surrounding landforms, landscapes, or townscapes.</li> </ul>
	Height	<ul style="list-style-type: none"> <li>➤ The height shall be selected not to disturb views of Fujisan etc., natural landscapes or townscapes.</li> </ul>
	Form	<ul style="list-style-type: none"> <li>➤ The form of buildings and roofs shall be designed in consideration of harmony with the background natural landscapes and in a manner that enhances the unity and continuity of townscapes.</li> </ul>
	Wall	<ul style="list-style-type: none"> <li>➤ The walls of buildings shall be designed in a manner that minimizes overwhelming impressions.</li> </ul>
	Color	<ul style="list-style-type: none"> <li>➤ The color of the wall, roof, and structures of buildings shall be harmonized with the surrounding landscapes and the background natural landscapes. Colors of restrained chroma shall be used.</li> <li>➤ The number of colors used shall be limited to 5 or less. The color of wood, clay, concrete, glass, and so on shall be restrained not to give significantly conspicuous impressions.</li> </ul>
	Material	<ul style="list-style-type: none"> <li>➤ Material that does not cause change in exterior appearance soon or that produces sober atmosphere with the passage to time shall be used whenever possible.</li> </ul>
	Accessory Equipment	<ul style="list-style-type: none"> <li>➤ Equipment on the rooftop (water pipes, drainage pipes, ducts, water tanks, cooling towers, antennae, etc.) shall be placed in a spot least visible possible from outside or be hidden with visual barriers.</li> <li>➤ Photovoltaic power generation facilities shall be placed in a location least visible possible or efforts shall be made to minimize visibility from the surroundings, for example by planting trees in the periphery as a visual barrier.</li> <li>➤ The photovoltaic cell modules (panels) shall be selected from the perspectives of low reflectivity and low conspicuity. Harmonization shall also be ensured in terms of location and color.</li> </ul>
	Hedge, Fence, Gate Pillar, or Gate Door	<ul style="list-style-type: none"> <li>➤ Facilities such as fences that face the road etc. shall be harmonized with the building and the surrounding townscapes through the selection and use of appropriate form and color that would not give oppressive impressions.</li> </ul>
Plantation	<ul style="list-style-type: none"> <li>➤ The existing trees within the premises shall be conserved to the extent possible and utilized for visual harmonization.</li> <li>➤ Efforts for visual harmonization shall be made by planting trees and flowers within the premises and by greening buildings etc.</li> </ul>	

