

## Issues and Improvements of the Zoning System

Kim Sangjo Research Fellow

□ Demand for land deregulation is increasing as economic slowdown and low growth continue. Moreover, several issues are raised regarding the zoning system, including confusion over the grades of zones, lack of appropriate classification and differentiation of zones, and absence of flexibility in regulating the density of buildings and facilities.

□ The planning of the environment is faced with paradigm shifts such as: ① the need for comprehensive support for urban regeneration based on locations to rebuild existing urban areas, ② increasing demand for fusion and combination in urban spaces, ③ expansion of authorities of municipalities, and ④ demand for downzoning in urban planning following population decline.

□ Despite such changes, limitations on the zoning system caused by lack of operational flexibility seem to persist. Thus, it is critical to perform a fundamental review of and improve measures to regulate land use.

### Policy implications

① (Clarification of Operational Principles) It is necessary to restore the fundamentals of zones that have deteriorated due to inconsistent deregulation, establish principles on deregulation, and specify the details of operation of the zoning system.

② (Flexible Regulations) Procedures of the zoning system should be simplified. Relevant regulations should take into consideration various local conditions, and zoning methods should be diversified.

③ (Administrative Decentralization) Local municipalities should be encouraged to raise awareness about and build capacity for urban planning and be empowered to set a customized standard and operational process.

④ (Rationalization of Land Use Regulation) Land use regulations should be improved to overcome the

limitations of the zoning system such as continuous deregulation, uncontrolled land development outside cities, lack of measures to address fixed land value, contingent interests, and insufficient compensation.

⑤ (Improvement of Land Use Regulation) In the mid- and long term, dependency on the zoning system should be reduced and the land use regulation system should be more sophisticated with systemic planning, review, and approval processes.