

REPUBLIC OF THE UNION OF MYANMAR

YANGON REGION GOVERNMENT

YANGON CITY DEVELOPMENT COMMITTEE



**Yangon Zoning Regulation**  
(Draft)

URBAN PLANNING DEPARTMENT  
2022, June

DRAFT

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**Republic of the Union of Myanmar**  
**Yangon Region Government**  
**Yangon City Development Committee**

Notification No. / 2022)  
.... Waxing of ....., 1384 M.E  
( June, 2022)

In exercise of the power conferred under section 336, sub-section (a) of the Yangon City Development Committee Law (2018), Yangon City Development Committee hereby prescribes the “Yangon Zoning Regulation” with the approval of the Yangon Region Government.

**Yangon Zoning Regulation**  
**Chapter (1)**  
**Introduction**

**Introduction**

1. Yangon City, the former capital of Myanmar is surrounded by Bago River, Nga Moe Yake Creek and Hlaing River etc. Its geographically strategic location, where inland river transport meets international maritime routes, allows it to thrive as one of the biggest commercial centers of the nation. It also has the privilege of best education, health, culture, and social facilities. It is the primate city where 10% of total Myanmar population or 30 % of Myanmar urban population is residing. With the population growth rate of more than twice of the overall national growth rate it is on the path of transformation into a Mega City. While the need to fulfill the requirements of daily citizen's life, safety, security, employment, housing and wellbeing is increasing along with the growing population, the development and sufficiency of urban infrastructure are still lagging behind even today. The urban planning of Yangon thus needs to fill those gaps through transparent regulations and procedures that are properly adjusted to the existing situation. This is to be achieved by setting land-use zoning of the city. Zoning of Yangon City is based on the approved Strategic Urban Development Plan of the Greater Yangon (SUDP 2040) which is in line with the National Urban Policy and Strategies.

**Objectives**

2. Yangon Zoning Regulation has been set up for the following reasons such as
- (a) To bring about sustainable development to Yangon while preserving its distinct characters and enhancing quality of life



- (b) To formulate integrated and uniform zoning regulation to achieve sustainable development of Yangon
- (c) To achieve transparency in guiding and controlling the development of Yangon

## Legal Background

3. Strategic Urban Development Plan of the Greater Yangon (SUDP, 2040) serves as the framework in formulation of **Yangon Zoning Regulation**. The legitimacy of the Zoning Regulation is derived from the three following documents.

(a) **Urban and Regional Development Planning Law (URDPL) (Bill)**

Urban and Regional Development Planning Law (Bill) (URDPL) has been drafted by the Department of Urban and Housing Development, Ministry of Construction (DUHD, MOC) for sustainable development of urban centers and regions in Myanmar. The URDPL (Bill) stipulates the hierarchy of Development Plans to be established at Union, Regions and States, City Development Committee (CDC) levels. It also describes the framework for each level of the development plans; the duties and functions of the hierarchy of Committees; and the Development Permit System.

(i) **Hierarchy of Development Plans**

The URDPL (Bill) classifies the hierarchy of Development Plans as:

- (aa) **National Urban System Plan** as a base for urban and regional development to be followed by all parts of the country;
- (bb) **State or Region Urban System Plan** formulated for the relevant State or Region in compliance with the National Urban System Plan;
- (cc) **Conceptual Plan** incorporating development status and structure of inner areas and outskirt areas of the relevant town or city, which after approval serves as a basic framework for formulating Technical Infrastructure Plan, **Zoning Plan**, Detailed Plan, and prioritized investment plans of the town or city, in this case, Yangon;
- (dd) **Master Plan** for the areas within or outside the town or city territory that have permission to conduct the development which after approval serves as a basic framework in formulation of

investment plans for development activities; Detailed Plan and issuance of Development permit.

- (ee) **Detailed Plan** including expected population density, integration plan to upgrade the existing social, commercial and technical infrastructure, description of urban land-use and identified building types as well as Environmental Impact Assessment etc.
- (ff) There are more development plans such as plans of new towns, town extensions, urban renovations, industrial zones, etc., specified with planning criteria such as location, area, investment amount, population volume, land-use, etc., Special Area Development Plan and Technical Infrastructure Plan.

**(ii) Responsibility to Formulate, Analyze and Approve Development Plans**

The URDPL (Bill) specifies the responsibilities to formulate, analyze and approve different levels of development plans. It stipulates that the relevant City Development Committees are responsible to formulate the Development Plans starting from Conceptual Plan which is to be analyzed and submitted to the Union level Central Committee through the Regional Committee. It also states that the concerned Planning Authority or City Development Committee can specify various types of zones within the town boundary in accordance with the land-use in the approved Conceptual Plan.

**(b) Yangon City Development Committee Law 2018**

Chapter 5, Article 24 (a) of Yangon City Development Committee Law (2018), stipulates that the Committee shall lay down policies for, provide guidance, supervise and implement the urban plans within the city boundary. Chapter 6, Article 25 (b) further empowers the Committee to formulate urban plans and establish Zoning Regulation for the city territory or the YCDC area.

(c) **Myanmar National Building Code (MNBC) 2020**

Myanmar National Building Code (MNBC) 2020 is a set of rules that must be followed to satisfy the minimum acceptable level of safety for buildings. It states that the relevant Government Body is to create Development Planning and Building Authority that may make rules and regulations for carrying out the provisions and intentions of the Code provided that any rule shall not be in direct / indirect conflict or nullify / dilute any of the provisions of the Code, may from time to time, issue or amend codes or other documents setting out such standards, designs, requirements, procedures or other details pertaining to the matters under the Act and these Regulations, not inconsistent with the provisions of the Act and these Regulations. MNBC 2020 states that all developments shall be in conformity with respective zoning classification and propagates that the provisions in its Part 1 and Part 2, rules and regulations under the Urban and Regional Development Planning Law along with the respective City Development Committee Laws shall be applied as Development Control Guideline of this Code. MNBC 2020 classifies the zones into six main categories: Residential Use Zone; Commercial Use Zone; Industrial Use Zone; Public, Educational and Social Use Zone; Agricultural Use Zone; and Special Area Old Built-up (Core) Area (City Center). It provides minimum requirements for regulation of Land Use and Building Constructions of three main zone categories, namely: Residential, Commercial and Industrial, further subdivided into 11 sub-zones. These 11 sub-zones of MNBC are reflected as 8 zoning categories and different layers such as Existing Informal Settlement Area layer, Public Facility Layer and Special Development District Layer in YCDC Zoning Regulation. Yangon being primarily Urbanized Area, Agricultural Use Zone has not been included.

## Chapter (2)

### Land-use Regulation for Yangon City

#### The Purpose of Land-use Control

4. Yangon City Development Committee intends to attain the approved Strategic Urban Development Plan of the Greater Yangon (SUDP 2040) through regulation of land use by establishing zoning regulations for the city territory or the YCDC area. Zones plans intend to regulate developments by building types, height, density and size based on the development vision, drawn according to basic infrastructure conditions of the respective areas. The aim is to achieve, smooth functioning of urban activities to create good environment with high living standards.

5. The purpose of Land-use Control is to create proper use of urban land by providing limitations to building usage, density and type in order to harmonize with urban amenities and to create high standard social community. Land-use zoning has been set up to fulfill the aim of achieving a modernized city for the next decade.

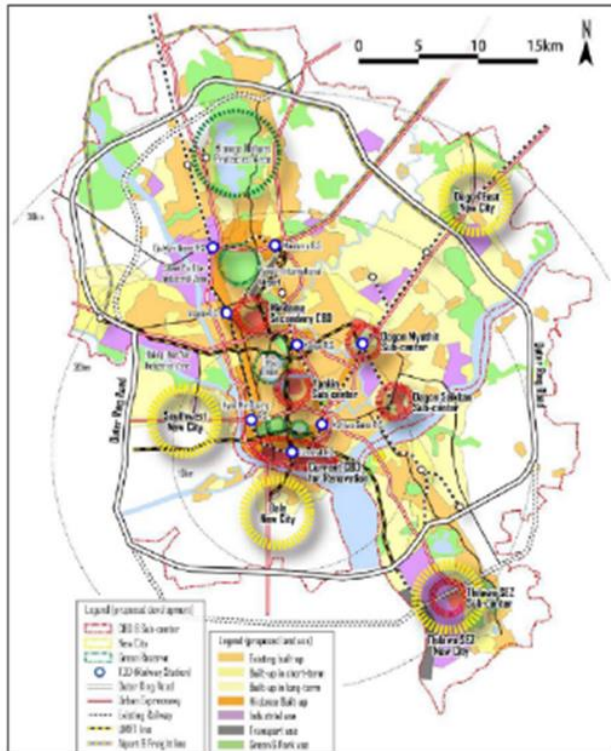
#### Area Categorization based on the Conceptual Master Plan (SUDP 2040)

6. Based on the “Strategic Urban Development Plan of the Greater Yangon (SUDP 2040)”, the areas in Yangon have been characterized into five categories depending on their existing situation and the desired vision:

- (a) **Conservation Area**; it is an area aimed to conserve existing cultural and historical places, green and water areas as well as areas along the river bank for sustainability of urban environment’s ecological systems.
- (b) **Development Control Area**; it is an area aimed to control urban development in areas adjacent to historical buildings assembly, conservation areas and in areas with quiet residential character as well as in areas with already high population density.
- (c) **Redevelopment and Upgrade Area**; it is an area that is currently developed however in need for redevelopment to achieve better, sustainable and systematic development
- (d) **Development Promotion Area**; it is an area situated at the urban fringe, away from the downtown, however with a potential to become the second Central Business District (CBD) through provision of better basic infrastructure and communication network.

- (e) **Guided Densification Area**; it includes partially developed, low density new satellite townships that need proper guidelines to fill in the existing infrastructure gaps, and achieve better and systematic development.

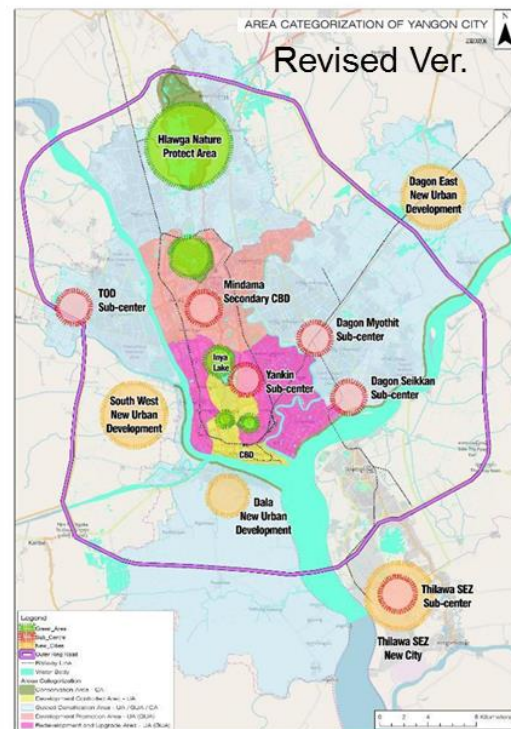
## SUDP



### Master Plan which gives

- Major Axis
- CBD/2<sup>nd</sup> CBD/Sub-Center
- New Town
- Conserved Areas

## Area Categorization



### Break Down of MP which gives where to conserve, promote, upgrade and guide for densification

Figure 1: SUDP and Area Categorization



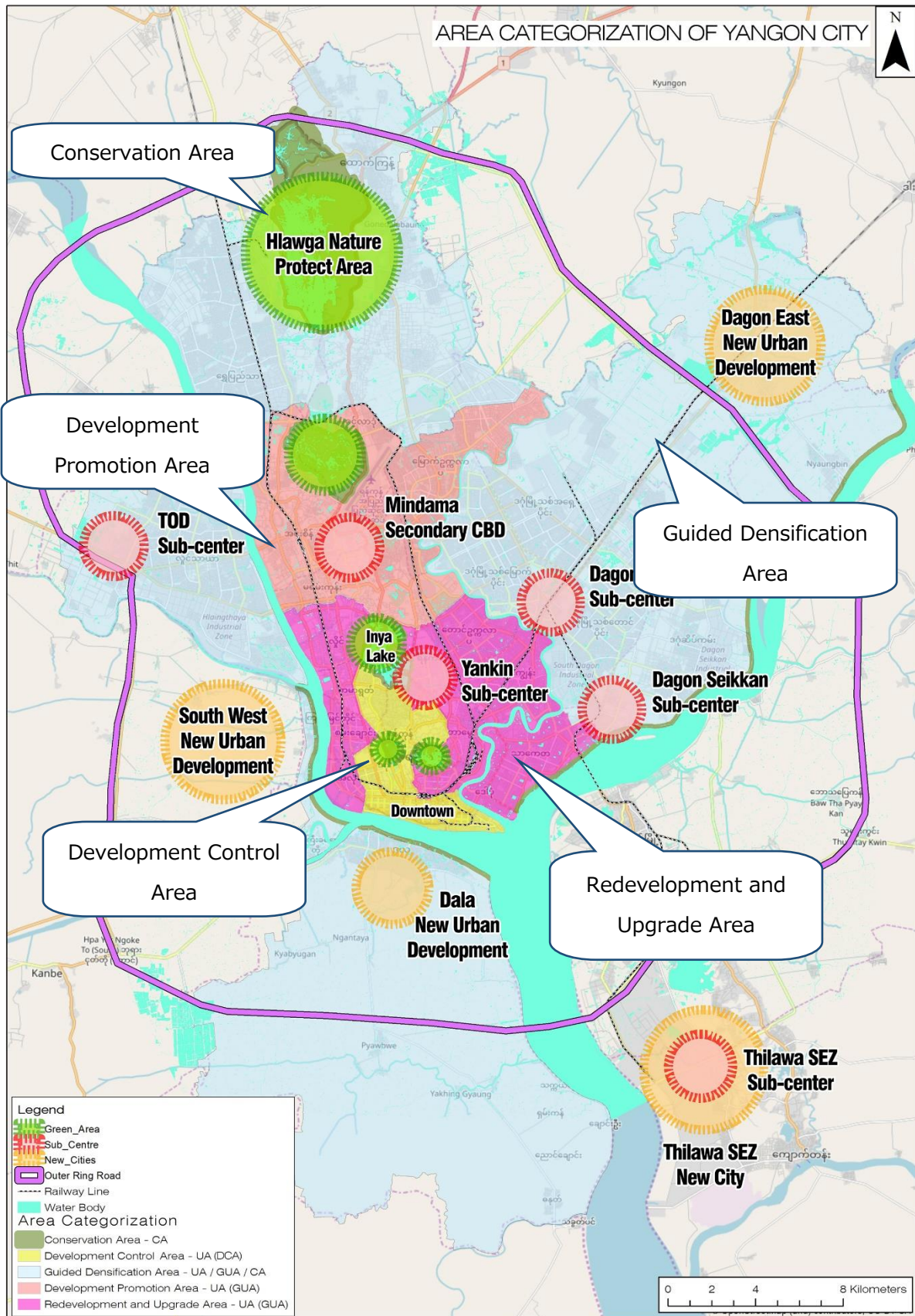
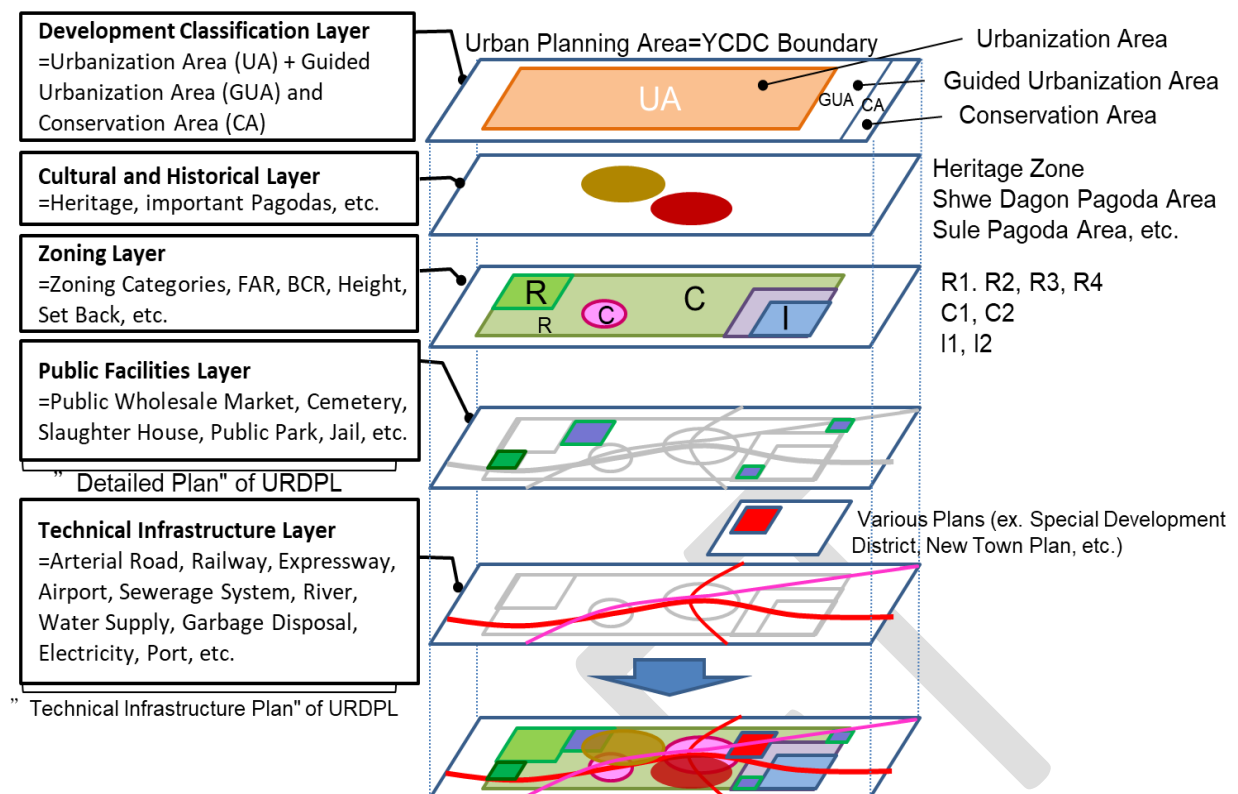


Figure 2: Area Categorization Map



**Figure 3: Overview of the Whole Urban Planning**

## Means of Land-use Control

7. An overlay of several layers in the comprehensive plan provides a frame for means of land-use control to achieve systematic urban planning within YCDC area. The layers include:

(a) **Development Classification Layer:** determines areas to be developed, controlled or conserved, taking into consideration overall view of the future YCDC area. The land use control covers not only the urban areas but also other necessary areas which need special restrictions. Residential, commercial and industrial basic usages are generally allowed in the urban areas. The development classification is considered not only from the point of view of the city landscape and urban amenities but also from the existing building conditions and future potential development. The layer classifies areas for development as follows:

(i) **Urbanization Area - UA:** Urbanization Area is an area where basic infrastructure already exists and urban development activities can be allowed. As this is already an urbanized area, the main concerns of

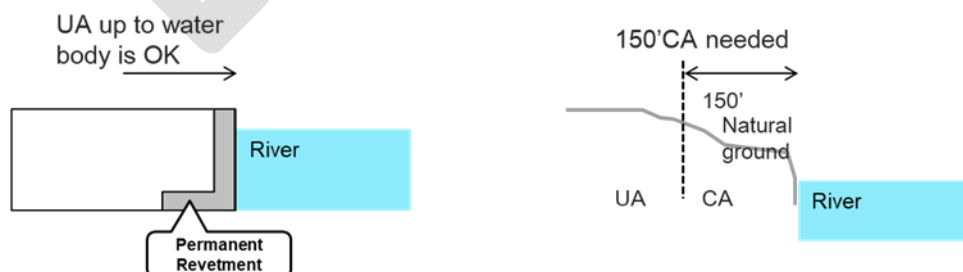
migration and settlement are tackled in terms of population density control. The building usage is permitted in reference to the related zoning.