Item		Zone/Target Area																									
		Entire City Area (Susono City)																									
Buildings	Color	<p>➤ The basic color of exterior walls of buildings etc. shall conform to the table below, as defined according to JIS Z8721 (colour specification – specification according to their three attributes).</p> <table border="1"> <thead> <tr> <th>Hue</th> <th>Chroma</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>0R (≠10 RP) ~ 10R</td> <td>4.0 or lower</td> <td rowspan="3">3.0 or higher</td> </tr> <tr> <td>0YR (≠10R) ~ 5Y</td> <td>6.0 or lower</td> </tr> <tr> <td>Other hues</td> <td>2.0 or lower</td> </tr> <tr> <td>N (no color)</td> <td>—</td> <td></td> </tr> </tbody> </table>	Hue	Chroma	Value	0R (≠10 RP) ~ 10R	4.0 or lower	3.0 or higher	0YR (≠10R) ~ 5Y	6.0 or lower	Other hues	2.0 or lower	N (no color)	—		<p>➤ However, this shall not apply to the following cases:</p> <ul style="list-style-type: none"> <li>• The original color of material, such as wood, clay wall, and glass that is not artificially colored on the surface or in the production process; colors that cover less than one-tenth of the viewable area.</li> <li>• The color of buildings for which prior notification is required only for the installation of photovoltaic cell modules (panels) whose total area after completion will exceed 1,000 m<sup>2</sup>.</li> <li>• The color that the mayor agrees will not cause particular problems from the perspective of visibility, for example in a case that the building in question is not visible from outside.</li> </ul>											
		Hue	Chroma	Value																							
0R (≠10 RP) ~ 10R	4.0 or lower	3.0 or higher																									
0YR (≠10R) ~ 5Y	6.0 or lower																										
Other hues	2.0 or lower																										
N (no color)	—																										
Structures	Color	<p>➤ The basic color of the exterior walls of structures etc. shall conform to the table below, as defined according to JIS Z8721 (colour specification – specification according to their three attributes).</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Hue</th> <th>Chroma</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td rowspan="4">Structures other than those listed below.</td> <td>0R (≠10RP) ~ 10R</td> <td>4.0 or lower</td> <td rowspan="3">3.0 or higher</td> </tr> <tr> <td>0YR (≠10R) ~ 5Y</td> <td>6.0 or lower</td> </tr> <tr> <td>Other hues</td> <td>2.0 or lower</td> </tr> <tr> <td>N (no color)</td> <td>—</td> </tr> <tr> <td rowspan="2">Structures such as chimneys, venting towers, radio towers, electricity transmission towers, wind power generation facilities, and so on.</td> <td>0R (≠10RP) ~ 5Y</td> <td>2.0 or lower</td> <td rowspan="2">3.0 ~ 7.0</td> </tr> <tr> <td>N (no color)</td> <td></td> </tr> <tr> <td>Structures such as stand-alone photovoltaic power generation facilities.</td> <td colspan="3">Photovoltaic cell modules shall be black, deep indigo, or a low-value, low-chroma, restrained color.</td> </tr> </tbody> </table>	Item	Hue	Chroma	Value	Structures other than those listed below.	0R (≠10RP) ~ 10R	4.0 or lower	3.0 or higher	0YR (≠10R) ~ 5Y	6.0 or lower	Other hues	2.0 or lower	N (no color)	—	Structures such as chimneys, venting towers, radio towers, electricity transmission towers, wind power generation facilities, and so on.	0R (≠10RP) ~ 5Y	2.0 or lower	3.0 ~ 7.0	N (no color)		Structures such as stand-alone photovoltaic power generation facilities.	Photovoltaic cell modules shall be black, deep indigo, or a low-value, low-chroma, restrained color.			<p>➤ However, this shall not apply to the following cases:</p> <ul style="list-style-type: none"> <li>• The original color of material, such as wood, clay wall, and glass that is not artificially colored on the surface or in the production process.</li> <li>• The color that the mayor agrees will not cause particular problems from the perspective of visibility, for example in a case that the structure in question is not visible from outside.</li> </ul>
		Item	Hue	Chroma	Value																						
Structures other than those listed below.	0R (≠10RP) ~ 10R	4.0 or lower	3.0 or higher																								
	0YR (≠10R) ~ 5Y	6.0 or lower																									
	Other hues	2.0 or lower																									
	N (no color)	—																									
Structures such as chimneys, venting towers, radio towers, electricity transmission towers, wind power generation facilities, and so on.	0R (≠10RP) ~ 5Y	2.0 or lower	3.0 ~ 7.0																								
	N (no color)																										
Structures such as stand-alone photovoltaic power generation facilities.	Photovoltaic cell modules shall be black, deep indigo, or a low-value, low-chroma, restrained color.																										

## 5. Standards based on the Gotemba City Guidelines for Land Use Projects

Item	Zone/Target Area
	Entire City Area (Gotemba City)
General Environment/Landscape	<ul style="list-style-type: none"> <li>➤ With regard to waste disposal, trash shall be kept to the minimum possible amount via thorough recycling and efforts shall be made to promote a society that reuses resources.</li> <li>➤ The location, scale, configuration, and coloration of buildings and other constructs shall be in harmony with the surrounding natural environment and, with regard to location, shall take into consideration the view of Fujisan. Additionally, planting shall take place in the same manner.</li> <li>➤ In order to conserve the natural environment, planning shall take into consideration the prevention of natural destruction and recovery of vegetation. In doing so, and in cases where there is land in which a good natural environment exists within area of enforcements, measures shall be put in place to conserve said land.</li> <li>➤ Structure height in areas other than those set forth by Article 5, Section 1 of the City Planning Act and in urbanization-restricted areas set forth by Article 7, Section 3 of the same shall be 15m or lower from ground level, and the roofs thereof shall be sloped. The preceding shall not apply in cases where consideration has been given to neighboring areas and structure location, shape, scale, coloration, usage purpose, etc. and it has been determined that there will be no ill effect on the scenic landscape.</li> </ul>
Facility-Related (Items Related to Environment/Landscape, etc.)	<ul style="list-style-type: none"> <li>➤ In order for facility condition to be appropriate for use by all people regardless of age, gender, disability, or body type, universal design principles shall be applied and proactive efforts shall be made with regard to maintenance of the environment.</li> <li>➤ At the outer edges of area of enforcements, as a general principle green areas shall be secured with respect to the area thereof, and, in addition to planting large-sized tree types, curbstones or boundary stakes shall be placed at area boundaries in order to demarcate green areas. However, separate deliberations shall take place regarding subdivision projects for residential areas (those which in regular use as independent residences), hot springs, groundwater, stone/soil extraction, and other land use projects.</li> <li>➤ Green buffer zones shall be set up in areas that border surrounding sites in cases where it is deemed necessary in accordance with the conditions in areas surrounding the area of enforcement.</li> <li>➤ Automobile parking lots necessary in conjunction with projects shall be effectively set up in the area and, parking lots for two-wheeled vehicles shall also be set up when deemed necessary. However, the preceding shall not apply in cases where it is deemed that automobile parking lots have been effectively set up in areas of enforcement that are commercial districts or areas neighboring commercial districts.</li> <li>➤ When designing buildings for land use projects in urbanization-restricted areas, parking lots and green areas shall be set up according to the standards prescribed by the regulations of the City Planning Act in areas recognized as residential areas according thereto. However, the preceding shall not apply in cases where it has been determined that it would be rational to set up parking lots, green areas, etc. in areas outside existing site areas and deliberations thereof have been held with the responsible construction confirmation and application department. Additionally, as a general principle parking lots and green areas shall also be set up in areas of enforcement according to the standards prescribed herein of this outline for land use projects in urbanized areas.</li> </ul>

