

Japan

Japan's large cities, especially Tokyo, provide an interesting example:

1960s and 1970s:

- Rapid rise in car ownership
- Efforts from 1960s to 1980s to boost supply but only modest results 从1960年代到1980年代的刺激供给的努力只带来一定程度的效果
- Minimum parking requirements established but at low rates and exempting small buildings
- Because of narrow residential streets, overnight parking in streets was banned.
- Proof-of-parking law to complement the overnight street parking ban.
- Small parking subsidies to encourage private development of public parking.
- City parking structures and underground lots were built but disappointing results. Modest number of spaces because of high underground costs and high land costs. (Such facilities are now priced at market rates.)

Insights on the proof-of-parking rule and the ban on overnight parking:

- Overnight street parking ban seems reasonable because most residential streets are very narrow



- The intention of proof-of-parking rule was to make the overnight street parking ban easier to enforce (so no excuses) 停车位证明规定出台的意图：使街道隔夜停车的禁令更容易实施（不找借口）
- It is car-owners' responsibility to obtain parking. Not government's responsibility to ensure enough. 获取停车位是车主的责任，而非政府的职责，政府无需保证有足够的停车位。
- The overnight on-street parking ban is enforced strictly. Traffic police tow vehicles found parking in streets overnight.

- Overnight street parking ban makes it pointless to try to cheat or avoid the proof-of-parking rule. 街道隔夜停车的禁令使得作假或者对停车位证明规避的行为毫无意义
- Car owners without on-site parking had no choice but to seek leased commercial parking 没有现场停车位的车主别无选择，只能寻求租赁商业停车位。Such leased commercial parking for residents is common in most neighbourhoods.
- Parking industry emerged in most localities to serve this demand. 为服务这些需求，停车产业在大多数地方应运而生。

The approach to parking minimums also contributed to the development of commercial parking:

- Interesting approach to minimum parking requirements 1950s law introduced them. 对于 1950 年代引入的最低停车配建要求的一些有趣的方法手段
- National guidance for municipalities (later with more freedom for local variation but there is not much in practice) 国家层面对城市的指导政策
- Set at low levels and never raised since then. 制定低要求，从未提高过
- Small buildings exempt. And full force of the minimums phases in between 1000 square metres and 6,000 square metres of floor space.
- Parking demand often exceeds on-site supply, resulting in demand for public parking (mostly commercial).
- So in Japanese cities, much parking is commercial. Supply and prices depend primarily on market conditions in each area. 在日本，很多停车都是商业性质的。供给和价格主要决定于该区域的市场条件。
- Recent rise of small coin parking lots 最近的出现的小规模投币停车场