(ii) **Urbanization Area (Development Control Area) – UA (DCA):** Development Control Area is also an Urbanization Area, but with some more strict control in development.

(iii) **Guided Urbanization Area – GUA:** Guided Urbanization Area is an area which has a potential for future development. It is an area which needs more basic infrastructure and investment to allow future development. If development activities are to take place, development permit is required and YCDC will scrutinize the application through development permit regulations and standards.

(iv) **Conservation Area – CA:** Conservation Area is an area designated to prevent the urban sprawl. In principle, development activities are not allowed in the Conservation Area. However, public related activities and other relevant development may be considered and permitted through development permit system. Conservation Area is also designated around water bodies. In principle, the 150 ft. wide strip along the river banks of the major rivers like Yangon River, Bago River, Hline River, Pan Hline River, Twanty Canal, Pazuntaung Creek and Khanaungto Creek is designated as Conservation Area (CA). In other blue areas such as Kandawgyi, Inya Lake or alike 30 ft. width is designated as a buffer area. In case if the cases satisfy all of the following conditions, Conservation Area (CA) is not necessary to be designated.

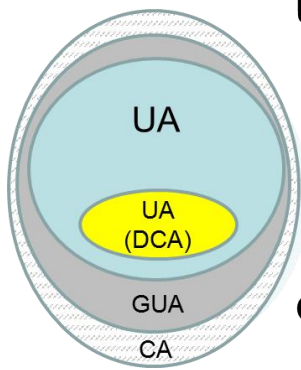
1. with Permanent Revetment
2. On the Major River\* (not on the lakes)



\*Yangon River, Bago River, Hlaing River, Pazundaung Creek, Twante Canal, Pan Hlaing River,

\*\* (North Canal of Twante Canal)





**UA-** Urbanization Area (UA) will be designated existing urbanized area

Certain level of proper infrastructure

Population increase because of migration

Population density and usage of building can be controlled by zoning system

There are two types, UA and UA (DCA)



**GUA-** Guided Urbanization Area (GUA) to be developed near future

To accept the migration and the proper investment

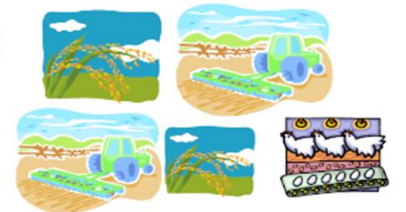
Proper infrastructure shall be provided

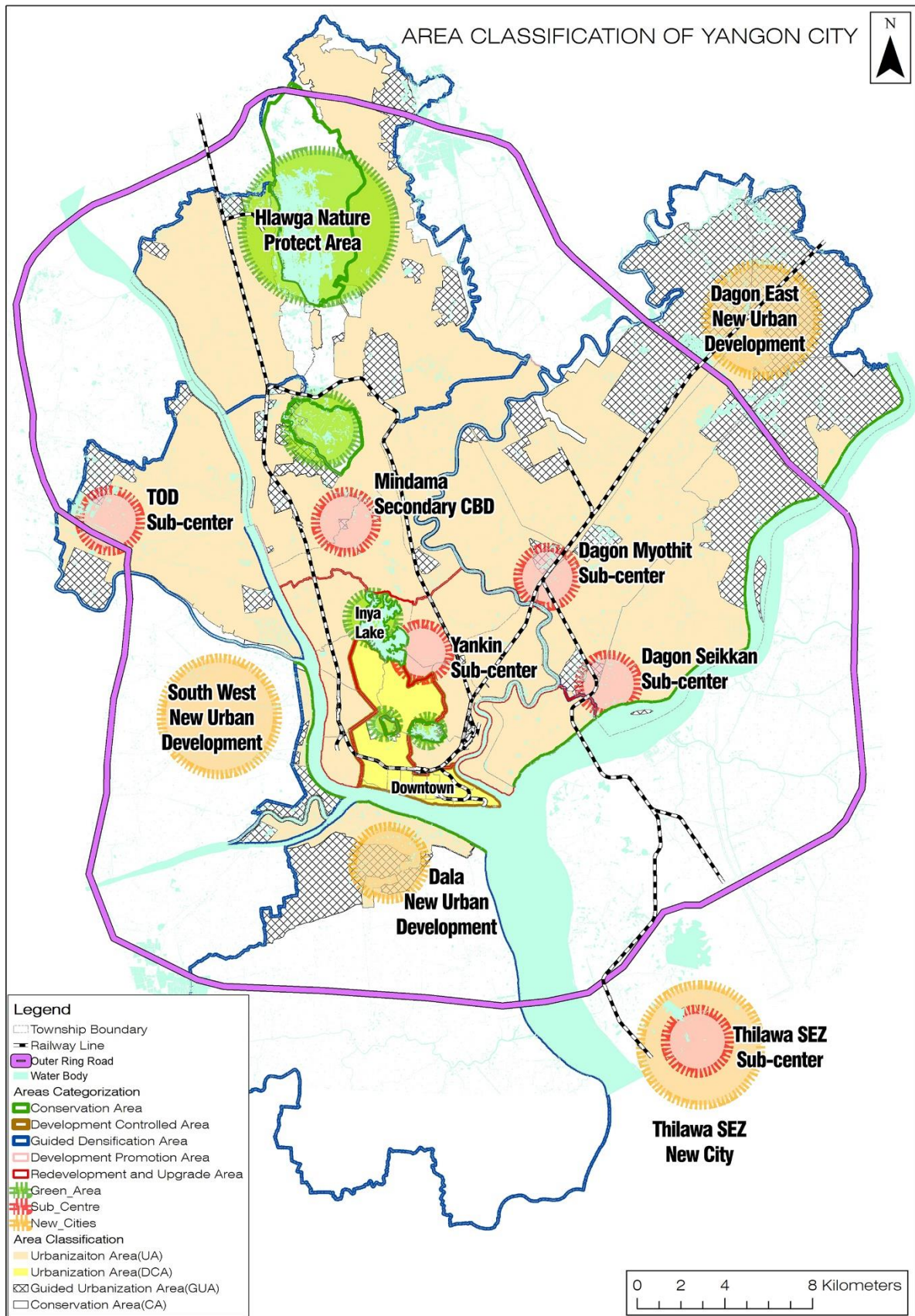
DP will be issued for proper projects with condition

Future Urban Expansion up to GUA



**CA-** Conservation Area (CA) to be conserved to prevent the urban sprawl  
To conserve the environment  
Development Activities shall be controlled by DP system and  
NO DP shall be issued in principle





**Figure 4: Development Classification Map**

(b) **Cultural and Historical Layer:** includes some of the important and valuable buildings as well as religious monuments with specific regulations applying to a certain level of areas around them. It has more specific area regulations and restrictions such as height limitation of Heritage Conservation Area, e.g., Shwe Dagon Restricted Area and so on. It is not limited to religious purposes but is applied to maintain existing heritage characteristics of important religious and other heritage objects such as colonial buildings and so on.

(i) **Downtown Heritage Conservation Area:** In the downtown, there are two zones of heritage conservation area namely: Zone A and Zone B with their detail rules and regulations as shown in Cultural and Historical Layer Map. An area covering 60' from the RoW of boundary roads is included in each zone

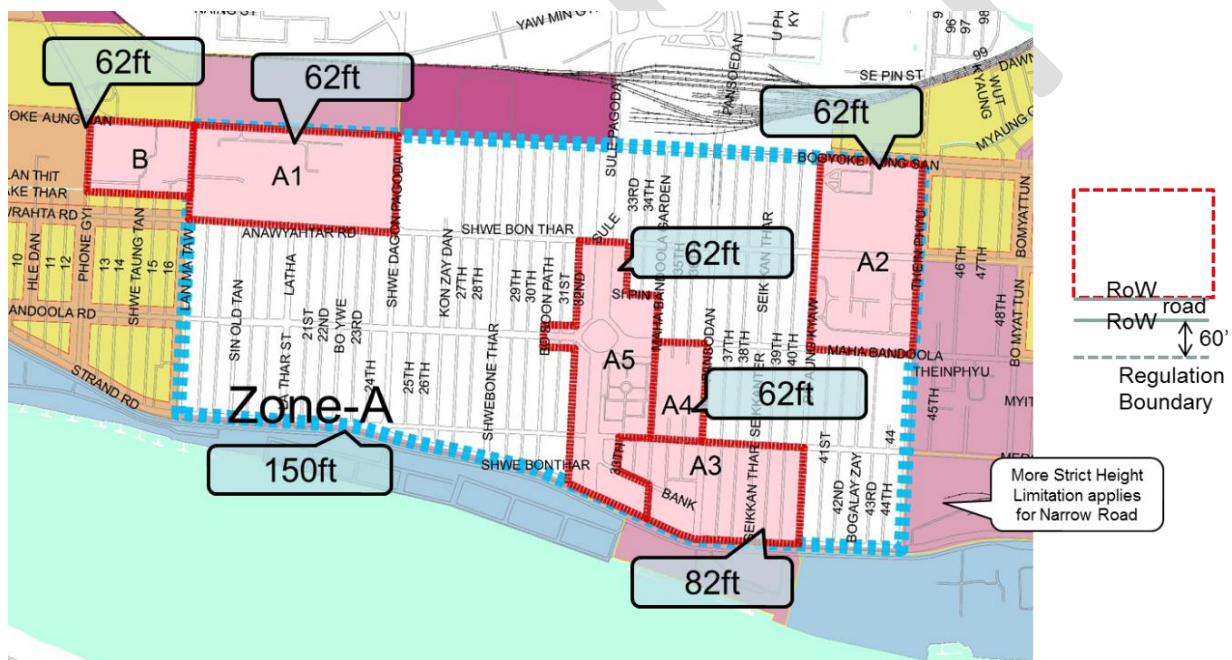


Figure 5: Heritage Conservation Area in Downtown

(ii) **Building Height Limitation Based on Road Width:** In downtown area, based on the road width, height is limited as following table:



**Table 1: Building Height Limitation Based on Road Width**

Type	Road Width	Height Limitation
North-South Number Road (general)	30 ft. width	52 ft.
North-South Number Road (More than one plot)		62 ft.
North-South Number Road	50 ft. width	82 ft.
North-South Named Road	-	1.25 times of Road Width
East-West Named Road	-	1.5 times of Road Width



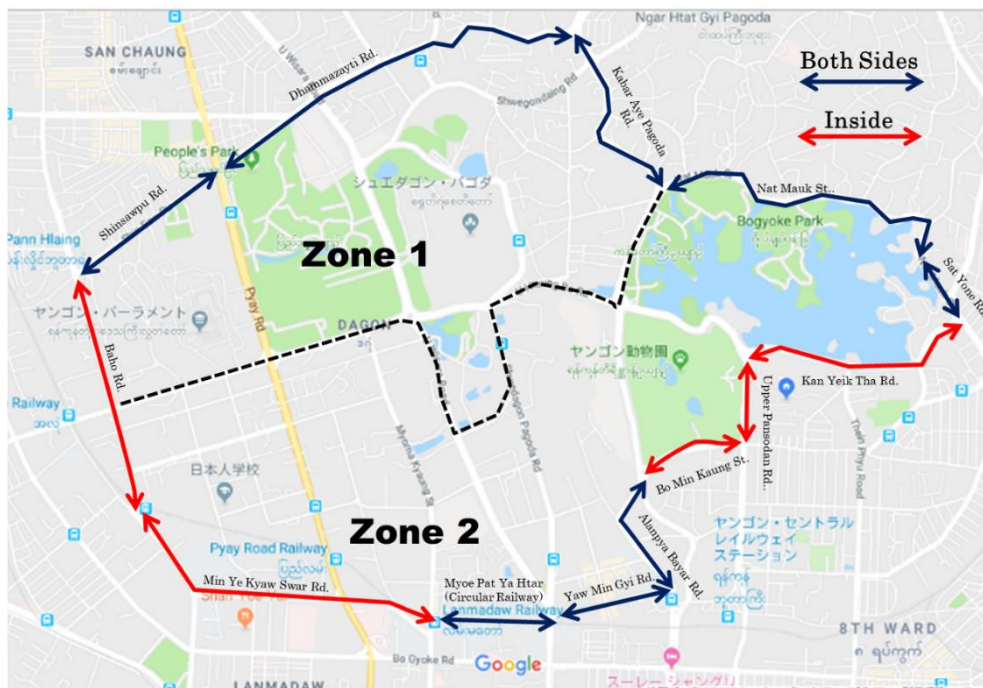
**Figure 6: Downtown Specific Area**

In terms of building height limitation in downtown area, it has three regulations such as zoning regulation, heritage conservation area regulation and height limitation based on road width regulation. Therefore, when it is compared to the height limitation, it has to follow the lowest height limitation.

\*The definition of building height is as defined in the “Definitions of Yangon Building Regulations” book.

- (iii) **Shwe Dagon Pagoda Restricted Area (SDRA):** Due to the importance of Shwe Dagon Pagoda for Yangon skyline, the area surrounding the Shwe Dagon Pagoda is regulated in terms of the building height. The following picture describes the height limitations of the area.

## Shwe Dagon Restricted Area (SDRA)



Building Height is measured by Above Mean Sea Level (AMSL) for Shwe Dagon Restricted Areas

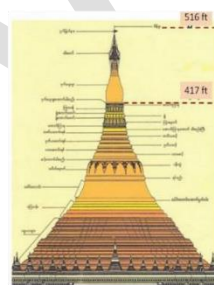
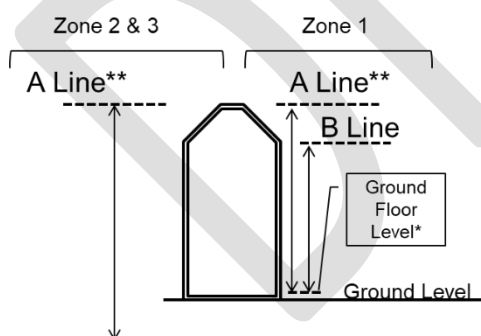
$A \leq 78'$ ,  $B \leq 62'$  for Zone 1

$A \leq 190'$  for Zone 2 (AMSL)

$A \leq 417'$  for Zone 3 (AMSL)

\*In the case of thickness of the Plinth is 2' or less.  
If the plinth thickness is more than 2', the height of the building is measured from ground level

\*\*A line is only measured for SDRA height limitation



Mean Sea Level 0= Kyike Kha Me point



Zone 1 and 2 for Shwe Dagon Pagoda Restricted Area



Zone 3=417' Restricted Area

Figure 7: Shwe Dagon Pagoda Restricted Area (SDRA)

- (c) **Zoning Layer:** is a key layer that regulates the density, floor use and shape of the building by the area. Land use zones for YCDC area have been set in accordance to Chapter 8, section 34, of the Yangon City Development Committee Law (2018). In Zoning Layer, the three main zones: Residential

Zone, Commercial Zone, and Industrial Zone have been utilized and further it is sub-divided into 8 zones: 4-Residential Zones, 2-Commercial Zones and 2-Industrial Zones based on zone shape, size, usage and limitations. Rules and regulations dictate not only building usages but also FAR, BCR, setback and height of each zone.

