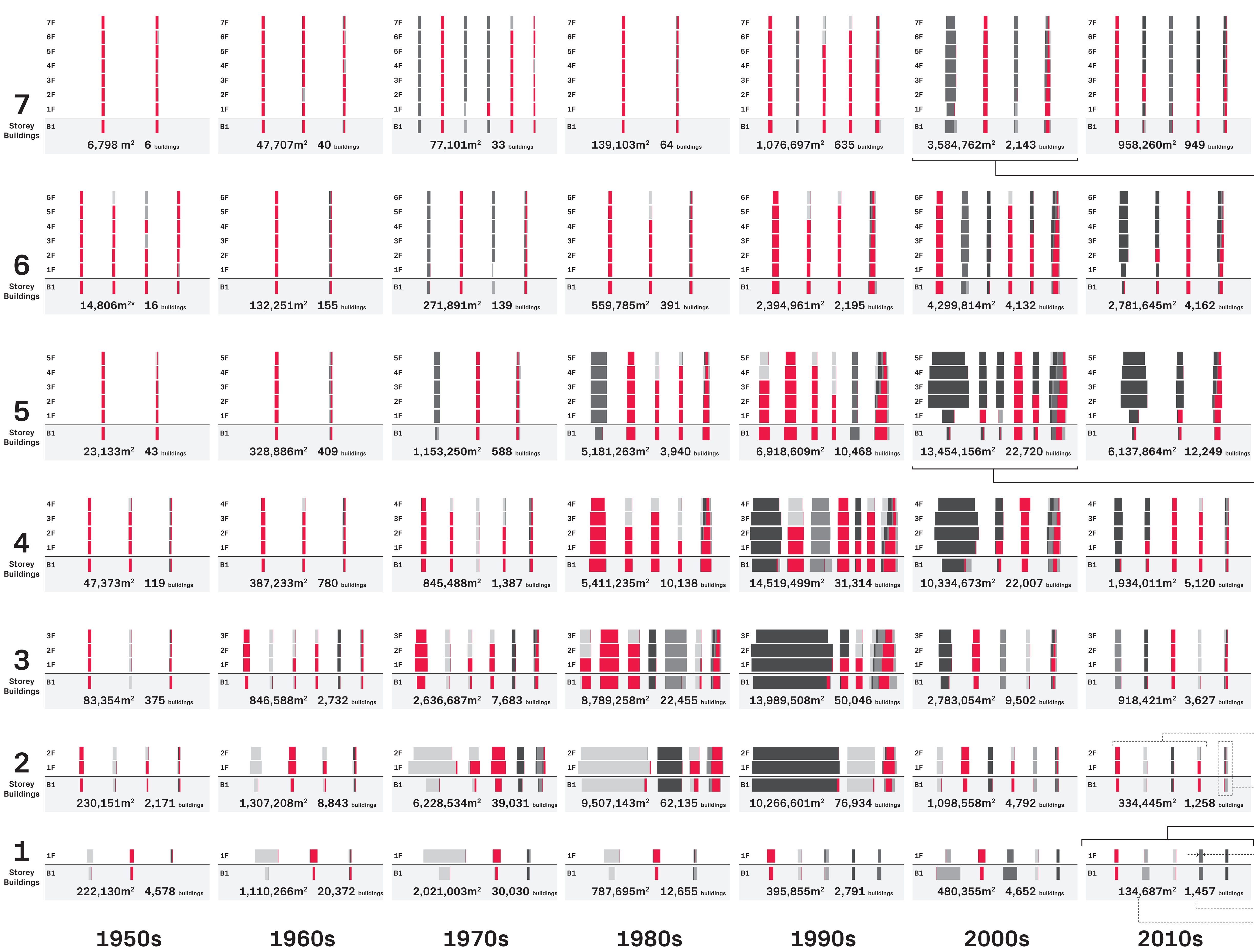
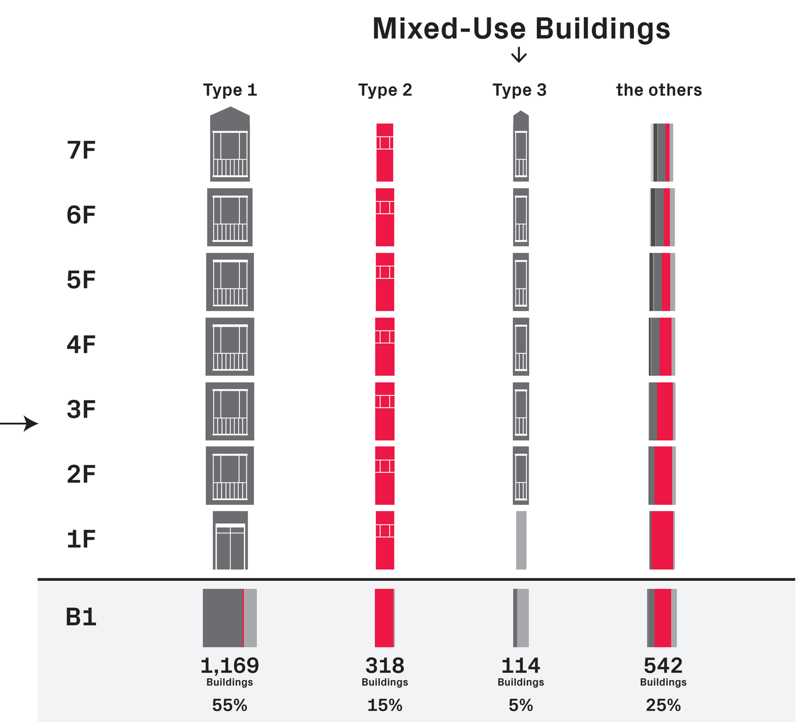
