

# IMPACT OF ISTANBUL'S ZONING REFORMS ON SMEs

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## INTRODUCTION & AIM

- This study examines how current zoning policies affect SME competitiveness and sustainability.
- Focus on network disruption, compliance costs, and infrastructural inequalities.

- \* SMEs constitute >99% of enterprises in Turkey.
- \* Urbanization, industrialization, and zoning reforms shape the business environment.
- \* Reforms (rezoning, urban transformation, megaprojects) directly affect SME survival.

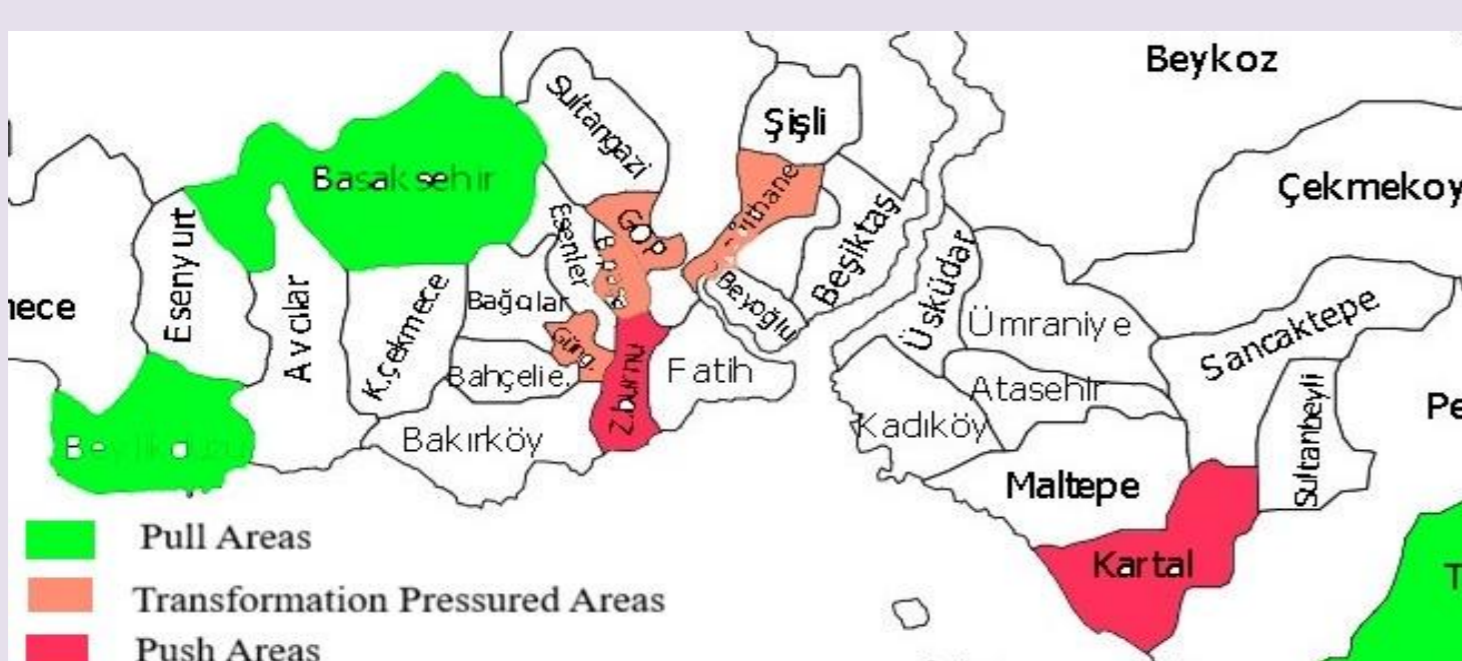
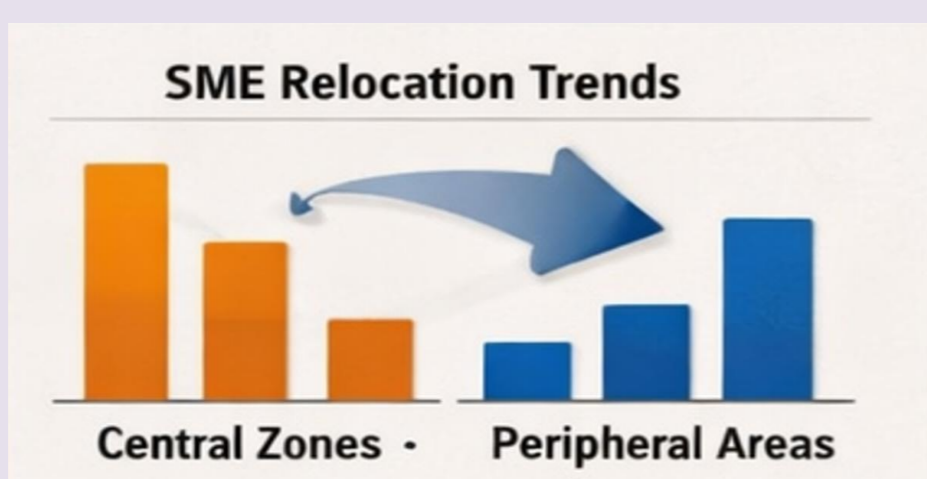
## METHOD

- Qualitative review of academic literature and government reports (2006-2022).
- Case studies of districts:**  
Zeytinburnu, Kartal, Bayrampaşa, Başakşehir, Beylikdüzü.

### Illustrative Example from Table 1

Criteria	Central Districts	City Outskirts	Impact on Competitiveness
Connectivity	High-speed fiber	Developing/unstable internet	Technical delays
Financial Access	Close to bank branches	Limited physical access	Transaction costs
Labor Access	Easy worker finding	Higher commute times	Labor turnover
Supply Chain	Close to suppliers	Isolated "just-in-time" disrupted	High logistics
Knowledge Spillovers	Easy idea sharing	Isolated environment	Slower innovation

Central Districts: Esenyurt, City Outskirts: Arnavutköy



## RESULTS & DISCUSSION

### REGULATORY BARRIERS

Complicated, fast-changing rules. Tasks (permits, land use, standards) increase vulnerability.

Zoning-driven displacement disrupts local clusters, weakening innovation, production, and labor networks.

Loss of agglomeration economies.



### Policy Recommendations (Adapted from Table 4)

Policy Area	Recommendation	Expected Impact
Zoning & Planning	Integrate SME needs, mixed-use	Reduced migration
Finance & Support	Expand access, credit, incentives	Increased resilience
Relocation Policies	Migration assistance, tax relief	Lower compliance costs
Transparency	Public participation, communication	Greater trust
Sustainability	Balance projects with green/social infrastructure	Inclusive growth

## CONCLUSION

- SME's are the backbone of Turkey ;Inclusive planning is essential to support.
- Reforms are crucial for equitable growth and resilient urban development.

## FUTURE WORK / REFERENCES

Further comparative studies for other Turkish cities.  
TUIK, ADNKS, TOBB SME Reports, BTK Infrastructure Data, Istanbul Metropolitan Municipality Report.