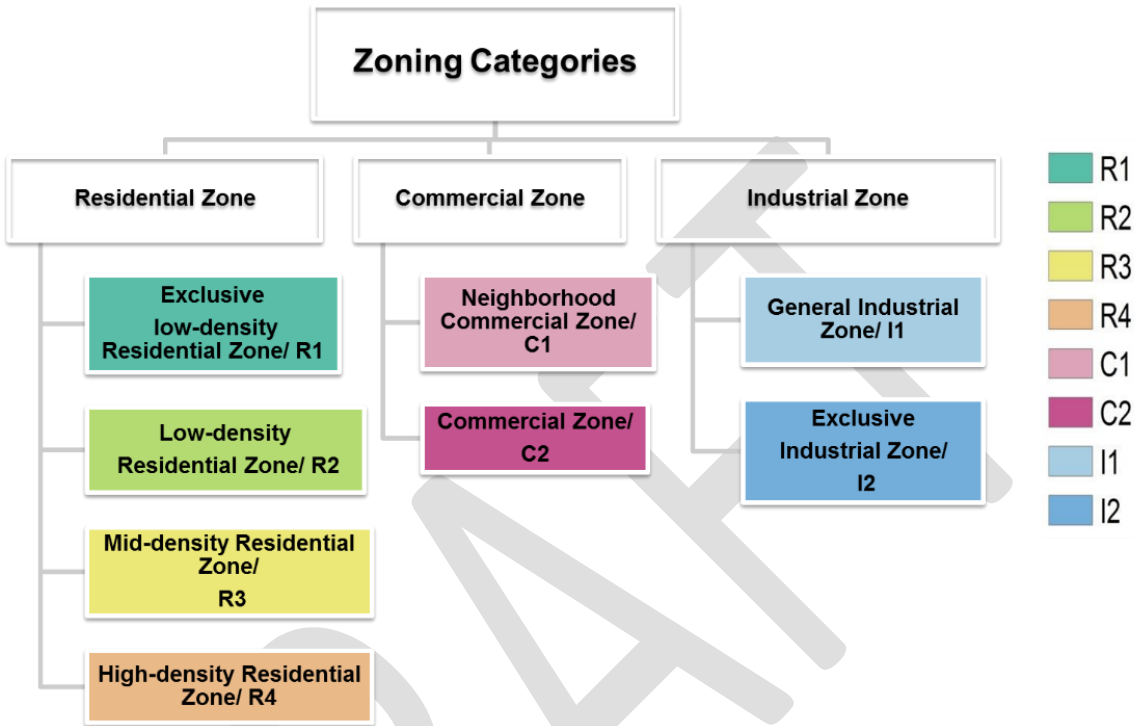


Figure 8: Zoning Categories



Figure 9: Residential Zone

(i) **Residential Zone:** Residential zone is basically an area suitable for habitation and settlement due to its urban structure and the characteristics of the surroundings. This zone is meant to provide favorable living environment for the residents. It is subdivided into 4 following zones based on their urban structure, development, characteristics, basic infrastructure, and density of population and buildings.

(aa) **Exclusive low-density Residential Zone/ R1:** Exclusive low-density residential zone is an area with a certain requirement of minimum plot area. The minimum plot area usually depends on the location as shown in detail in the zoning map. From the environmental perspective, a certain percentage of green area and permeable soil is required to be kept to conserve its natural environment. According to the zoning regulation principles, the exclusive low-density residential oriented area has to be away from Class 1 and Class 2 road, noisy areas or crowded areas like railway, airport, bus terminal, Commercial Zone (C2) and Exclusive Industrial Zone (I2) and so on. In such exclusive low-density residential areas, the building regulations regarding allowable height, FAR, BCR, and setbacks need to follow the principal guidelines that might be different according to the location. Moreover, the building usage is limited in total floor area and type of commercial activities. Detailed restrictions can be seen in the attached table.



**Figure 10: Exclusive low-density Residential Zone/ R1**



- (bb) Low-density Residential Zone/ R2:** Low-density residential zone is an area with main concern regarding density of population and buildings. It might have different plot sizes but has to respect the limitation of stories of building in order to maintain the character of low-density residential area. Besides, green area and permeable soil area have to be allocated depending on plot size. According to the zoning regulation principles, the low-density residential area shall also be apart from Class 1 and Class 2 road, noisy areas or crowded areas like railway, airport, bus terminal, Commercial Zone (C2) and Exclusive Industrial Zone (I2) and so on. As it is still low-density residential area, commercial usage is restricted and floor area of commercial usage is allowed with limitation. Moreover, allowable height, FAR, BCR, and setbacks are allocated in accordance to the principle guidelines that might be different depending on the location. All detailed guidelines are explained particularly in attached table.



**Figure 11: Low-density Residential Zone/ R2**

- (cc) Mid-density Residential Zone/ R3:** Mid-density residential zone is an area which has a population and building density more than R1 and R2 areas. Basically, the nature of mid-density area can be seen in apartments. It can be often found in planned blocks inside Yangon City Development Committee's boundary area. According to zoning regulation principles, mid-density residential area can be allowed along Class 1 and Class 2 roads, adjacent to noisy



areas or crowded areas like railway, airport, bus terminal, Commercial Zone and Exclusive Industrial Zone and so on. As mid-density residential areas have more population and building density, more community facilities are needed. The allowable commercial usage and floor area of mid-density residential area is therefore more relaxed than in other residential zones such as R1 and R2. BCR regulations for the mid-density residential areas depend on its nature, or whether the plots are planned or unplanned. Detailed guidelines regarding, FAR, BCR, height, and allowable commercial usage and floor area are shown in the attached table. Despite FAR guidelines, some specific height regulations are set up for buildings around historical and monumental buildings and ensembles. For planned plots especially Type 1, instead of BCR, set back regulations are to be observed.



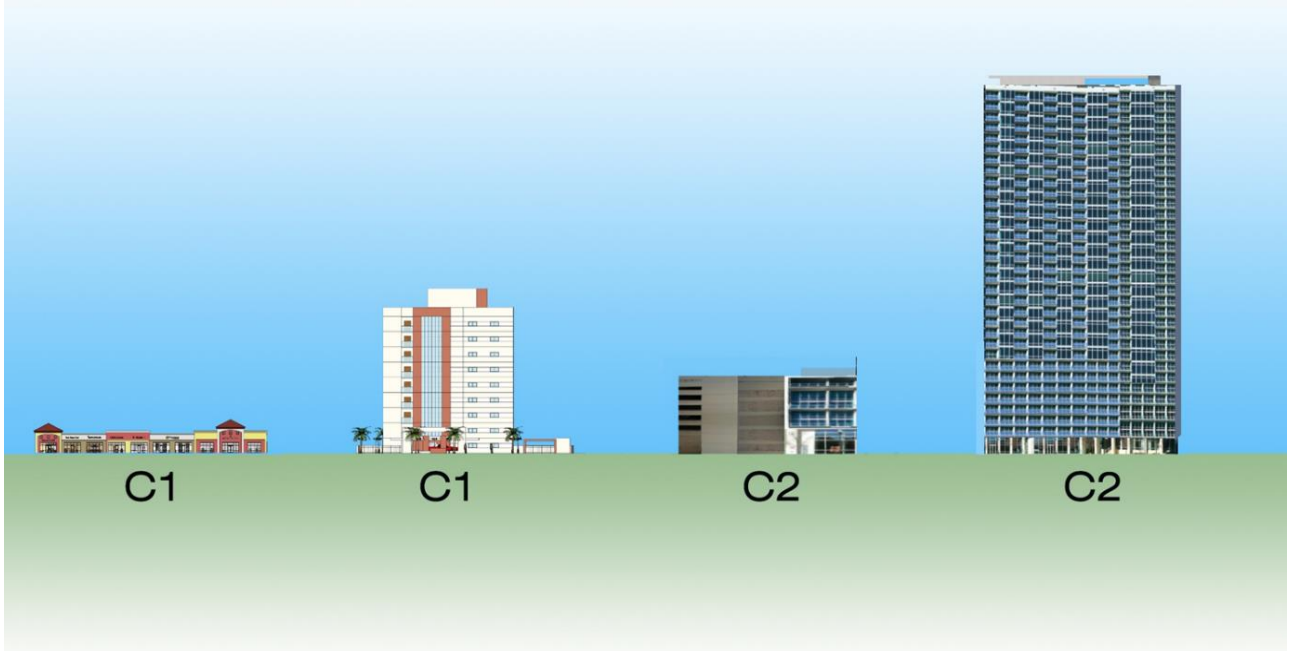
**Figure 12: Mid-density Residential Zone/ R3**

- (dd) High-density Residential Zone/ R4:** High-density residential zone is an area which has high population and building density. It can often be seen as block-wise development on an unplanned plot. In order to achieve compact city concept, the height limitation for this zone is set by the limit due to Shwe Dagon Pagoda which is less than 417 feet above mean sea level in most of the areas. However, depending on location, the limits of other overlay layers will have to be followed. The overcrowding factor in this zone is

regulated by floor area ratio and building coverage ratio which are to be observed. Being high-density residential area, this zone requires more commercial activities and services. Variety of commercial usages is thus allowed in this zone with respective guidelines. According to the zoning principle, the percentage of FAR and BCR will be different from area to area depending on location. Detailed guidelines on allowable FAR, BCR, and commercial usages are shown in the attached table.



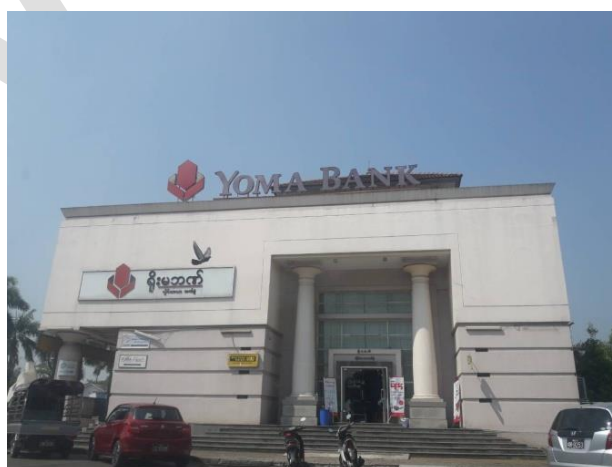
**Figure 13: High-density Residential Zone/ R4**



**Figure 14: Commercial Zone**

(ii) **Commercial Zone:** Commercial zone is usually located in the key locations, like the city center, sub center and small center for neighborhood, which can mainly accommodate urban activities for daily citizens' lives. It is an area identified to develop business and commercial activities. It is also meant to provide work opportunities and promote urban lifestyle. It is also supposed to fulfill necessities of neighborhoods located around commercial area. There are two types of commercial zones based on urban structure, characteristics, and basic infrastructure condition.

(aa) **Neighborhood Commercial Zone/ C1:** Neighborhood commercial zone is an area which is particularly intended for small commercial businesses that serve the nearby residential area. The zone encourages convenience shopping for nearby residential areas as well as provision of small-scale retail and service uses. According to the nature of neighborhood commercial zone, the variety of commercial usages and services are allowed however with a certain limit to the floor area. The zoning guidelines such as FAR, BCR, height, and allowable commercial usage floor area differ depending on the location of the neighborhood commercial zone. Detailed guidelines are shown in the attached table.



**Figure 15: Neighborhood Commercial Zone/ C1**

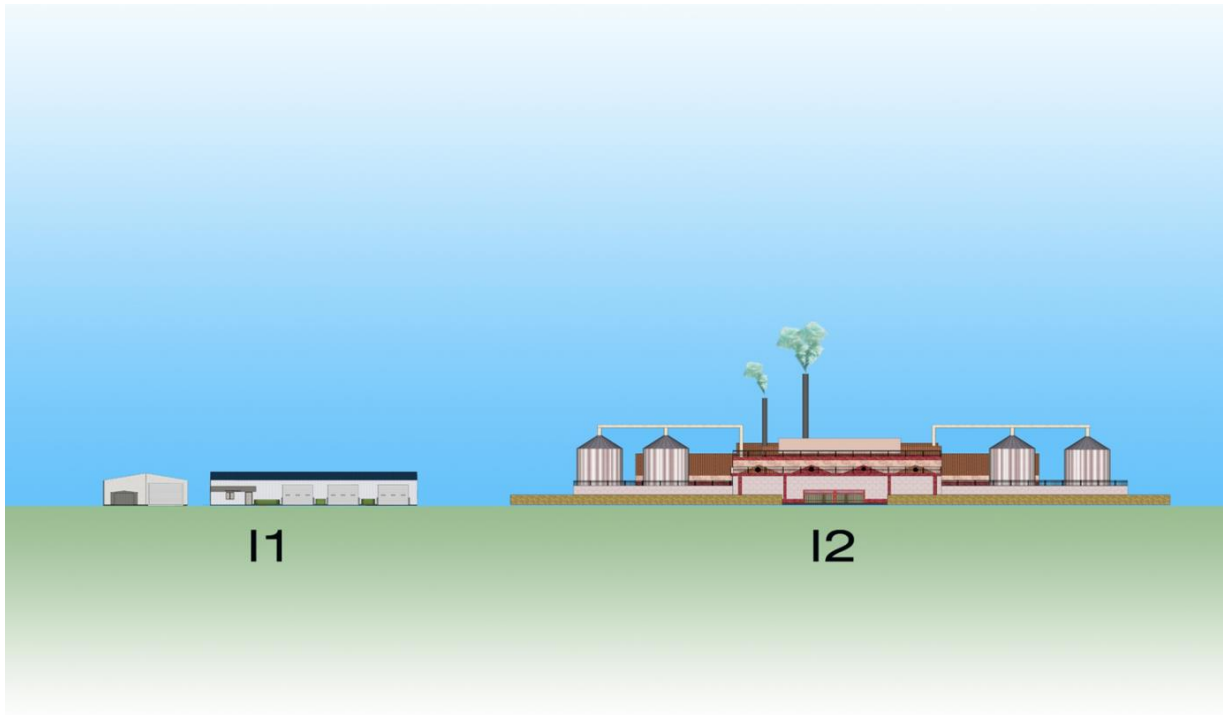
(bb) **Commercial Zone/ C2:** Commercial zone (C2) is an area for large-scale businesses to operate. Generally, it is located in the central area easily accessible by public transportation. It requires



basic infrastructure such as sufficient roads, pedestrian space, bus stop, taxi stand and so on. In order to prevent the impact of large-scale commercial development, the commercial zone (C2) is prohibited in close proximity to exclusive low-density residential zone (R1) and low-density residential zone (R2) in principle. There is no height limitation for commercial zone (C2), however, the limits of other overlay layers will have to be followed depending on the location. There is no specific restriction on commercial usage floor area, but respective total floor area ratio and building coverage ratio have to be observed. Detailed guidelines are shown in the attached table.



**Figure 16: Commercial Zone/ C2**



**Figure 17: Industrial Zone**

**(iii) Industrial Zone**

Industrial zone is an area which can accommodate industrial activities within the urban area. It is meant to support manufacturing of goods and distribution of trade and business operations systematically. It is supposed to promote local products and perform industrial activities more systematically in order to enhance the national productivity. At the same time, it intends to control the impact of industrial usage on its surroundings and environment. There are two types of industrial zones based on their function and activities of producing and manufacturing goods.

- (aa) **General Industrial Zone/ I1:** General Industrial zone is an area where industrial activities are usually allowed within urban area. The zone is intended to promote local production while controlling the impact of industrial usage on its surrounding areas. The industrial usage is allowed for manufacturing of products which will not have much of disturbance or harm to the neighborhood. The allowable FAR, BCR, and heights are defined based on different locations as per attached table. Detailed instructions on industrial usage and floor area are also shown in the attached table.



**Figure 18: General Industrial Zone/ I1**

- (bb) Exclusive Industrial Zone/ I2: Exclusive industrial zone is an area where variety of industrial functions can be performed. Basically, the exclusive industrial zone allows heavy industrial functions including harmful and dangerous production, for instance, flammable material production. Therefore, none of residential buildings is allowed in the area except resting area for workers and security. Apart from that, it is not allowed to place such zone in the proximity of exclusive low-density residential zone (R1) and low-density residential zone (R2). The allowable FAR, BCR, and heights are defined based on different cluster as per attached table. Being an exclusive industrial zone, some specific guidelines, like setback regulations, need to be adopted for the safety of the area.

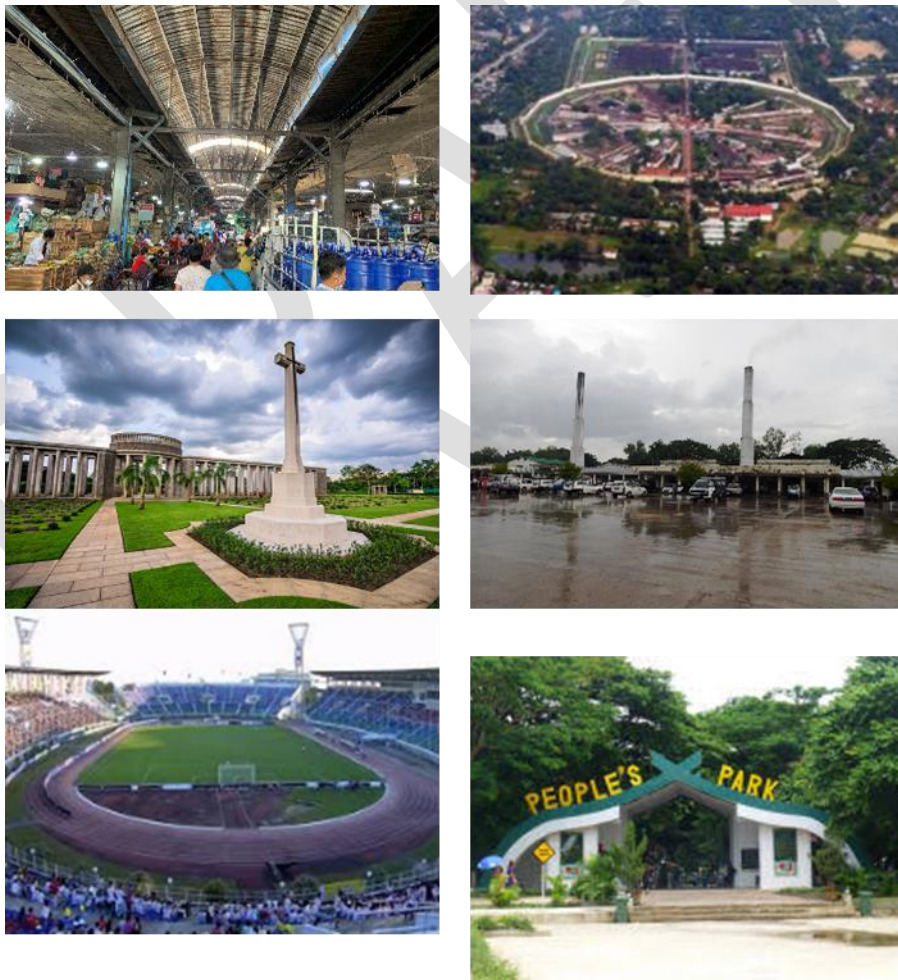


**Figure 19: Exclusive Industrial Zone/ I2**



(d) **Public Facilities Layer:** sets where to put public facilities and also regulates the volume of those facilities. Public facilities layer designates both existing and proposed of public facilities including blue and green area. The list of facilities included in the layer is as follows:

- (i) Public Wholesale Market
- (ii) Crematory
- (iii) Cemetery
- (iv) Slaughter House
- (v) National Stadium
- (vi) Prison
- (vii) Public Park and Playground
- (viii) Other facilities designated by YCDC



**Figure 20: Public Facilities Layer**

(e) **Technical Infrastructure Layer:** sets not only the existing infrastructure but also the future plans of such infrastructure notifying the citizens of the future infrastructure investments. Technical Infrastructure Layer covers both, existing infrastructure as well as land for future infrastructure plans. Allocation of land for future infrastructure is necessary for successful urban development. Some of the examples include allocation of land for YUMRT alignment, New Major Road alignment, etc. The objective is to restrict development activities which might disturb necessary infrastructure provision. The technical infrastructure layer includes:

- (i) Roads and Bridges—except roads and bridges classified to Other Road
- (ii) Sewage and Sanitation System
- (iii) Drainage System
- (iv) River / Canal
- (v) Water Supply
- (vi) Garbage Disposal
- (vii) Electricity
- (viii) Communication System
- (ix) Transportation System includes Railway, Airport, Port and Bus services
- (x) Other facilities designated by YCDC



(Technical Infrastructures means infrastructures such as road, bridge, electricity, water supply system, drainage system, sewage system, waste or garbage disposing system, communication system and transportation system, etc.

