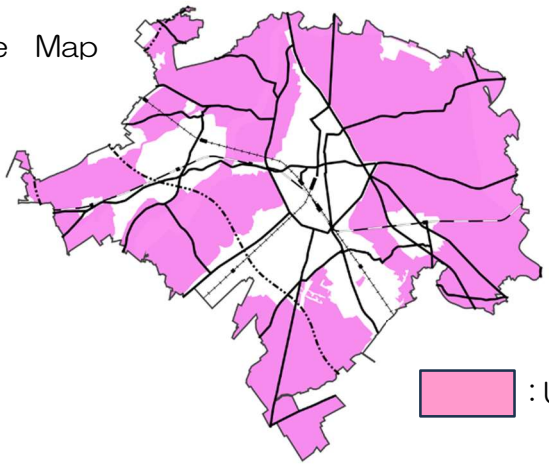
As a general rule, the building work is prohibited in urbanization control areas.

●Building work in an urbanization control area

As a general rule, the construction of buildings is prohibited within urbanization control areas, and procedures such as obtaining permission under the City Planning Act are required.

In addition, even for existing buildings constructed through these approved procedures, changing their intended use is strictly restricted under the Act.

Kawagoe Map



: Urbanization Control Areas

※Definition of Buildings…

This refers to structures that are fixed to the land, have a roof and either pillars or walls, or have a similar structure, as well as any attached structures. [Excerpt from Article 2, Item (i) of the Building Standards Act]

In addition to residences and offices, structures built using single-pipe clamps (scaffolding pipes), prefabricated units, or vehicles that cannot be easily and freely moved also fall under the category of "buildings," regardless of their intended use, scale, or the presence of a foundation.



structures consisting of only a roof and pillars



prefabricated units



vehicles fixed to land

●Violations of the City Planning Act

Any building constructed without undergoing mandatory procedures, including obtaining relevant permits, must be rectified or removed under the sole responsibility of the builder and associated parties.

Non-compliance may result in administrative orders for building removal or prohibition of use pursuant to Article 81 of the City Planning Act, and violators may be subject to imprisonment or fines.

Please note that violations can also occur by purchasing a non-compliant structure or altering the usage of a legally constructed building. Furthermore, participating professionals—such as architects, contractors, and real estate brokers—may face administrative sanctions, including business suspension or revocation of licenses under applicable laws. For all inquiries, please ensure to consult with the Development Guidance Division.

Development Guidance Division, Department of City Planning, Kawagoe City Hall
Phone: 049-224-5978 (Direct Line)