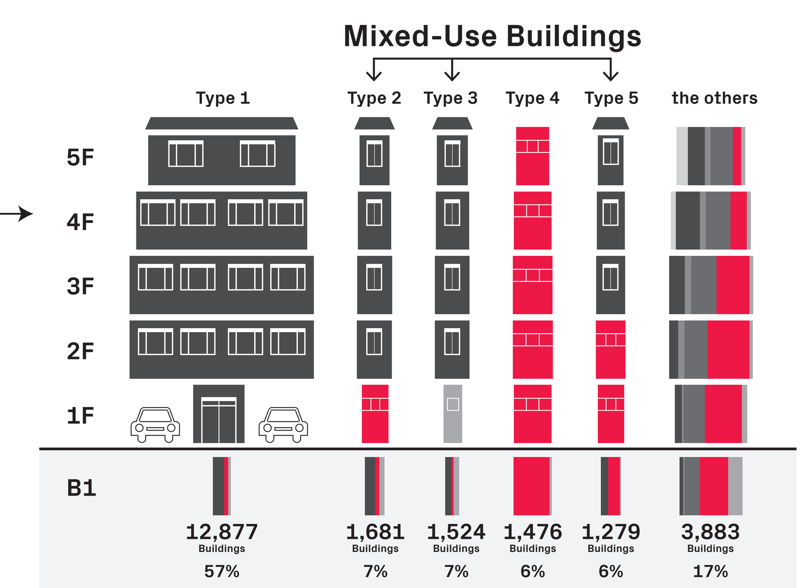
③.③ Scales, Programs and Typologies