**Figure 21: Technical Infrastructure Layer**

(f) **Various Plans Layer:** shows specific development activities and is mostly useful when there is a necessity to update or amend the Zoning Layer Plans. In overlaying the layers, the stricter, relaxed rule or more rules might apply or to be added.



## Development Permit (DP) System

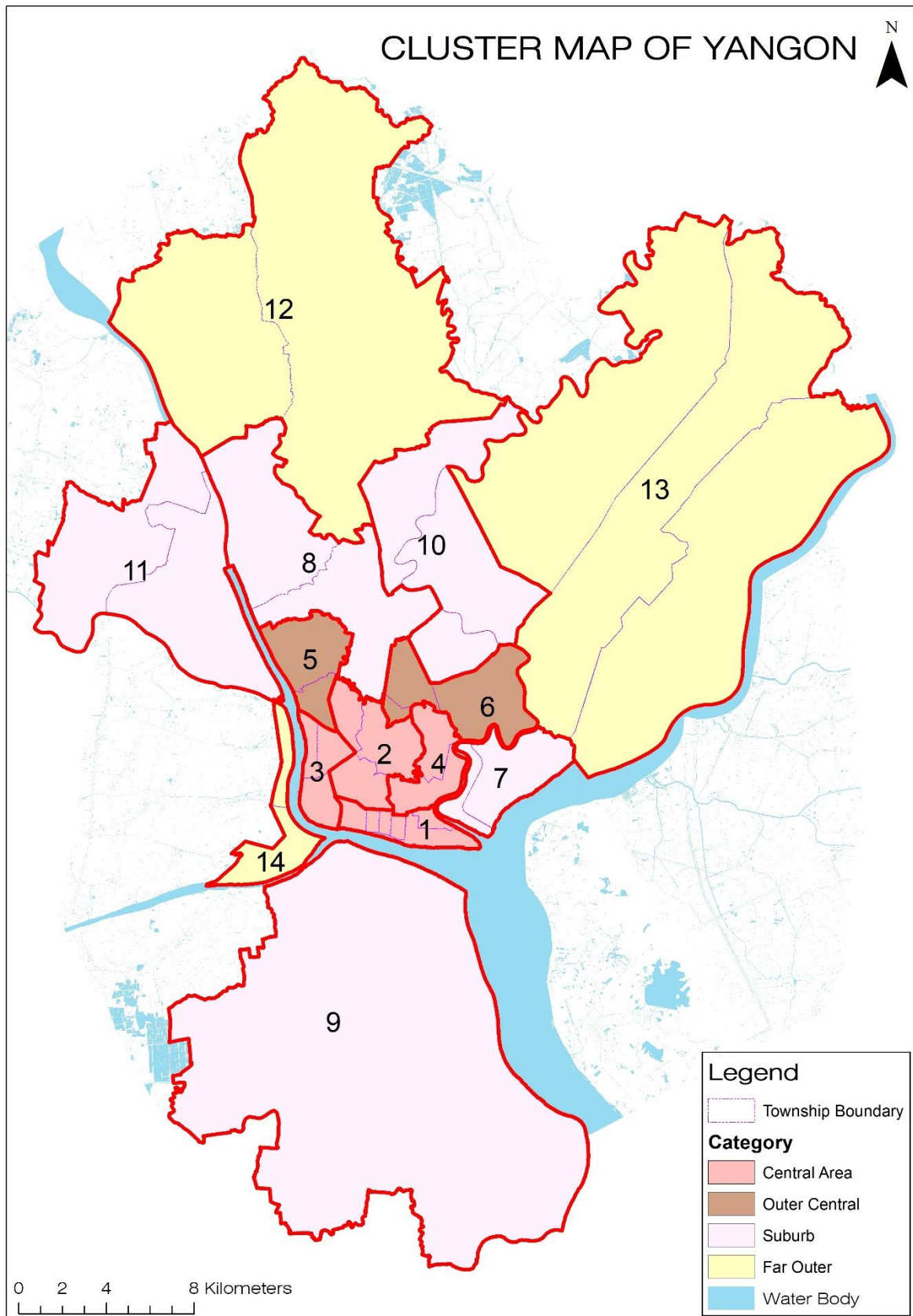
8. To manage the sustainable development of YCDC area in accordance to the Strategic Urban Development Plan of the Greater Yangon (SUDP, 2040), Development Permit (DP) system is introduced to the development activities in GUA and CA. Large size developments in UA are also controlled by the Development Permit (DP) system. Detailed criteria, procedure and standards etc. are described in Rule and Regulations for Development Permit System.

## Township Classification by Cluster

9. For the purpose of systematic analysis and establishment of Zoning Regulations, 33 townships in YCDC area have been divided into the following clusters, based on the distance from the central area and characteristics of the areas concerned.

**Table 2: (33) Townships Category**

Category	Cluster	Cluster Name	Township Name
1 Central Area	1	Downtown	Downtown 6 townships
	2	Inner Central (North)	Dagon / Part of Bahan / Part of Kamayut
	3	Inner Central (West)	Ahlon / Kyimyindine (East) / Sangyoung
	4	Inner Central (East)	Mingala Taungnyunt / Tamway
2 Outer Central	5	Outer Central (West)	Part of Kamayut / Hline
	6	Outer Central (East)	Part of Bahan / Thingangyun/ Yankin
3 Suburb	7	Suburb (East)	Dawbon / Thakayta
	8	Suburb (North)	Insein / Mayangon
	9	Suburb (South)	Dala
	10	Suburb (North East)	Dagon Myothit (North) /South Okkalapa / North Okkalapa
	11	Suburb (West)	Hlinethaya (East, West)
4 Far Outer	12	Far Outer (North)	Shwepyitha / Mingaladon
	13	Far Outer (North East)	Dagon Myothit(South), Dagon Myothit(East), Dagon Myothit(Seikkan)
	14	Far Outer (West)	Kyimyindine (West) / Seikkyi Khanaungto



**Figure 22: Cluster Map of Yangon**

## Chapter (3)

### Principles of Zoning Designation

#### Size of Each Zoning Category

10. The zoning designation defines not only the type of land-use but also the necessary regulations to reduce the impact of proposed development activities to the surrounding areas of the designated zone.
11. The minimum area requirement to designate each of the zoning categories (R1~I2) is set in principle. Example, R1 area  $\geq 12$  acres, (with allowable difference of about 10%, which allows area of 10 acres).
12. For Case A and Case B, half of the zoning area size has to be adopted. Example, Case A for R1 area  $\geq 6$  acres, (about 10% difference is allowed, ex.  $\geq 5$  acres).
13. This size principle is not applied to the roadside zoning.
14. If the area wide zoning is divided by the roadside zoning, the remaining portion can be less than the minimum zone area size.

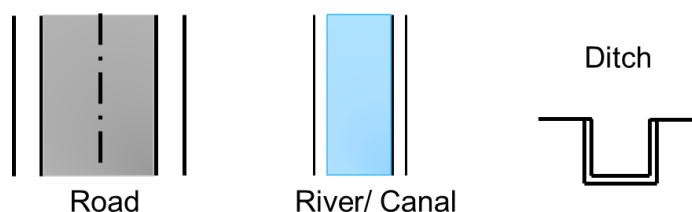
**Table 3: Minimum Size of Each Zoning Category**

Zoning Category	R1	R2	R3	R4	C1	C2	I1	I2
Minimum Zone Area Size (acres)	12	12	10	5	5	5	12	12
Case A/ Case B (acres)	6	6	5	2.5	2.5	2.5	6	6

#### Boundary Line of Zoning Categories

15. In principle, boundaries of zones shall be geographic features and natural barriers like river, creek, canal, ditch, and basic infrastructure like road or railway. For the demarcation line purpose, center line of those features is to be adapted. In case, there are no such features and if there is still a need to demarcate a zone; block map data of Yangon City Development Committee or stretched line of block map data or geographic features can be used as a boundary line.
16. In case of necessity to demarcate Conservation Area without any of the geographic features above, the same way is utilized. As an exceptional case, in area wise developments,

existing road or new road to be constructed by the developer can be used as a demarcation line for zoning if such construction has high probability.



**Figure 23: Boundary Line of Zoning Categories**

## Zone Compatibility

17. Zone compatibility regulates clash of conflicting activities. The activities inside C2 and I2 such as large trucks, noise, air pollution or alike may have impact on the characters of R1 and R2. For this reason, in principle, C2 and I2 shall not be allocated adjacent to R1 and R2. These residential zones, R1 and R2 shall neither be located adjacent to dangerous or noisy areas such as Airport, Large Station, Railway, Class 1 and Class 2 road, Port etc., In case the current situation is not suitable to adapt this principle, YCDC may designate zoning which matches to the current condition.

	R1	R2	R3	R4	C1	C2	I1	I2
R1		○	○	○	○	×	○	×
R2	○		○	○	○	×	○	×

## Shape of Each Zoning Category

18. In identification of zones, proper and adequate area, size and shape are to be set up based on future population of Yangon in 2040 and the development vision of the respective district. Preferably, the shape of each zone shall not be of irregular shape.



**Figure 24: Shape of Each Zoning Category**

## Enclave Area

19. When an existing built-up area is separate from UA/GUA area, this built-up area may also be designated as independent UA/GUA Enclave Area if its area size conditions permit. In case of YCDC area, the criteria are set as 120 acres in principle, and 50 acres with conditions in case for new to the railway station, interchange of highway, new town, new industrial zone, or like.

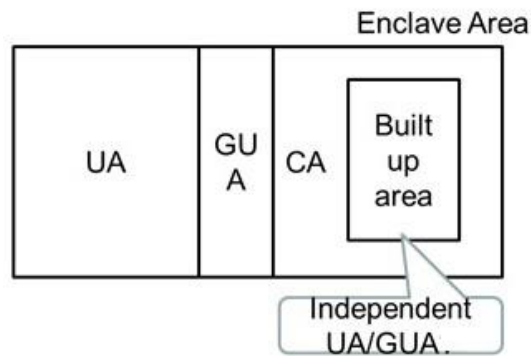
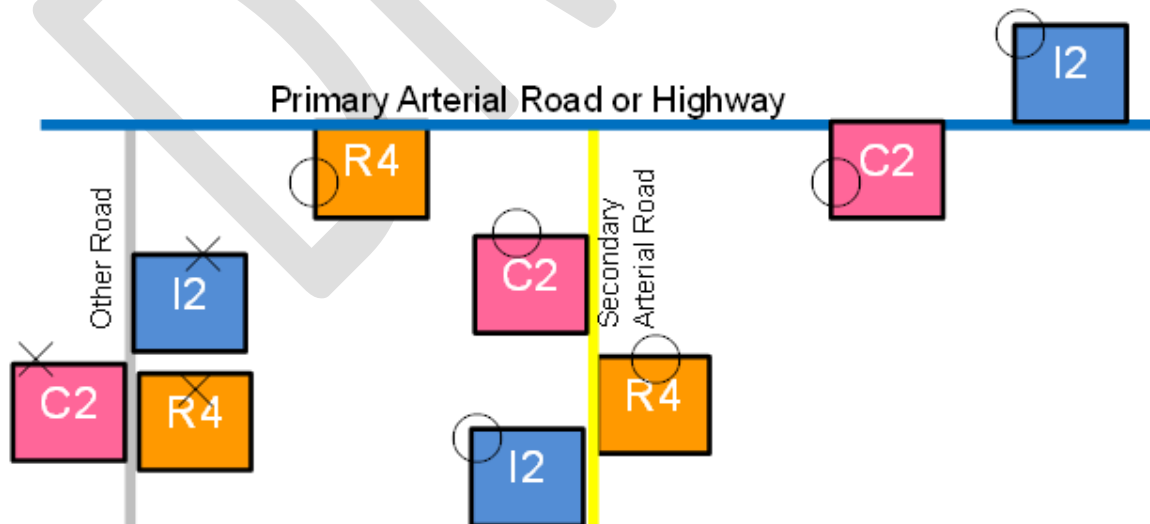


Figure 25: Enclave Area

## Zoning Designation by Road Classification

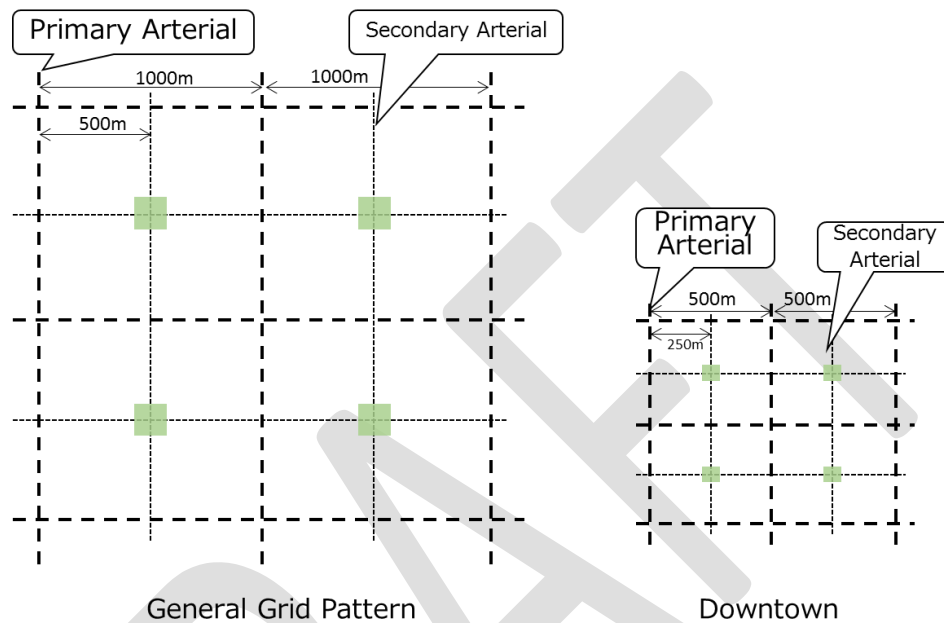
20. In principle, the area for zoning categories of R4, C2, and I2 shall be connected directly or connected with Secondary Arterial Road to either of Highway or Primary Arterial Road. For road classification please refer to Chapter 4.



## Chapter (4)

### Road Classification

21. Road network is an essential infrastructure of the city. In general, 1000 m grid pattern of primary roads will provide an efficient capacity of traffic flow. In downtown, more capacity is required, so it is reduced to 500 m for grid pattern.



**Figure 26: Road Classification**

22. Based on Strategic Urban Development Plan of the Greater Yangon (SUDP, 2040), the road classification has been analyzed through onsite surveys, which resulted in some of amendments of Road classes.

