

Density Management for the Old Town Commercial District : Featuring Munsan, Paju

A few U.S. military bases were once located in Musan, Paju offering economic prosperity to the area. Their prosperity however has faded after the relocation of the military bases and the decline has been accelerated by the development of southern areas of Paju. The commercial district of the area, however, still has its locational merit as it is adjacent to a train station. This study aims to explore ways in which this commercial district may be effectively administered to become a stepping stone for buoyant Musan.

A series of analyses has revealed that the designation of the entire commercial area of Musan, the old town commercial district, as a district unit planning zone would be an ideal way of managing the density of the area in the long run. However, a significant portion of the area is already controlled by the revitalization plan, which may arise a conflicting zoning ordinance issue. To avoid any further efforts to resolve the issue, the zone district may be applied to part of the commercial area instead. This more practical but still appropriate solution may be realized through one of four designs proposed in this study.

Three other ways to manage the density of the old town commercial area include (1) imposing a strict limit to a floor area ratio on a building with any residential unit, (2) placing a gradually stricter floor area ratio on a building with a higher proportion of residential use, and (3) setting a height limit to all buildings regardless of their purposes. Case studies of cities that have adopted one of these methods have shown that all methods have been undergoing revisions repeatedly to reflect changing socioeconomic conditions and that no single method is either complete or superior. Thus, this study recommends that these three methods be considered as alternatives to the district unit planning zone.

Keyword Zoning, Floor Area Ratio, District Zone