While the two major building types—the apartment building and the multi-family house—were polarized from the 1980s, small retail spaces (keunsaeng) were combined with the medium-rise multi-family houses, and became the prototypical mixed-use buildings in Seoul.





7-storey Buildings Constructed in the 2000s



5-storey Buildings Constructed in the 2000s

Specific building types that exceed 5% out of total number of the buildings in each section.

The rightmost one in each mini-graph is **not a specific building type.** It's assembled space programs of the buildings except for the specific ones to the left.

All existing **1**-story buildings built in **2010s**
residential and small retail buildings

The width is the sum of all the floors' area of the type.

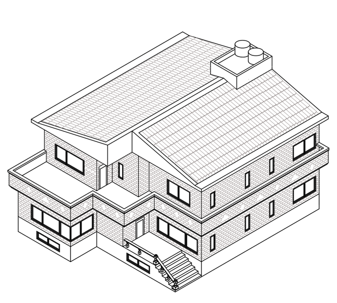
Total number of the buildings in the mini graph.
Total GFA (gross floor area) of the buildings in the mini-graph.

Profiles of all Medium-rise (under 7 stories) Residential and Small Retail Buildings in Seoul

X-axis: decade the buildings were built in
Y-axis: Number of storeys

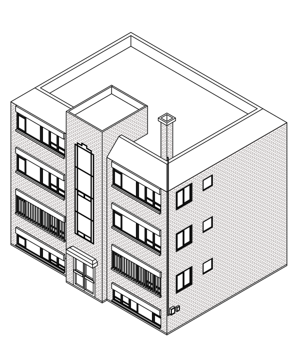
Width: the total aggregated amount of floor area
Color indicate the different space programs

Detached Houses
Multi-family Houses
Other Types of Houses
Apartment Buildings
Small Retail Buildings
Other Facilities



2-storey Single Detached House

1-storey or 2-storey single detached House was a primary type until 1980s.

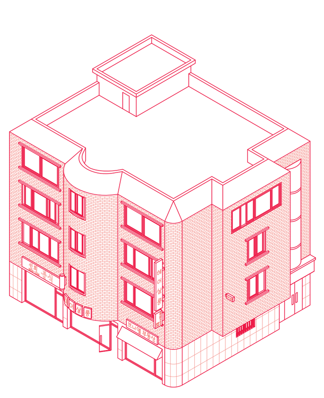


3-storey Multi-family House

Most Multi-Family Houses have underground units until 1990s.
They are called *Banjiha*, that means a half-underground house.
FAR doesn't include it because they are located under the ground, legally.

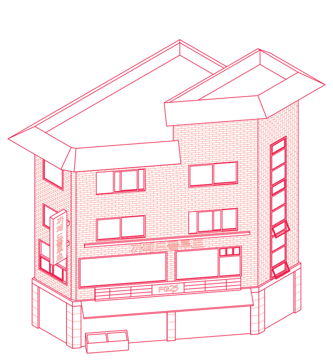
5-storey Apartment Building

Most apartment buildings constructed until 1980s have 5 stories.