23. Basically, there are 4 types of roads, namely: Highway, Primary Arterial, Secondary Arterial, and Others. The following 4 categories show the road hierarchy;

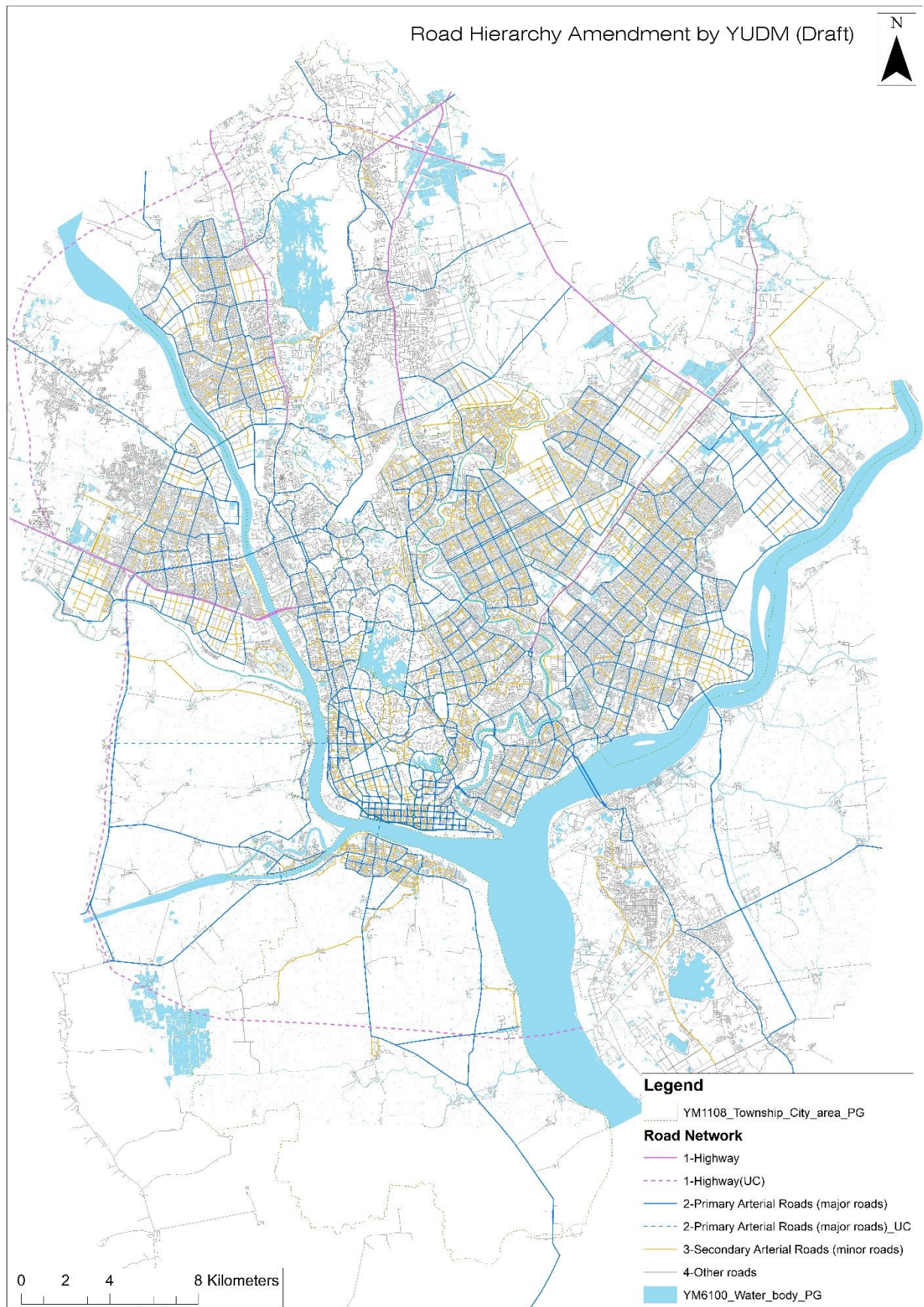
- (a) Highway → City to City connection with much wider and higher speed
- (b) Primary Arterial Roads (major roads) → Major Axis inside the city also connect to Class 1 Road
- (c) Secondary Arterial Roads (minor roads)
- (d) Other roads

**Table 4: Road Classification**

<b>Road Classification</b>	<b># Of Lanes (Pavement)</b>	<b>Road Width (RoW) (ft.)</b>	<b>Reference on MNBC 2020</b>	<b>Remarks</b>
Highway	4 lanes or more	150'~400'	Expressway Special Ring Road ASEAN Highway, Union/Region Highway	National # roads, Outer and Inner Ring Road, etc.
Primary	4 lanes or more	80'~200'	Major Road Urban Avenue Boulevard	Pyay, Kabar Aye Pagoda, etc.
Secondary	2 lanes or more	50'~100'	Secondary Road Feeder Road	
Other	1 lane or more	~60'	Collector Street Local Street Cul-de-sac	

24. In principle, road network and road width are the key for classification. Sometimes, roads are classified based on the road network, even if part of the road has less lanes than described below. Example: Baho Road has 4 lanes part and 2 lanes part but it is classified as "Primary Arterial Road". This means that road network and distance from similar class roads will be considered first. Some road seems to be a bit narrow for Primary but it connects Primary to Primary with straight line and not found the similar road nearby, at that time this road might be classified as Primary.





**Figure 27: Road Hierarchy Map**



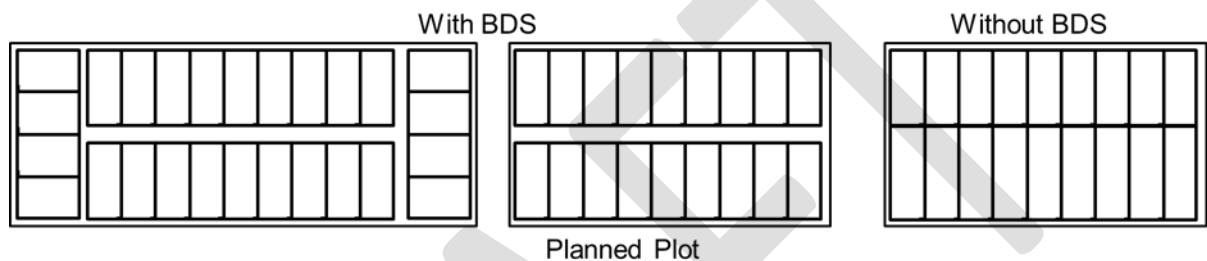
## Chapter (5)

### Different Types of Plots

#### Definition of Planned Plot and Unplanned Plot

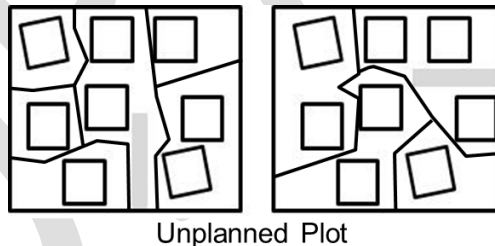
25. They are as follow;

- (a) Planned Plot Layout is an orderly layout where the plots are subdivided with intention of having systematic layout. In this type of layout, plots are often seen to have same size or same length and are laid out orderly in a block.



**Figure 28: Planned Plot**

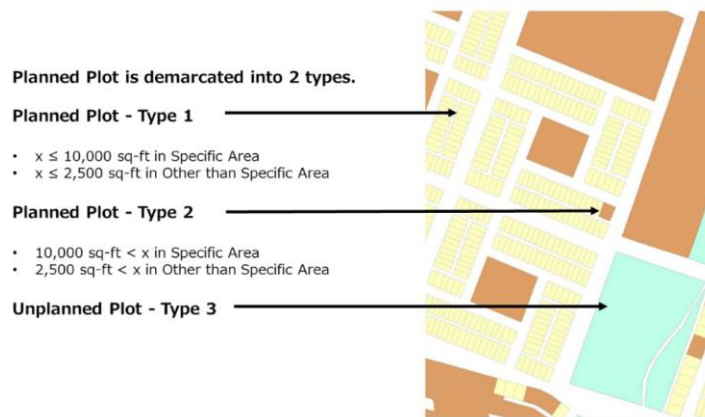
- (b) Unplanned Plot Layout is the layout where plots of different sizes or shapes are laid out together disorderly in a block.



**Figure 29: Unplanned Plot**

#### Classification of Planned Plot and Unplanned Plot

26. Planned plots are classified by size. In Specific Area, Planned Plots of 10,000 sq-ft and below and in areas other than Specific Area, Planned Plots of 2,500 sq-ft and below, are classified as Type 1. In Specific Area, Planned Plots of above 10,000 sq-ft and in areas other than Specific Area, Planned Plots of above 2,500 sq-ft are classified as Type 2. All the unplanned plots are classified as Type 3.



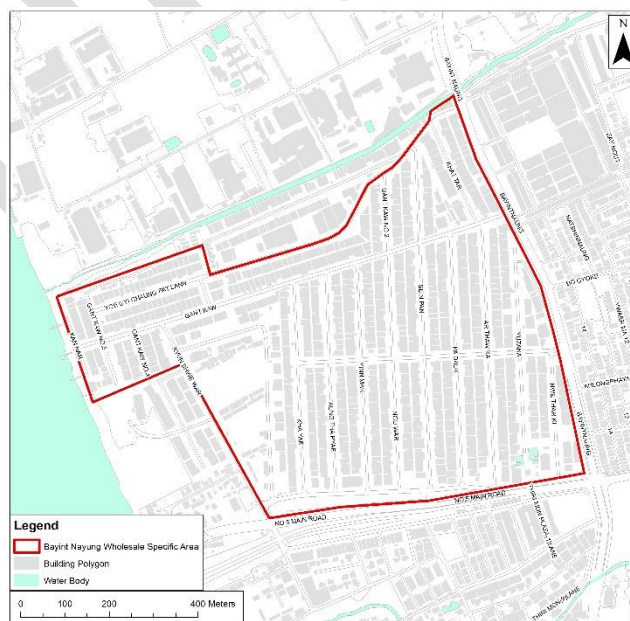
**Figure 30: Classification of Planned Plot and Unplanned Plot**

## Specific Area

27. Specific Area includes Downtown Specific Area and Bayintnaung Wholesale Specific Area as the following figure.



**Figure 31: Downtown Specific Area**



**Figure 32: Bayintnaung Wholesale Specific Area**

## **Chapter (6)**

### **Zoning Regulations**

#### **FAR/ BCR / Height / Setback Regulations**

28. To accommodate future population (estimated in SUDP 2040) and to satisfy the future GDP target set by the Government, Population Framework, including future population density (40pop/acre (suburban area) ~ 120pop/acre (downtown area) depending on the location and distance from downtown and distribution, future labor force requirements have been analyzed and transformed into required floor area for major building floor usages. Based on this analysis, FAR standard table has been set to satisfy the requirements. It has been set in a way that gradually reduces the numbers towards the outer area of the city. C2 Zoning category is expected to have the highest number in Zoning Category despite of Cluster 2 is expected to have less number since this area is categorized as Development Control Area by Area Categorization.

29. Standard number of FAR/ BCR/ Height is given to each of the zoning categories by Cluster and Category.

- (a) In principle, where there is no reason to adopt either Case A or Case B, the principle FAR, BCR and Height are to be applied in each zone.
- (b) In case where FAR or BCR of existing building situation has less enough or the current infrastructure is rather poor or if the future vision expects less population density, etc., Case A can be chosen according to the current situation and future vision.
- (c) In case where current building situation is of rather more high density or the current infrastructure is rather better or the future vision expects rather more population density, etc., Case B can be chosen.

\*The definition of each item used is explained in detail in “Definition of Yangon Building Regulations” book.

### Table 5: FAR Standard Table

Zoning Category	R1			R2			R3			R4			C1			C2			I1			I2		
Cases	Case A	Principle #	Case B	Case A	Principle #	Case B	Case A	Principle #	Case B	Case A	Principle #	Case B	Case A	Principle #	Case B	Case A	Principle #	Case B	Case A	Principle #	Case B	Case A	Principle #	Case B
Category 1 (Cluster 1)	60% 80%	100%	120% 150%	100% 120%	150%	180% 200%	300% 400%	500%	600% 700% 800%	300% 400%	500%	600% 700% 800%	300% 400%	500%	600% 700% 800%	400% 500%	600%	700% 800% 900%	100% 120%	150%	180% 200%	100% 120%	150%	180% 200%
Category 1 (Cluster 3,4)							200% 300%	400%	500% 600% 700%	200% 300%	400%	500% 600% 700%	300% 400%	500% 600% 700%	600% 700%									
Category 1 (Cluster 2)							80% 100%	120%	150% 180%	150% 200%	300%	400% 500%	150% 200%	300%	400% 500%	200% 300%	400%	500% 600%						
Category 2 (Cluster 5,6)				100% 120%	150%	180% 200%	200% 300%	400%	500% 600%	200% 300%	400%	500% 600%	300% 400%	500% 600%	600% 700%									
Category 3 (Cluster 7)							150% 200%	300%	400% 500%	150% 200%	300%	400% 500%	150% 200%	300%	400% 500%	200% 300%	400% 500%	500% 600%						
Category 3 (Cluster 8,10,11)							120% 150%	200%	300% 400%															
Category 3 (Cluster 9)	50% 60%	80%	100% 120%	60% 80%	100%	120% 150%	100% 120%	150%	180% 200%	120% 150%	200%	300% 400%	120% 150%	200%	300% 400%	150% 200%	300%	400% 500%	120% 150%	200%	300% 400%			
Category 4 (Cluster 12,13,14)							120% 150%	200%	300% 400%	120% 150%	200%	300% 400%												

Table 6: BCR Standard Table

Zoning Category	R1			R2			R3			R4			C1			C2			I1			I2		
Cases	Case A	Principle #	Case B	Case A	Principle #	Case B	Case A	Principle #	Case B	Case A	Principle #	Case B	Case A	Principle #	Case B	Case A	Principle #	Case B	Case A	Principle #	Case B	Case A	Principle #	Case B
Category 1 - 4 (Cluster 1 - 14)	20% 30% 40%	50%	60%	40% 50%	60%	70%	40% 50%	60%	70% 80%	40% 50%	60%	70% 80%	40% 50%	60%	70% 80%	40% 50%	60%	70% 80%	40% 50%	60%	70%	40% 50%	60%	70%

**Table 7: Height Standard Table**

Zoning Category	R1			R2			R3			R4			C1			C2			I1			I2		
Cases	Case A	Principle #	Case B	Case A	Principle #	Case B	Case A	Principle #	Case B	Case A	Principle #	Case B	Case A	Principle #	Case B	Case A	Principle #	Case B	Case A	Principle #	Case B	Case A	Principle #	Case B
Category 1 (Cluster 1,3,4)	26'	36 feet	46'	26'	46 feet	56'	62'	82 feet	92'	N/A* (417 feet AMSL)		138'	150 feet	162'	N/A* (417 feet AMSL)				40'	54 feet	68'	40'	54 feet	68'
Category 1 (Cluster 2)												88'	100 feet	112'										
Category 2 (Cluster 5,6)												70'	82 feet	94'										
Category 3 (Cluster 7,8,10,11)												50'	62 feet	74'										
Category 3 (Cluster 9)																								
Category 4 (Cluster 12,13,14)												42'	54 feet	66'					34'	48 feet	62'	34'	48 feet	62'

\*Shwe Dagon Pagoda Height Limitation shall apply even for this zoning category.

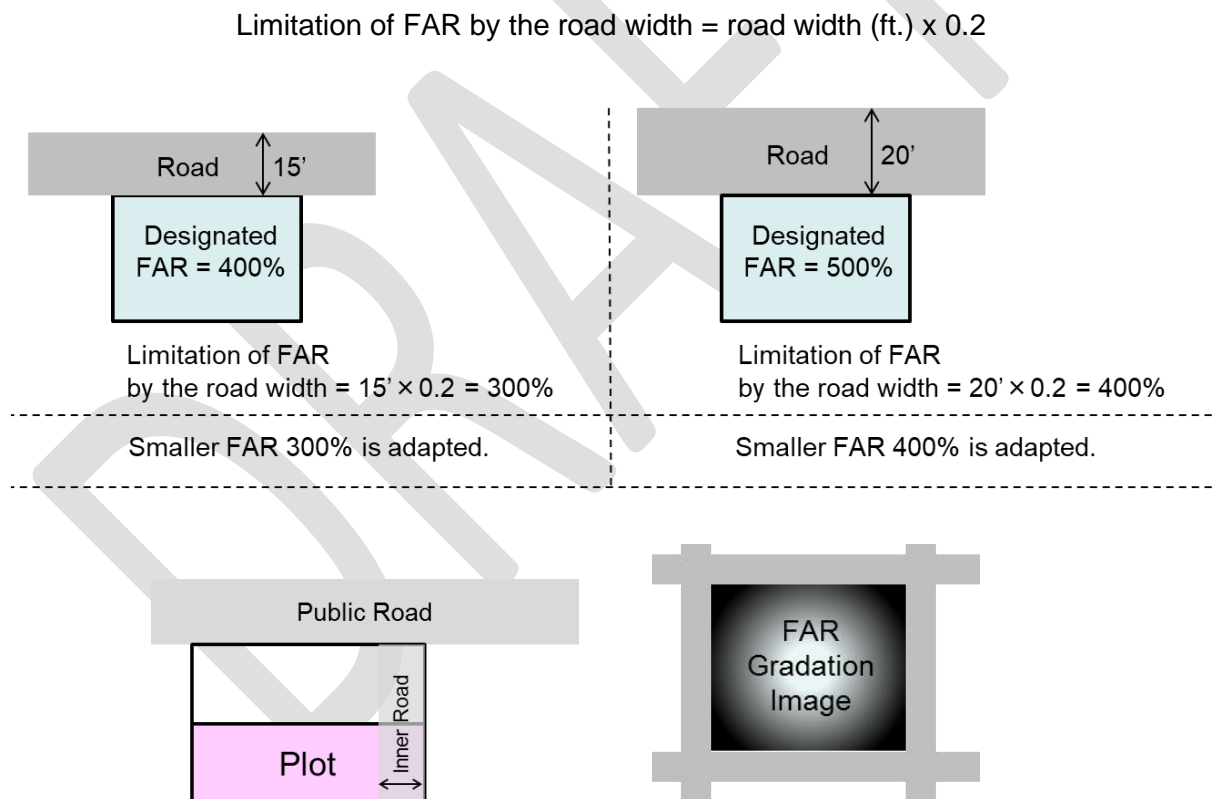
Any Pagoda is not included for this height regulation

## Floor Area Ratio (FAR) and Building Coverage Ratio (BCR)

30. Developments in the city area have to consider not only the type of land-use zone, but also the Floor-Area Ratio (FAR) and Building Coverage Ratio (BCR) of the proposed buildings in that area. This is required to control the density, city scape, natural sunlight and air quality from the environmental perspective.

### Floor Area Ratio Limitation by Road Width

31. The following limitation is to be adapted for FAR calculation for the plot attached to the public road with width of less than 30 ft. Of the designated FAR and the FAR calculated by the following formula, the smaller one is to be adapted. If the plot is not directly attached to the public road, the inner road width will be adapted for this calculation. In case that the public road width is narrower than this inner road, the narrower public road width shall be adapted for this formula.