Roadway-Related

- Measures shall be put in place such that the transportation or flowage of soil due to construction shall not pollute surrounding areas or public facilities such as roads.
- Construction of new roads and traffic safety facilities (facilities attached to roads) shall first undergo deliberation with road administrators.
- Road slopes shall be of a safe construction that takes geological conditions into account and shall be in harmony with the surrounding landscape.

## 6. Standards based on the Susono City Guidelines for Land Use Projects

Item	Zone/Target Area
	Entire City Area (Susono City)
Forests	<ul style="list-style-type: none"> <li>➤ Land use projects in conservation forests and security facility areas shall not be permitted as a general rule.</li> <li>➤ With regard to benefited land by public investment in forestry projects such as forest road maintenance, the undertaking of land use projects shall not be permitted.</li> <li>➤ Proper forest management shall be undertaken with regard to stranded forests in cases where forests in enforcement areas have been diverted.</li> </ul>
Industrial Waste Disposal Facilities	<ul style="list-style-type: none"> <li>➤ Industrial waste disposal facilities as land use projects shall as a general principle not be permitted at this time. However, the preceding shall not apply to those the following facilities that conserve the living and natural environments in the areas of installation and surrounding areas and for which well thought out plans to prevent disasters and public hazards have been confirmed.               <ul style="list-style-type: none"> <li>(i) Intermediate disposal facilities for the recycling of concrete and asphalt mass byproducts created by construction work based in the Act on the Promotion of the Use Recyclable Materials in the Construction Industry (The Recycling Act).</li> <li>(ii) In-factory facilities for the self-disposal of industrial waste created through manufacturing processes undertaken by manufacturers in the city that have drawn up industrial waste secretion disposal plans. However, seclusion-type facilities shall be excluded. Additionally, such facilities must conform to the Shizuoka Prefecture's standards regarding site locations for the final disposal of industrial waste and Shizuoka Prefecture's standards regarding the structure of final industrial waste disposal facilities.</li> </ul> </li> </ul>

## 7. Standards based on the Oyama Town Guidelines for the Appropriate Implementation of Land Use Projects

Item	Zone/Target Area
	Entire Town Area (Oyama Town)
Forestry	<ul style="list-style-type: none"> <li>➤ Land use projects in conservation forests and security facility areas shall not be permitted as a general rule.</li> <li>➤ With regard to benefited land by public investment in forestry projects such as forest road maintenance, the undertaking of land use projects shall not be permitted.</li> <li>➤ The proportional area of green space or stranded or developed forests to the forested area in areas of enforcement in cases where forests in the areas of enforcement have been displaced shall be at least 20% for subdivisions, 50% for condominiums (excluding those in urbanized areas), 60% for those in subdivided leisure homes, 25% for factories and research/training facilities, 50% for sports/recreation facilities and resort houses, and 50% for cemeteries.</li> <li>➤ Areas that are within 20m (as a general rule) of the boundary of conservation forests shall be excluded from development areas.</li> </ul>
Disaster Prevention Facilities	<ul style="list-style-type: none"> <li>➤ Facilities to prevent the flowage of soil brought about by development work shall be sediment control dams, or, in cases where sediment control dams cannot be set up for terrain-related or geological reasons, sand basins.</li> <li>➤ Projects shall prioritize disaster prevention work.</li> <li>➤ During construction, temporary reservoirs or sand basins shall be set up and measures shall be taken to prevent the flowage or rainwater or soil to outside areas.</li> </ul>
Cultural Properties	<ul style="list-style-type: none"> <li>➤ In drawing up project plans, the presence of cultural properties in the area of enforcement shall be confirmed with the town's board of education and, in cases where there are cultural properties, deliberations shall be held with the board of education and projects shall be handled in accordance with its instructions.</li> </ul>