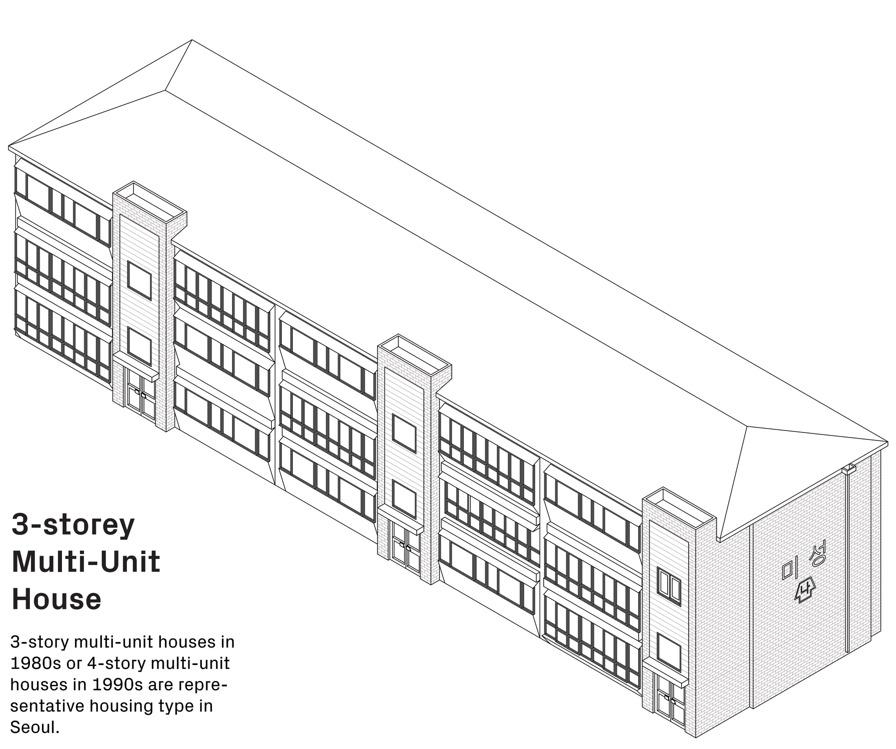
4-storey Mixed-Use Building

On the ground floor, there is small retail for rent.
From second floor, there are multi-family houses for rent, or the owners house is located on the top of the building.



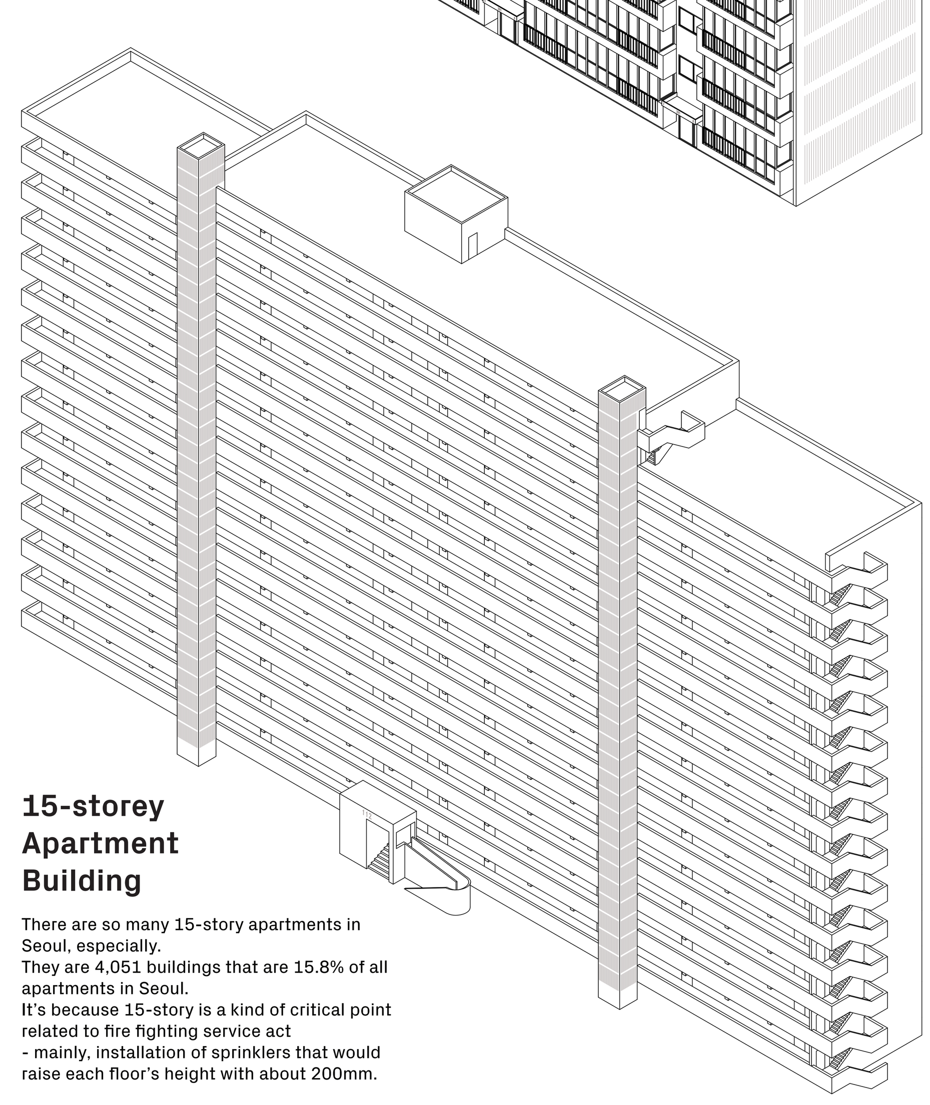
4-storey Mixed-Use Building

Owener's house is located on the top of the building.
Under the house unit, generally, there are small retails for rent.