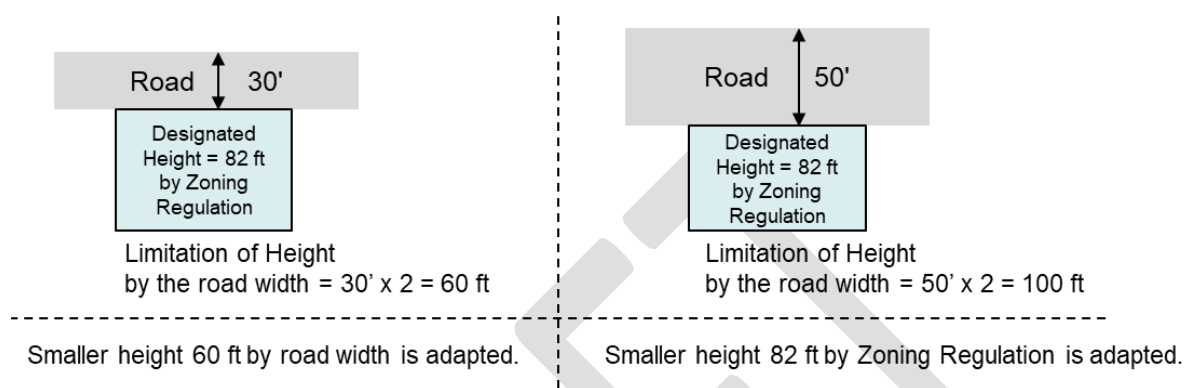
**Figure 33: Floor Area Ratio Limitation by Road Width**



## Building Height Ratio Limitation by Road Width

32. On commencement of this zoning regulation, current building height regulation based on road width (2 times of front road width) will also still remain. Therefore, when it is compared to the height limitation, it has to follow the lowest height limitation.

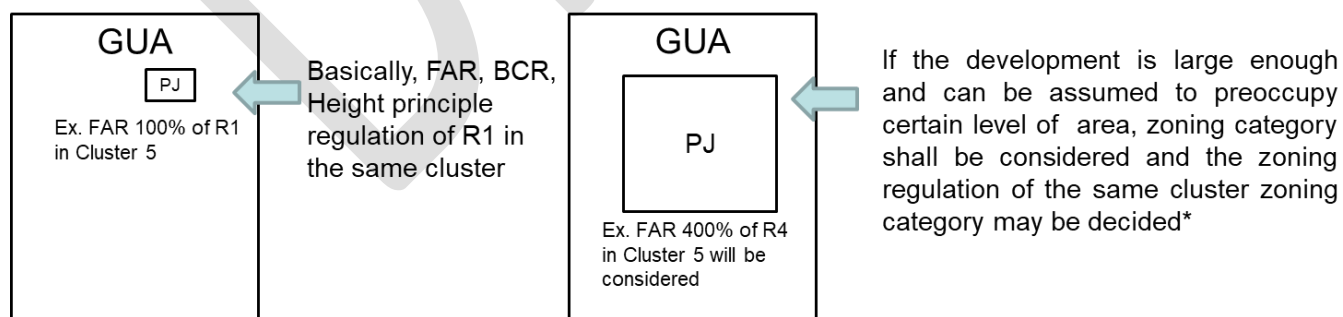
Limitation of Height by the road width = front road width (ft.) x 2



**Figure 34: Building Height Ratio Limitation by Road Width**

## Principle Regulations in GUA and CA

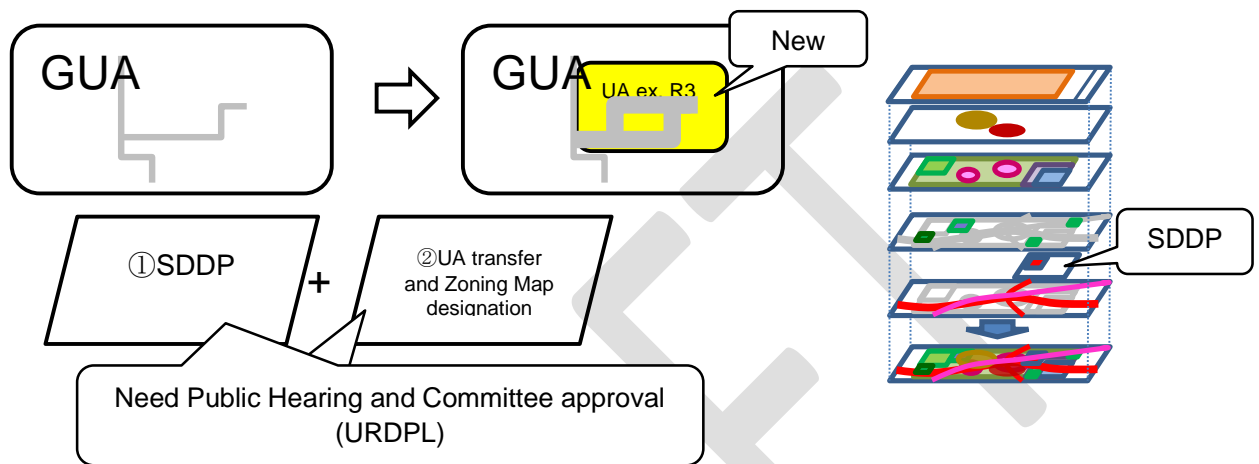
33. Development Permit is required for development activities in GUA. Reconstruction and major renovation of existing buildings will be allowed by provisional Development Permit process. For GUA and CA area, no zoning is being set, but as a basis, it shall be considered as the R1 FAR, BCR, and Height principal regulation of the same cluster. In this case, R2 use regulation shall apply.



\* Public Facility Layer buildings shall be regulated by necessary regulations for its function

**Figure 35: Principle Regulations in GUA and CA**

34. In case YCDC need to adapt the zoning regulation inside GUA other than R1 shape regulation and R2 use regulation, Special Development District Plan (SDDP) shall be added to Detailed Plan and these areas shall be transferred to UA. Necessary procedures stipulated in URDPL and its Rule and Regulation including public hearing shall be done. Only after the SDDP formulation and transfer to UA, suitable Zoning Map may be established according to same cluster's Zoning Regulation. Minimum size of development area for this case shall be equal to the minimum size for zoning designation.



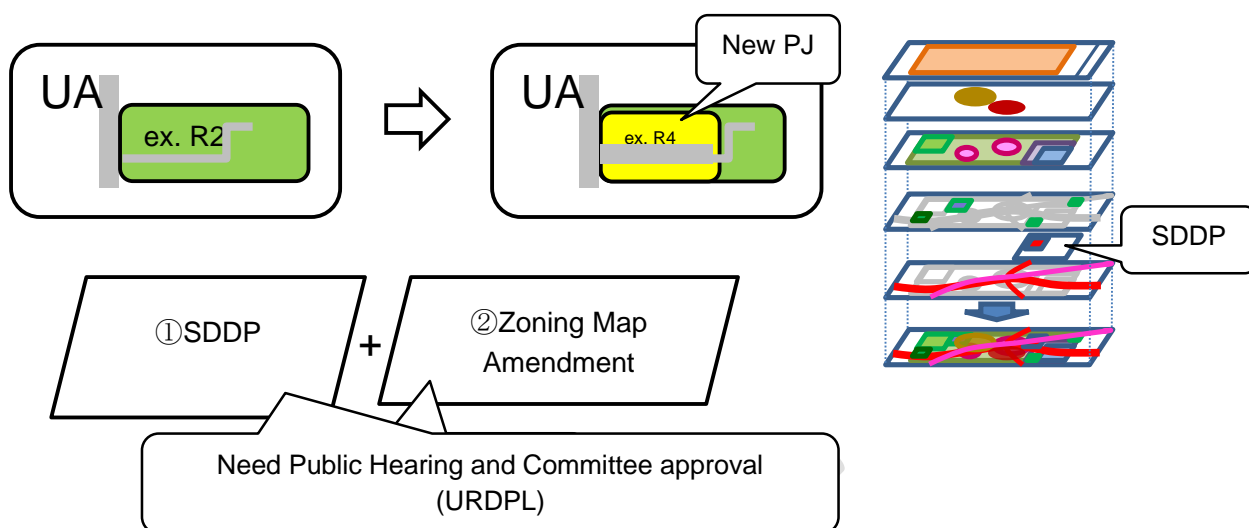
**Figure 36: SDDP formulation and UA Transfer**

35. In principle, in case development plan is considered or proposed, suitable zoning designation for this development plan may be considered if the development plan meets the following criteria.

- (a) The development plan has a certain level of probability
- (b) The development plan already has been open to public
- (c) The development plan has been planned in reasonable manner
- (d) The development plan doesn't have a conflict with surrounding situation

### **Zoning Map amendment**

36. In case YCDC need to consider the amendment of Zoning Map in UA, Special Development District Plan (SDDP) shall be added to Detailed Plan. Necessary procedures stipulated in URDPL and its Rule and Regulation including public hearing shall be done. Only after the SDDP formulation, Zoning Map shall be amended according to SDDP. Minimum size of development area for this case shall be equal to the minimum size for Case A and Case B of Zoning designation.



**Figure 37: SDDP formulation and UA Transfer**

### Set Back Regulation

37. Type 1 plot will not be regulated by BCR Regulation but have to follow Set Back Regulation. Both Type 2 and Type 3 Plots shall be regulated by both Set Back Regulation and BCR Regulation.

\* The definition of each item used is explained in detail in “Definition of Yangon Building Regulations” book.

**Table 8: Plot Type Definition**

Shape	Location	Size	Plot Type	BCR Regulation	Permeable Regulation	Remarks
Planned Plot	Specific Area	$X \leq 10,000$ sq-ft	Type 1	Not Apply		
		$10,000 \text{sq-ft} < X$	Type 2	Apply		
	Other than Specific Area	$X \leq 2,500$ sq-ft	Type 1	Not Apply		
		$2,500 \text{ sq-ft} < X$	Type 2	Apply		
Unplanned Plot	Any	Any	Type 3	Apply		
Planned or Unplanned Plot in R1		Any	Any	Apply		

**Table 9: Set Back Regulation**

Location	Plot Type	Size	Set Back Regulation (from outer wall)			Remarks
			Front	Back	Side	
Specific Area	Type 1 Type 2	Any	No need	6' for GF 1' for others	No need	
	Type 3	Any	12'	6'	3'	
Other than Specific Area	Type 1	$X \leq 1,500$ sq-ft	5' for GF 1' for others	6' w/o BDS	1'	
		$1,500 \text{ sq-ft} < X \leq 2,500$ sq-ft	6'	1' w/ BDS	3'	
	Type 2	$2,500 \text{ sq-ft} < X$	12'	6'	3'	
	Type 3	Any	12'	6'	3'	

Any plot(s) facing to following road(s) Pyay Road, Kabaraye Pagoda Road, University Avenue Road, U Wisara Road needs 20' setback on Front.

38. Specific Area includes Downtown Specific Area and Bayintnaung Wholesale Specific Area. Since BCR regulation does not apply to Type 1 Plot, the permeable area requirement regulated by Definitions of Yangon Building Regulations does not apply for Type 1 Plot neither. But in order to secure low density and nice living environment in R1, BCR Regulation and Permeable Regulation will apply to that R1.

### **Building Usage Regulation by Zoning Categories**

39. Building usage is controlled by zoning categories to achieve sustainable development of YCDC area. This use regulation will prevent conflict of activities between zone categories. Maximum floor area of each usage is checked by the building usage regulation table attached.

Note for building usage regulation table

\*Proportional Rate up to 50% for other than residential usage with size limitation

\*\*Level of Hazardous need to be defined

Traffic police box (not including police station) and public toilets can be excluded from the usage regulation table.

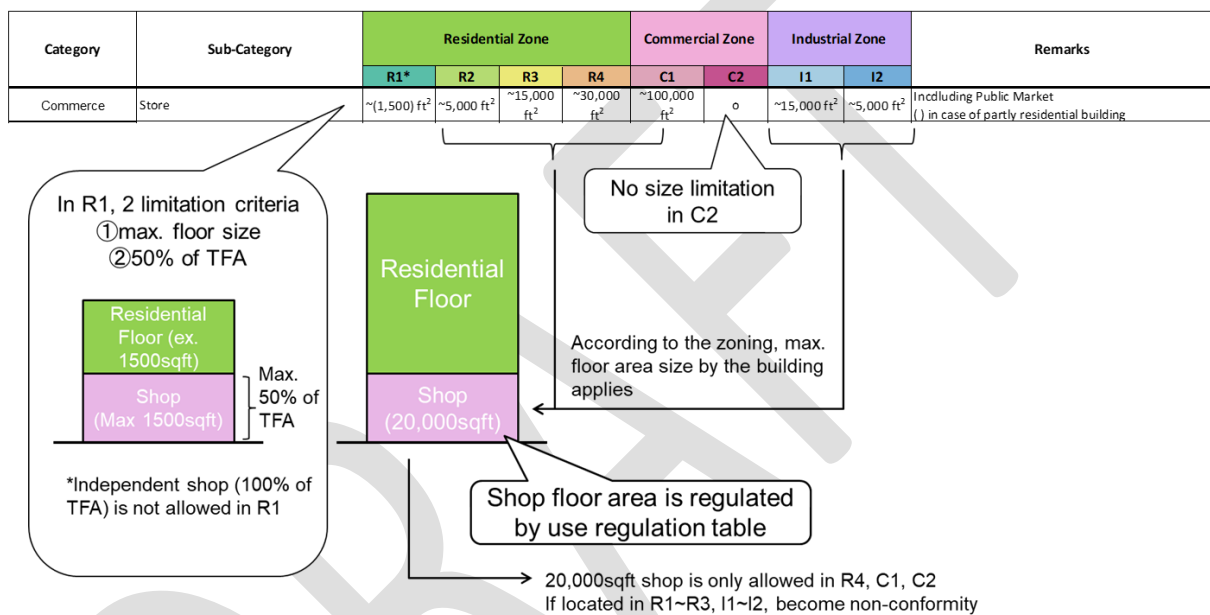




Category	Sub-Category	Residential Zone				Commercial Zone		Industrial Zone		Remarks
		R1*	R2	R3	R4	C1	C2	I1	I2	
Education and Culture	Public University	x	o	o	o	o	o	o	x	
	Private University									
	Public School	o	o	o	o	o	o	o	x	
	Private School									
	Public Culture Facility	o	o	o	o	o	o	o	x	
	Sports Facility	x	~10,000 ft <sup>2</sup>	~30,000 ft <sup>2</sup>	o	o	o	o	x	
	Public Hospital	x	o	o	o	o	o	o	x	
	Private Hospital									
	Public Toilet	o	o	o	o	o	o	o	o	
Religious	Religious	o	o	o	o	o	o	o	o	
Transportation and Warehouse	Railway station, Port and Airport Facility, etc.	x	o	o	o	o	o	o	o	
	Public Wholesale Market	Regulated by Public Facility Layer same as shop								
	Warehouse/ Storage	~(1,500) ft <sup>2</sup>	~5,000 ft <sup>2</sup>	~15,000 ft <sup>2</sup>	o	o	o	o	o	( ) in case of partly residential building
		Limited to Low Hazardous **				Limited to Moderate Hazardous **			-	
	Parking	x	x	~10,000 ft <sup>2</sup>	o	o	o	o	o	
	In case of attached parking	~1,000 ft <sup>2</sup> with residence	~3,000 ft <sup>2</sup>	~10,000 ft <sup>2</sup>	o	o	o	o	o	
Industry	Factory	~(500 ft <sup>2</sup> )	~1,500 ft <sup>2</sup>	~5,000 ft <sup>2</sup>	o	o	o	o	o	( ) in case of partly residential building
		Limited to Low Hazardous				Limited to Moderate Hazardous			-	
	Automobile	(~500 ft <sup>2</sup> )	~1,500 ft <sup>2</sup>	~5,000 ft <sup>2</sup>	o	o	o	o	o	( ) in case of partly residential building
Agriculture, Forest, Fishery	Agriculture, etc.	x	~5,000 ft <sup>2</sup>	~15,000 ft <sup>2</sup>	o	o	o	o	o	

40. And, buildings inside R1 area have an additional floor use regulation as Proportional Regulation. The buildings inside R1 zoning, it shall be mainly for residential usage and other than residential usage is only allowed up to 50% of total floor area (TFA) of the building (proportional rate regulation in R1). By this regulation, the “pure usage” of buildings other than residential is not allowed in R1 zoning area with some exemption. Religious building and Government building, etc. can be constructed inside R1 as Pure building. Even the floor usage other than residential is 50% or less of TFA, the floor area other than residential shall also comply with size limitation which is described as attached figure.

## Example for Shop

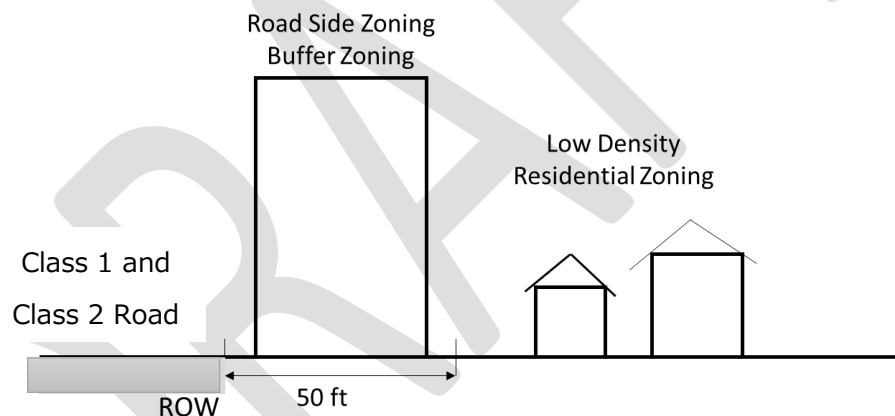


**Figure 38: Building Usage Regulation**

## Roadside Zoning

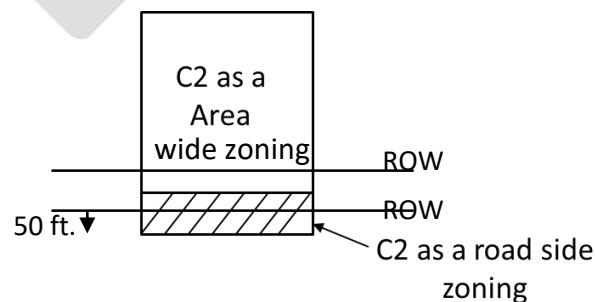
41. For enhancing the characteristic of the roadside activities and the city road scape, Roadside zoning may be adapted. Roadside zoning is not limited to Class 1 and Class 2 roads. However, in areas along major Class 1 and Class 2 roads, in order to use land effectively, specific-use zones will be designated, with relative flexibility according to the position and role of the roads, development conditions, and characteristics of the areas. If low density residential zones are designated for areas along Class 1 and Class 2 road, and there is concern about the impact on residential areas behind the roads, that roadside zoning may provide guidelines on these buildings. The following regulations shall be adapted for roadside zoning.

