

Zoning Layers in the Superblock

The superblock consists of more than two zoning areas. The perimeter of the block is bordered by either Commercial or Quasi-Residential areas in a linear pattern, while the inner blocks are divided into Class-3, Class-2, or Class-1 General Residential areas. Each zoning area has different FAR and BCR limits.

The superblock between Gangnam Metro Station and Yeoksam Metro Station consists of Commercial, Class-2 and Class-1 General



Residential zoning areas. The General Residential areas within secondary roads were planned for single detached houses by LR projects in the 1970s.

Along the wide street, a new business corridor with high-rise office buildings is formed, while the areas in the middle were packed with medium rise residential and commercial buildings, converted from single storey houses from the 1970s.

▼ This horizontal shift of zoning within a block can be compared to the layers of an onion. Entering a block is like peeling a layer off; you see more onion, but the onion is getting smaller.

