ABSTRACT

Commercial and services area in Panglima Sudirman Street district, Nganjuk Regency, is a potential rapid growth area. However, there is no provision to regulate those activities in the locations yet, whether its permitted, limited, conditional, or prohibited. This study aims to determine the activity of commercial and services in the Panglima Sudirman streets district as initial steps to arrange the activity control instrument of zoning regulations. Three stages of analysis performed in this study. First, identify the characteristics of potential trading and service activity using descriptive qualitative analysis techniques. Then, to analyze the criteria for allowable activities, limited, conditional and prohibited using Delphi analysis techniques. Last, determine the activity limitation of Panglima Sudirman Streets area by qualitative descriptive analysis techniques. This study classifies activity limitation arrangements into permitted, limited, conditional, and prohibited. Activity is permitted generally have <400 m2 of lot, low disruption and activities which is appropriate to the scale of services. Criteria for limited and conditional activity classification are likewise that is a 400-5000 m2 lot and the activity that doesn’t conform the scale of services that have been set. The difference lies in the chronic and acute disruption in conditional activity and limitation operating hours by 16-24 hours for limited activity. Prohibited activity is activity with wide lot more than 5000 m2.

Keywords: commercial and services area; zoning regulations; space utilization control