- In principle, Exclusive Low-density Residential Zone (R1) and Low-density Residential Zone (R2) shall not be designated touching or adjacent to Class 1 and Class 2 road.
- Mid-density Residential Zone (R3), High-density Residential Zone (R4) and Neighborhood Commercial Zone (C1) may be adopted as roadside zoning.
- To become a buffer from such major infrastructures, the width of roadside zoning is set up to 50 ft. from right of way (ROW) to cover one plot in principle.



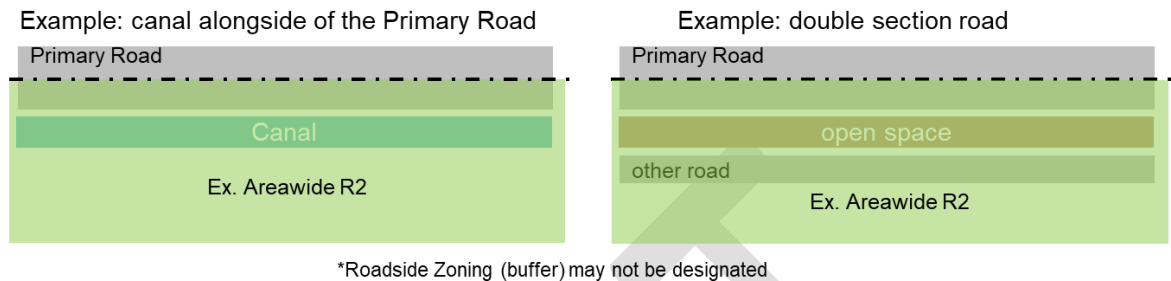
**Figure 39: Roadside Zoning or Buffer Zoning**

- In principle, R1, R2, C2, I1, I2 zones shall not be set as roadside zoning. But in case if such roadside zoning will be combined together with area wide zoning, it may be adapted.

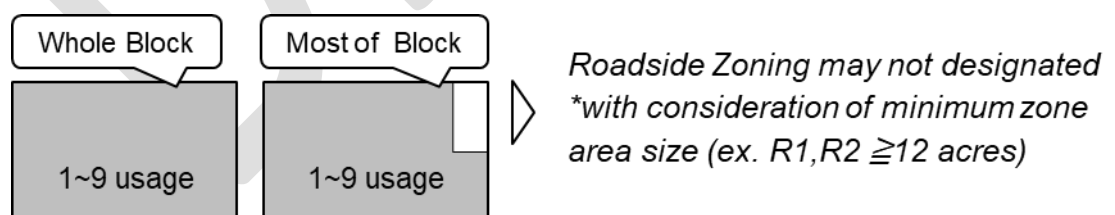


**Figure 40: Area Wide Zoning**

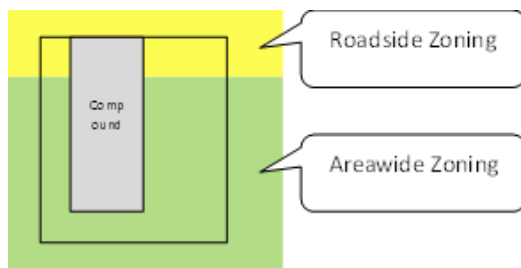
- In principle, the Roadside Zoning shall have equal or relaxed FAR, BCR, Height regulations compare to the Area Wide Zoning back of it. This principle also applies to Railway Side Zoning.
- In case, sufficient space (ex. open space, river, canal or like) alongside of the Class 1 and Class 2 road and Railway, Roadside Zoning may not be designated.



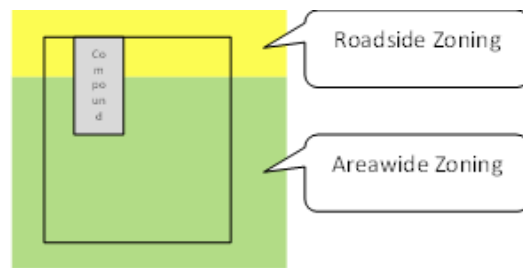
- In case, in R1 and R2, the whole block or most of the block are utilized for the listed land use below, Roadside Zoning may not be designated with the consideration of minimum zone area size for each of the zoning categories.
  1. Pagoda Compound
  2. Government Office(s) Compound
  3. General Hospital Compound
  4. Educational Compound\*
  5. Gated Single Detached Housing Compound\*\*
  6. Sport Facilities Compound\*\*\*
  7. Heritage Registered Building(s) Compound
  8. Park and Playground
  9. Public Facility Compound



- In case, in R1 and R2, the compound of listed land use above, Roadside Zoning Regulation and Roadside Zoning Relaxation stipulated in this Zoning Handbook shall not apply even the Roadside Zoning designated on the compound. For No.1 to No. 6, this treatment shall be limited to the compound with more than 1 acre. For No.7 to No.9, this treatment shall apply to any size of compound.



More than 1 acre → RS and RS relaxation  
NOT apply



No more than 1 acre → RS and RS  
relaxation applies (except for No.7 and 8)

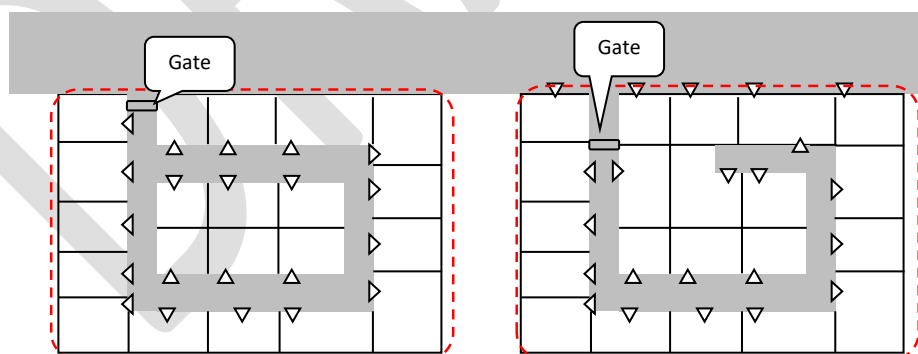
Additional restriction or relaxation may apply by other Layers such as Cultural and Historical Layer, etc.

Ex. Shwe Dagon Pagoda Height Restriction, Downtown Heritage Conservation Area Height Regulation, etc.

Definition of these items are as below.

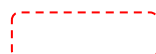
\* “Educational Compound” includes University, College, Institute, Academy, Basic Education Schools (Primary, Secondary, High), Vocational School, Training Center and Research Center or alike.

\*\* “Gated Single Detached Housing Compound” shall be more than one building, have gate, fencing and guard and inner road. It shall be restricted for everyone to enter in. The plot(s) which have an access either from inner road or outer road shall be included for this compound when the plot(s) was developed on the same time.



① All the plots in gated housing Access  
from inner road

② Plots facing to outer road access from  
outer road. Other plots access from inner  
road (one plot from both)

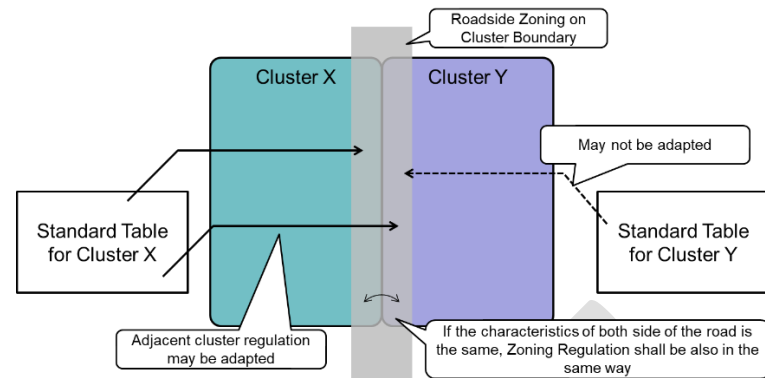


Gated Single Detached Housing Compound

\*\*\* “Sport Facilities Compound” includes Golf Course, Stadium, Tennis Court, Driving Range, Soccer Field, Football Field, Futsal Court, Racing Track, Equestrian and Boat Club / Sailing Club or alike.

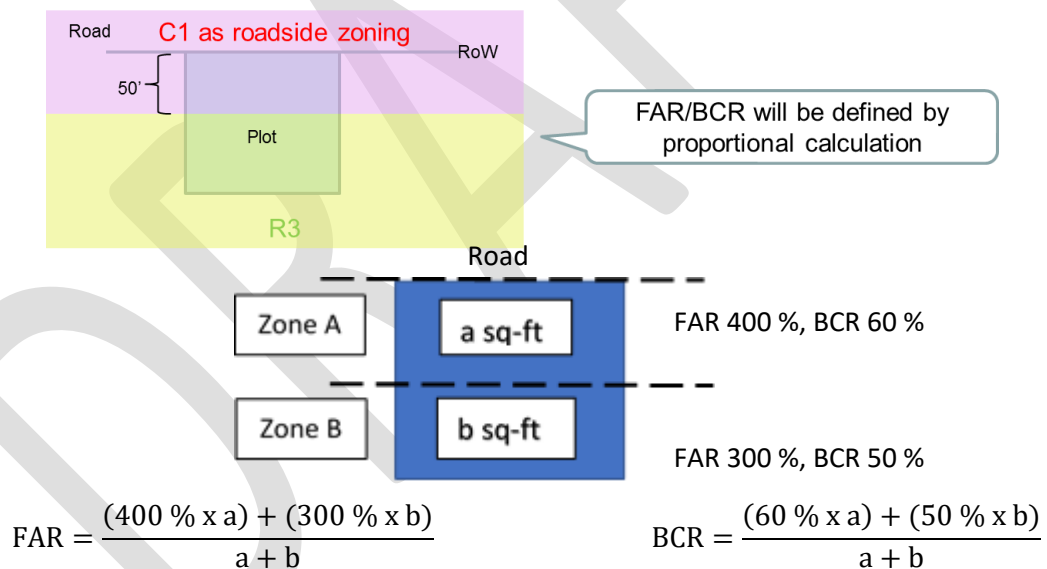


- (a) **Roadside Zoning on Cluster Boundary:** In the case of roadside zoning on boundaries of the clusters, zoning regulation from adjacent cluster may be adapted. This rule also may adapt to the area wide zoning on the cluster boundaries.



**Figure 41: Roadside Zoning on Cluster Boundary**

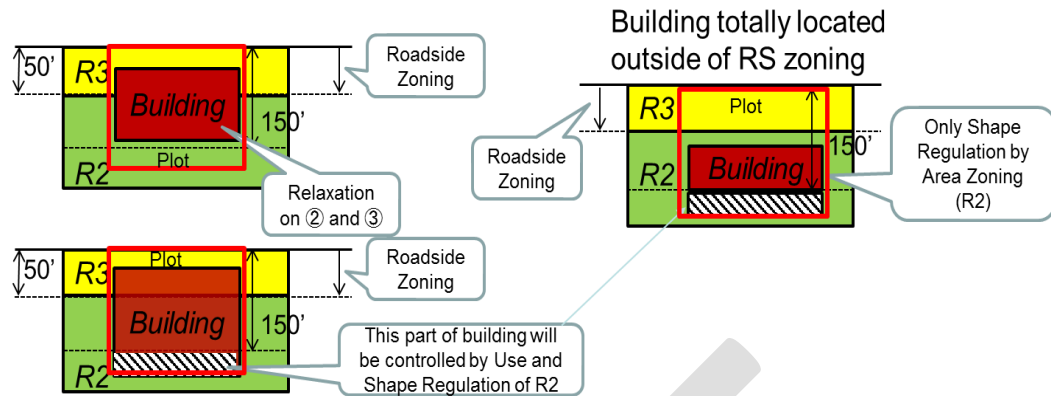
- (b) **Roadside Zoning Control:** If there are more than one zoning applied to one plot, FAR and BCR is calculated by proportional calculation of the plot area and FAR/BCR designation as below.



**Figure 42: Proportional Calculation**

- (c) **Roadside Zoning Relaxation:** Generally, for a plot with roadside zoning and more than one zoning being applied, the following regulations shall be applied;
1. FAR/BCR (building volume) shall be stipulated by proportional calculation of the plot area and FAR/BCR designation
  2. Use Regulation shall be controlled by roadside zoning designation
  3. Shape Regulation shall be controlled by roadside zoning designation

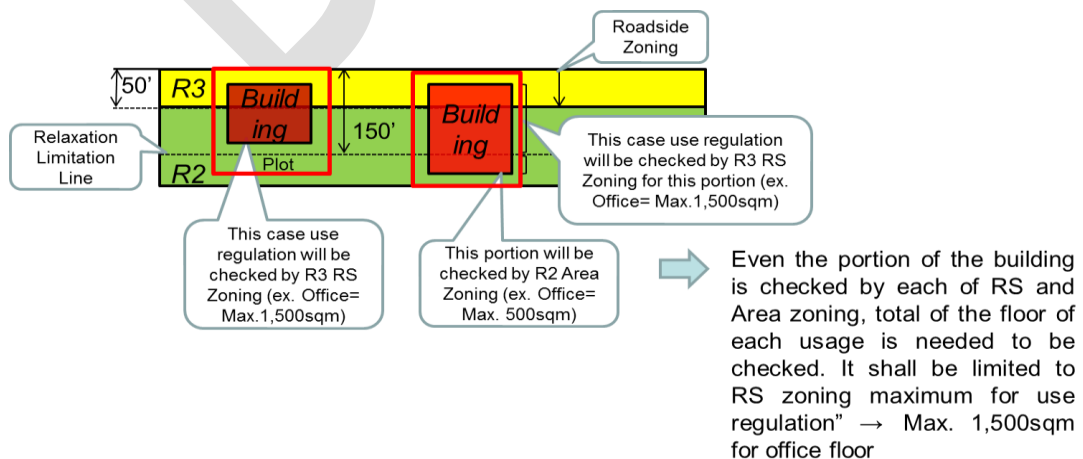
In terms of limitations on 2 and 3, relaxation by 2 and 3 shall be limited to 150 ft.  
(3 times of Roadside zoning depth)



**Figure 43: Roadside Zoning Relaxation**

- Basically, roadside relaxation 150 ft. (3 times of roadside zoning depth) shall be applied to use and shape regulations. FAR and BCR calculation shall be stipulated by proportional calculation of the area by each of zoning categories.
- In case part of the building is located outside the limitation line (150 ft. from RoW), there is no relaxation on the outside portion regarding use and shape regulations.
- In case the building is located totally outside the roadside zoning area (within 50 ft.) but some portion is located within relaxation 150 ft. limitation line, there is no relaxation on shape regulation but use regulation relaxation still applies.
- This roadside zoning relaxation does not apply to railway side zoning.

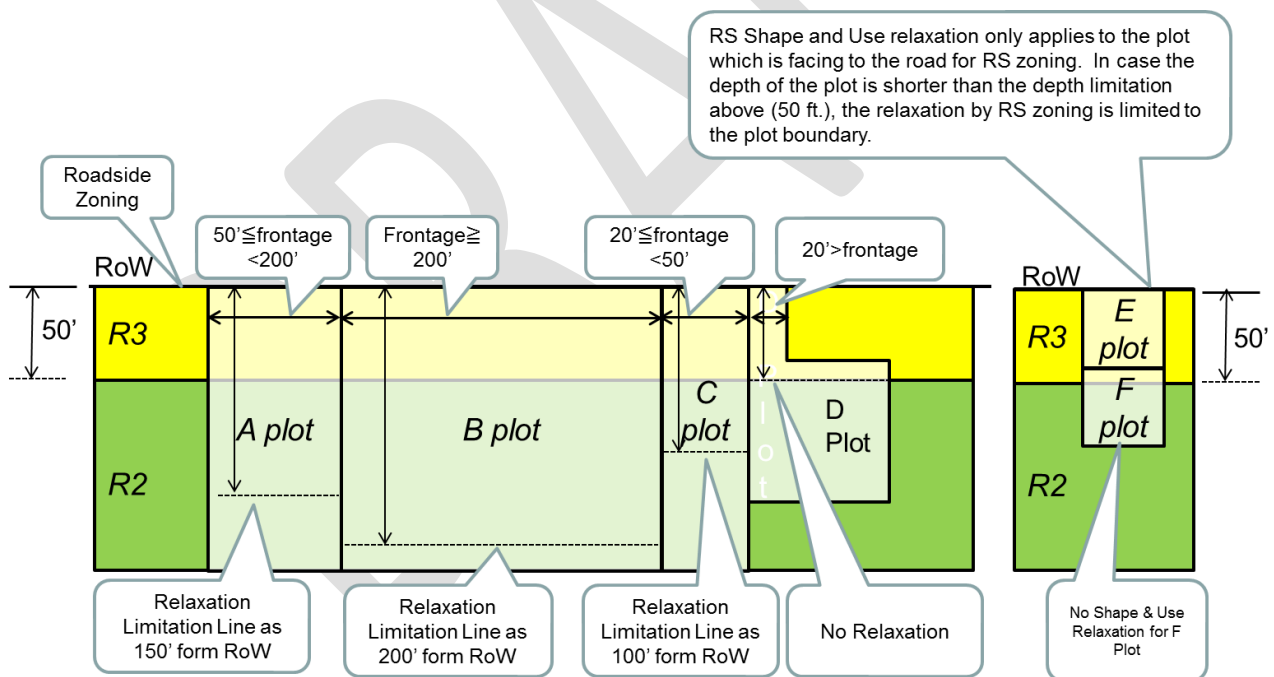
**(d) Use and Shape Regulation:** For roadside zoning plots with more than one zoning to be applied, Use Regulation shall be controlled by roadside zoning designation but limited to 150' depth. In case the building is located both inside and outside of this 150' line, the portion of the building will be checked by Roadside Zoning and Area wide Zoning behind the Roadside zoning.