3-storey Multi-Unit House

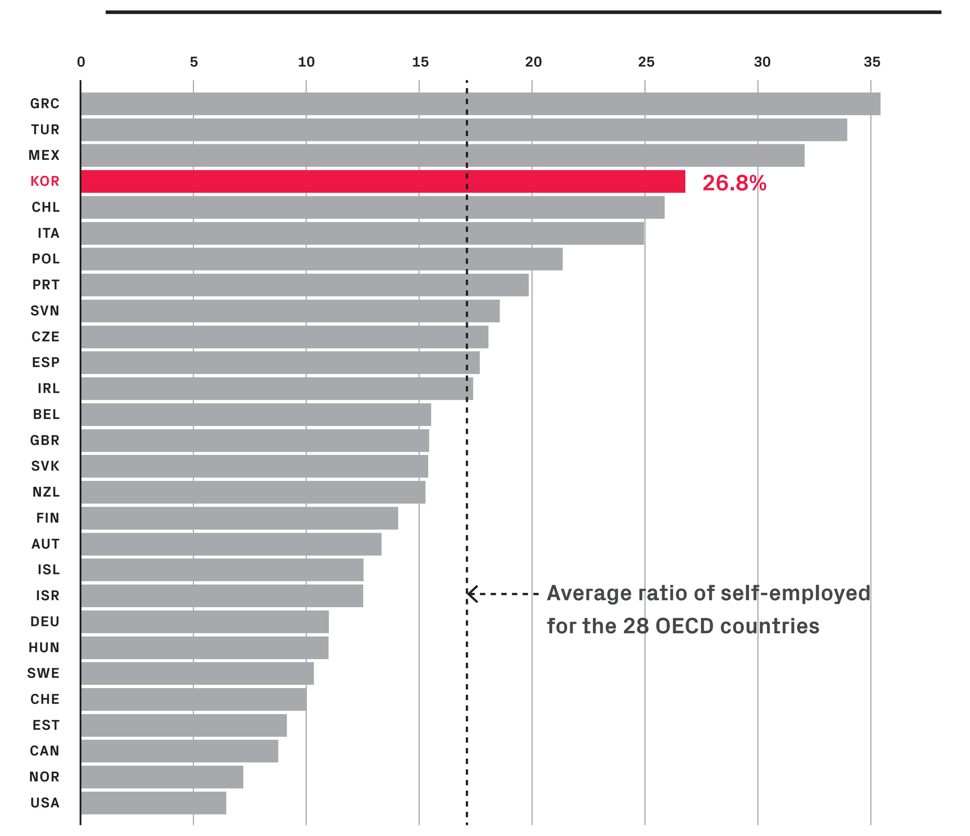
3-story multi-unit houses in 1980s or 4-story multi-unit houses in 1990s are representative housing type in Seoul.



15-storey Apartment Building

There are so many 15-story apartments in Seoul, especially.
They are 4,051 buildings that are 15.8% of all apartments in Seoul.
It's because 15-story is a kind of critical point related to fire fighting service act
- mainly, installation of sprinklers that would raise each floor's height with about 200mm.

The higher ratio of self-employed in Korea affects the retailization of medium multi-family houses.



x-axis: ratio of self-employed (percent)
y-axis: 28 OECD countries

Ratio of Self-Employed for the 28 OECD Countries

The mixture of residential and retail spaces within Residential Zoning areas is common in Korean cities. It is because urban and building rules allow most retail functions in Residential Zoning. But the fundamental reason for this phenomenon is the higher ratio of self-employed.