**Figure 44: Use and Shape Regulation**

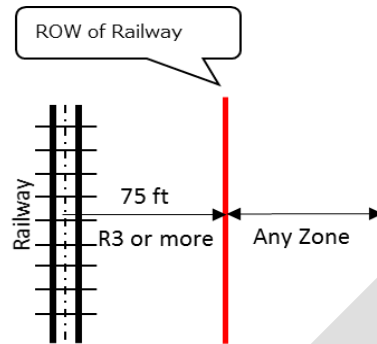
(e) **Limitation of Roadside Zoning Relaxation:** The additional consideration of Roadside Zoning Relaxation will depend on the narrow and wide frontage plots. For the Plot Frontage, Roadside Zoning Relaxation shall be limited to

- (1) In general, if the frontage width is between 50 ft. and less than 200 ft., roadside zoning relaxation will have 3 times of roadside zoning depth (150') from ROW.
- (2) If the frontage width is no less than 200 ft., the relaxation limitation line as 200' from ROW (4 times).
- (3) If the frontage width is between 20 ft. and less than 50 ft., the relaxation limitation line as 100 ft. from ROW (2 times).
- (4) If the frontage width is less than 20 ft., there is no relaxation.
- (5) Shape and use relaxation only apply to plot which is facing to the road for Roadside Zoning. Therefore, in case of the depth of the plot is shorter than the depth limitation above (50 ft.), the relaxation by roadside zoning is limited to the plot boundary.



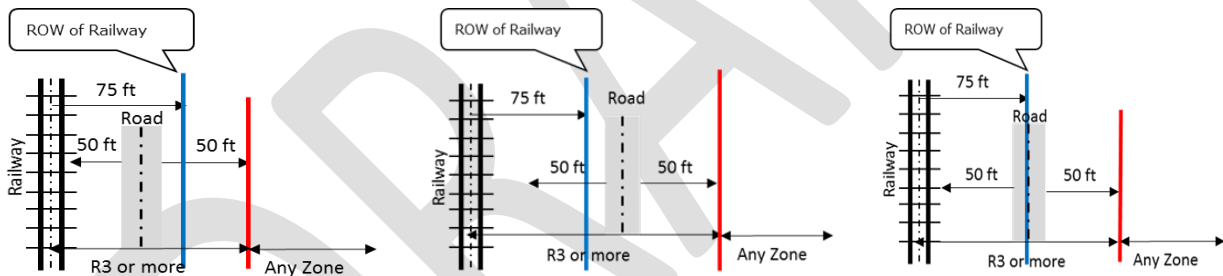
**Figure 45: Limitation of Roadside Zoning Relaxation**

- (f) **Zoning Regulations near Railway:** Since railways make noise or have other impacts on the living conditions of nearby areas, zoning shall be designated as follows.



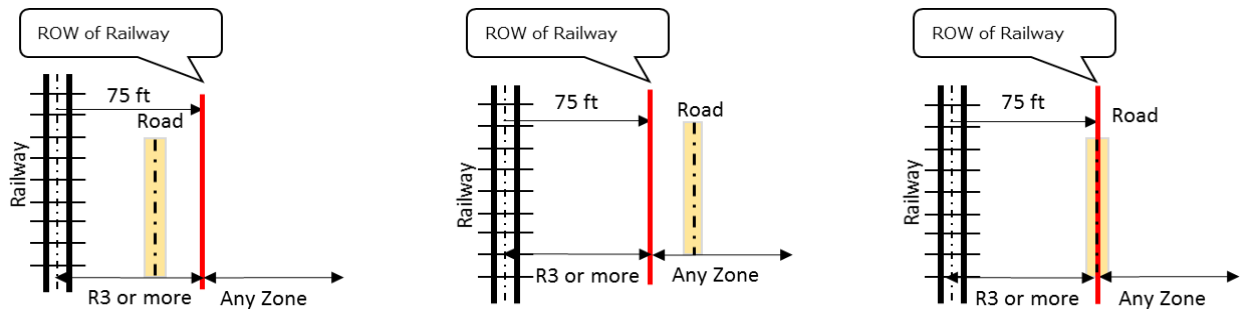
**Figure 46: Zoning Regulations near Railway**

Basically, any of the zones can be designated along railway area (75' from center of railway line) except Exclusive Low-density Residential Zone and Low-density Residential Zone. This is called railway side zoning. If there is no road after that distance, any appropriate zoning shall be designated.



**Figure 47: Railway attached Road width with Class 1 and Class 2 Road**

- (1) **Railway attached Road width with Class 1 and Class 2 Road:** When Class 1 and Class 2 road line is inside, center or outside of ROW of railway area, the total distance for designation of zoning R3 or more zoning (R4, C1, C2, I1, and I2) shall be 50 ft. starting from the ROW of road boundary as mentioned in figure and after that any zone may be attached.

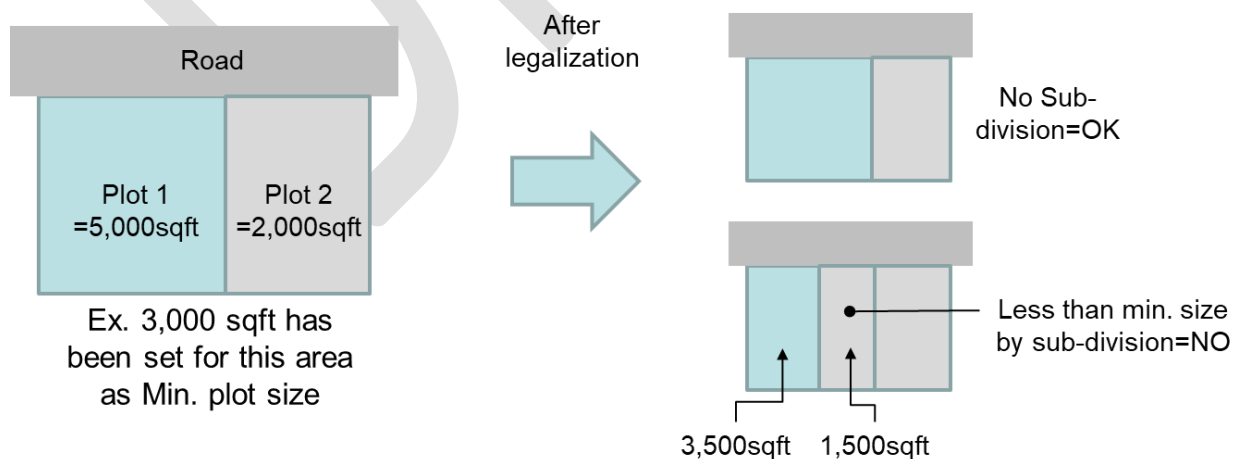


**Figure 48: Railway attached Road width with Class 3 and Class 4 Road**

- (2) **Railway attached Road width with Class 3 and Class 4 Road:** When Class 3 and Class 4 road line is inside, center or outside of ROW of railway area, the total distance for designation of zoning R3 or above (R4, C1, C2, I1, and I2) may be designated from the center of railway to the ROW of railway area as 75 ft. after which any zone may be attached.

### Minimum Plot Size

42. There is a regulation regarding requirement of minimum plot size for R1. In principle, it is not permissible to issue a building permission on the plot which is less than the designated minimum plot size. However, for existing plots which have been smaller than the required minimum plot size before the day of commencement of this regulation, the building permission may be issued. But no plot can be sub-divided beyond the minimum plot size requirement after the commencement day. 3,000 sq-ft shall be set as a standard minimum plot size for R1. If the current situation requires bigger or smaller minimum plot size, the bigger or smaller size may be adapted.



**Figure 49: Minimum Plot Size**



## YCDC Park and Playground

43. Public parks and playgrounds are public facilities and are not controlled by FAR/ BCR of the zoning layer. In general, FAR 10 % and BCR 5 % are allowed for public parks and playgrounds. Addition relaxation of 10 % of FAR and 5% of BCR respectively, may be given to the buildings of public interest, for instance, resting space, sports related facilities, exhibition facility, heritage buildings, and so on. At that time, the maximum FAR and BCR shall be 20 % of FAR and 10% of BCR for that Public Park and playground. This treatment shall be approved by YCDC. Commercial buildings like luxury restaurants, hotels, or alike are excluded from such relaxation. For Height and Use Regulation for YCDC Park and Playground shall be controlled by Area wide zoning (not by Roadside Zoning and no relaxation by Roadside Zoning even Roadside Zoning is designated on Park and Playground)

### Park and Playground



**FAR: 10%**

**BCR: 5%**

→relaxation up to 20% on FAR, 10% on BCR for public interest buildings...resting space, sports related facilities, exhibition facility, heritage buildings, etc.\*

\*NOT for commercial buildings like luxury restaurants, hotels, etc.



Resting Space



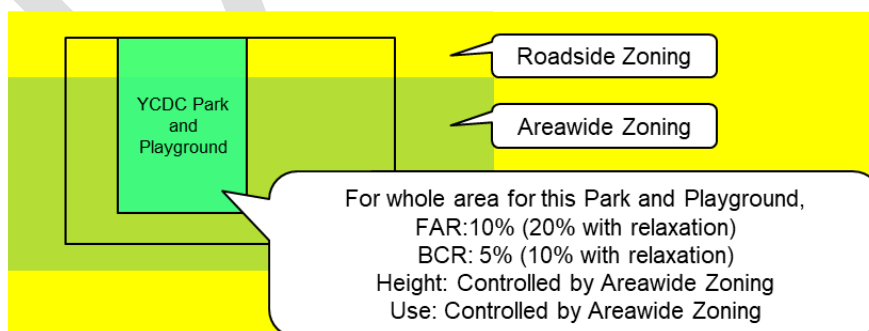
Indoor Sport Ground



Heritage Building



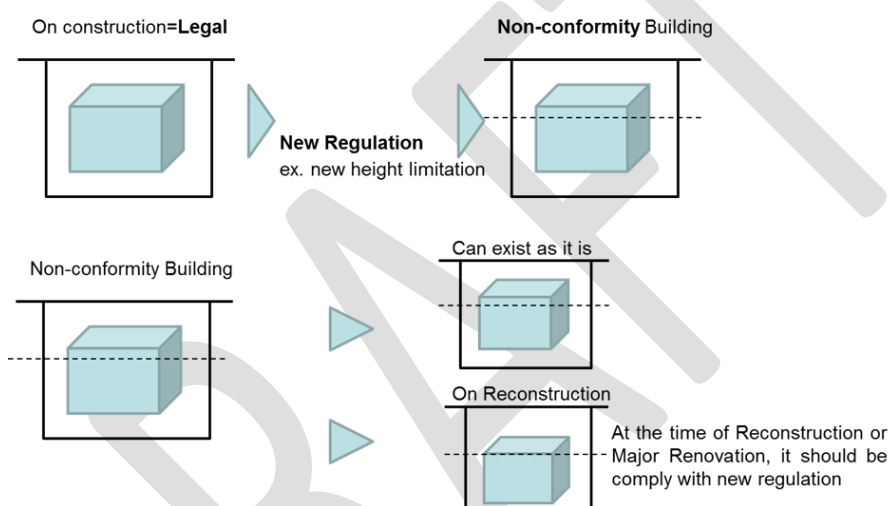
Exhibition Facility



**Figure 50: YCDC Park and Playground**

## Non-Conformity Building Regulations

44. Non-Conformity buildings are buildings legally constructed in accordance to the Rules and Regulations of the time of construction but which do not conform to the new rules and regulations. These buildings are not considered as illegal buildings and can be used as they are, but if they need to be minor or major renovation, they can be allowed up to renovate within the existing Total Floor Area (TFA), Building Coverage Area (BCA) and Height. And if they need to be reconstructed or need to have extension (changing size), they will need to follow the new rules and regulations. If the non-conformity building (limited to offices) is owned by Government or Ministry, it needs to follow the new rules and regulations but it can be reconstructed up to existing Total Floor Area (TFA) without changing building usage. In case of multiple government buildings as a compound, the usage of the buildings (or the compound) will be judged by major function of this compound.



**Figure 51: Non-Conformity Building Regulations**

**Table 11: Non-Conformity Building Regulations**

	<b>Non-conformity (General)</b>	<b>Non-conformity (Government offices)</b>
Usage of existing buildings	Can be	Can be
Minor/Major Renovation	It can made up to existing TFA, BCA, Height	It can made up to existing TFA, BCA, Height
Extension	Shall follow the new regulation	Shall follow the new regulation
Reconstruction	Shall follow the new regulation	Shall follow the new regulation It can made up to existing TFA without changing building usage

## Road Area Exclusion for Detached Housings Development

45. The land area for road and BDS inside the Detached Housings Compound shall be excluded from the plot area (Semi-public area) in the FAR/ BCR calculation.



**Figure 52: Road area exclusion for Detached Housings Development**

46. Inner road area inside the compound of Area Wide Development like collective housing complex or mixed development can be included for FAR, BCR calculation if the inner road is not transferred to YCDC. Once the inner road area is included in FAR, BCR calculation, this inner road area cannot be transferred to YCDC and the owner of the inner road (most likely the developer or his successor) shall make a management and maintenance of it.

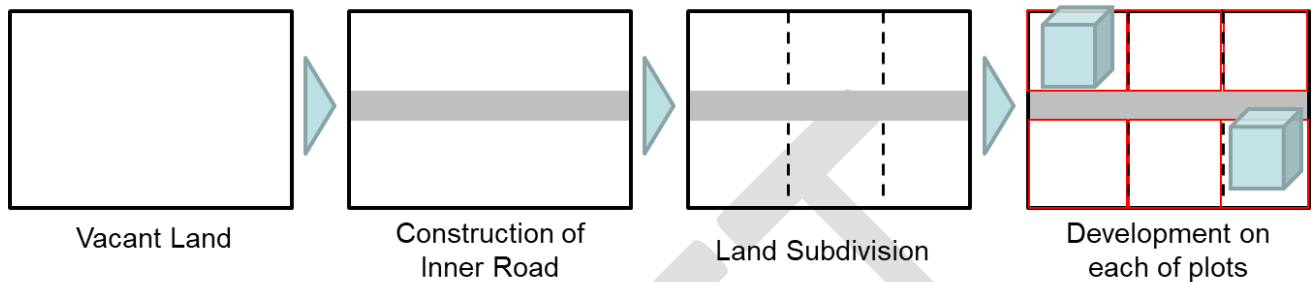


47. For Industrial Zones, even the inner road area is not transferred to YCDC, the inner road area shall not be included for FAR, BCR calculation when the plots inside the compound are divided into more than one plot. In the case of the similar development activities even outside of Industrial Zones, a developer develops the area with inner road and subdivide the land into multiple plots and each of the plot will be developed separately, the inner road area shall be excluded for FAR, BCR calculation for each of the plot developments.



Mingaladon Industrial Zone

Inner Road Area shall be excluded for FAR, BCR Calculation



## Pagoda Height

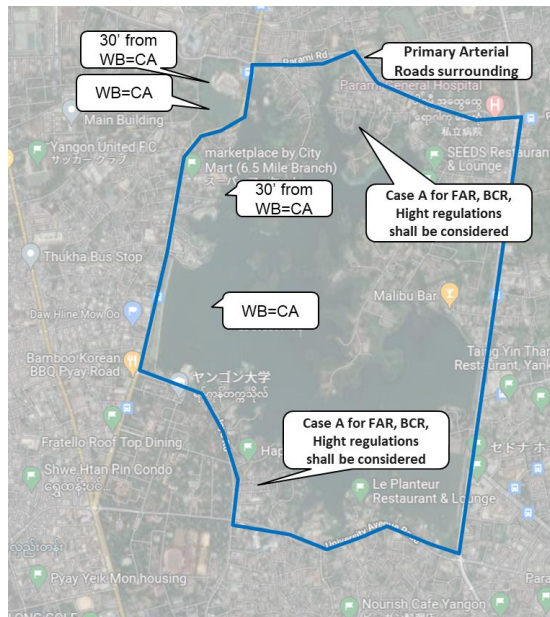
48. Stupas and Pagodas are not regulated by the height regulation. Use regulation, religious building can be built anywhere. But it needs to follow the guidelines and instructions from the respective Ministry.

## Special Treatment for Regulations

49. Urban Planning Department has an authority to adapt relaxed or restricted regulations with the consent of the Executive Committee of YCDC. Relaxed or restricted regulations shall be adapted only when that is beneficial for the public social welfare, or alike.

## Principle for Inya Lake and Kan Taw Gyi Lake

50. To conserve the environment of Inya Lake and Kan Daw Gyi Lake as a valuable asset, CA designation shall be considered, especially on 30 feet from water body. In case of UA, Case A for FAR, BCR, Height regulations shall be considered inside of Primary Arterial Roads surrounding to those two lakes as long as the current building situation allows.



## Monitoring and Updating Detailed Plan, etc.

51. YCDC has a responsibility to monitor the city development and shall update the Detailed Plan and other plans including zoning map and other layer maps in every 5 years. Necessary arrangement for this task shall be organized.

## **Chapter (7)**

### **Conclusion**

52. This handbook is intended to provide understanding to the Yangon Zoning Plan by elaborating on systematic procedures and giving transparency to regulations. Besides, it intends to create better life and living conditions to the citizens by ensuring availability of required amenities during great transformation of Yangon into a Mega City. As Yangon is the primate city of Myanmar with the highest urban population, the ways of approach to achieve systematic procedures are based on National Urban Policy and Strategies.

This zoning regulation is derived from the detailed analysis of areas within the Yangon City Development Committee boundaries. It is strongly believed that this zoning handbook will help to better understand and overcome challenges while capturing opportunities of the city to have better effect on future urban developments.

Therefore, this zoning regulation is the first step for land-use zoning of the city and its developments.