

Guidelines at a Glance: Commercial

The table below is intended to provide an overview of the key guidelines applicable for the development type. The full details of the guidelines are stated in the relevant tabs of this handbook.

Guidelines for all Commercial Developments		
Parameter	Guideline	
Gross Plot Ratio	As stipulated in the prevailing Master Plan	
Bonus GFA	Applicable Bonus GFA schemes: <ul style="list-style-type: none"> • CBD Incentive Scheme • Strategic Development Incentive Scheme • Community and Sports Facilities Scheme • Rooftop ORA on Landscaped Roofs • Built Environment Transformation Scheme • ORAs within Privately-Owned Public Spaces 	
Road Buffer	Category 1 – Expressway	15m (5m green)
	Category 2 – Major Arterial	7.5m (3m green)
	Category 3 – Minor Arterial	5m (3m green)
	Category 4 & 5 – Primary Access and slip road	5m (3m green)
Building Setback from Boundary	<ul style="list-style-type: none"> • Minimum 3m (including 2m peripheral planting verge) along common boundaries with other developments • Refer to section on <i>Building Setback from Boundary</i> for detailed setback requirements for ancillary structures 	
Building Height	No storey-height control except for sites which <ol style="list-style-type: none"> have technical height controls have conservation or urban design requirements 	
	Resultant building height shall comply with technical height controls imposed by other authorities such as CAAS and DSTA	
Floor-to-Floor Height	Maximum 5.0m	

<p>Basements</p>	<p>Basements with protrusions of up to 1.0m:</p> <ul style="list-style-type: none"> • shall comply with the road buffer and building setback. • any basement protrusions of more than 1.0m above the ground level are treated as a storey. <p>Sunken basements may be built up to the road reserve line and lot boundary provided:</p> <ul style="list-style-type: none"> • the portion underneath the green buffer is submerged at least 2m or more below the ground level. • there are no technical requirements. • it does not cause any adverse impact to the adjoining property. 	
<p>Special and Detailed Control Plans</p>	<ul style="list-style-type: none"> • Special and Detailed Control Plans • Special Control Area 1 • Special Control Area 2 	<p>Developments within special control areas may be subject to screening requirements (to be confirmed upon submission of a proposed development)</p>
<p>Street Block Plans</p>	<p>Refer to section on <i>Street Block Plans</i></p>	
<p>Urban Design Requirements</p>	<p>Urban Design Requirements including activity generating uses may apply to developments within the Central Area and Key Growth areas (such as Jurong Gateway, Paya Lebar Central, Punggol Digital District and Woodlands Central).</p> <p>Refer to the Urban Design Guidelines on URA’s Website.</p>	
<p>Developments involving Waterbodies</p>	<p>Refer to section on <i>Developments involving Waterbodies</i></p>	
<p>Parking</p>	<p>Parking standards and requirements are prescribed by the Land Transport Authority (LTA).</p>	
<p>Open-sided and Covered Walkways</p>	<p>All commercial developments and commercial buildings in mixed developments shall provide covered walkways along the periphery of the building facing roads and pedestrian routes. Refer to section on <i>Covered Walkways</i> for requirements.</p>	
<p>Average Retail Unit Size</p>	<p>Minimum 50sqm</p>	
<p>Internal Corridor Width</p>	<p><u>Corridor serving single row of retail units</u> Minimum 2m to 2.4m</p>	

	<p><u>Corridor serving retail units on both sides</u> Minimum 2.4m to 3m</p>
RC Flat Roofs	<p>RC flat roofs shall remain inaccessible except for maintenance purposes only. Activating the rooftop for uses such as roof terraces may be allowed depending on the merits of the proposal. No structures shall be allowed unless otherwise approved by URA. Where allowed, structures (including any safety barriers) shall comply with height controls and the following guidelines.</p>
	<p>Communal Pavilions Communal pavilions shall be accessed from common areas only.</p> <p>They shall be computed as GFA unless they meet the following criteria:</p> <ul style="list-style-type: none"> • Maximum 500sqm or 50% of roof coverage, whichever is lower; • For developments with storey height control, pavilions shall be open-sided; • For developments without storey height control, maximum 50% perimeter enclosure of the pavilions may be allowed; • Communal pavilions shall be integrated with lush greenery. The greenery on the rooftop shall be both enjoyable by the building users and visible from the surroundings; • Plants shall be incorporated on permanent and preferably sunken planting, planned with sufficient soil depth based on the types of plants proposed. Some space shall be set aside for the provision of communal facilities and furniture to enhance the rooftop.
	<p>Solar Panels Planning permission is not required except in the following locations and contexts:</p> <ul style="list-style-type: none"> • Site is subject to urban design guidelines or located within Conservation Areas; • Elevated¹ solar panels; • Spaces under solar panels are enclosed or put to commercial use. <p>¹ A solar panel is deemed to be elevated if it is raised more than 1m from the roof level for landed housing developments or 1.8m from the roof level for other developments.</p>
Greenery	Refer to section on <i>Greenery</i>
Walking and Cycling Plan	Walking and Cycling Plan submission is required for retail developments with GFA of at least 10,000sqm and commercial

	developments (e.g. office) with GFA of at least 20,000sqm. Refer to section on Walking and Cycling Plan.
Strata Subdivision	<p>Areas where strata subdivision of the commercial component of developments may not be allowed:</p> <ul style="list-style-type: none"> • Along Orchard Road, Tanglin Road and Scotts Road (Orchard Road corridor); • Along Shenton Way, Robinson Road, Anson Road, Raffles Quay, facing Raffles Place Park, and along the Singapore River (CBD corridor; and • In close proximity to key landmarks of national significance.
Underground Pedestrian Links to Rapid Transit System (RTS) Stations	Refer to section on Underground Pedestrian Links to RTS Stations
Earthworks	<ul style="list-style-type: none"> • Earthworks are not allowed within the building setback area. • Earthworks within the build-able area are subject to evaluation. If earthfill of more than 1m is allowed, the overall aggregate building height measured from the allowable platform level shall comply with the maximum allowable building height control. • Earthfill involving the entire development site may only be considered if the proposed earthworks are required to meet the Minimum Platform Level (MPL) stipulated by PUB
Retaining and Boundary Walls	<p>Maximum allowable height for boundary walls is 1.8m.</p> <p>Erection of retaining walls are subject to evaluation. If retaining walls are allowed:</p> <ul style="list-style-type: none"> • the height shall be less than 1.5m; • retaining walls higher than 1.5m may be considered depending on site constraints and the need for extensive excavation; • the total visible height of the solid boundary-cum-retaining wall shall not exceed 2.8m, of which the solid boundary wall shall not exceed 1.8m.

Additional Guidelines for Mixed Commercial and Residential Developments

Parameter	Guideline	
Location of Commercial Uses	Commercial uses shall be located on lower floors, below the residential uses.	
Use Quantum	Land zoned Commercial	<ul style="list-style-type: none"> • Minimum 60% of overall GFA for commercial uses • Use of remaining GFA to be evaluated
	Land zoned Commercial and Residential	<ul style="list-style-type: none"> • Maximum 40% of overall GFA for commercial uses • Minimum 60% of overall GFA for residential uses
Building Setback	Residential and Commercial Uses in same building	<ul style="list-style-type: none"> • Setback requirements for commercial developments apply to commercial component. • Residential may adopt setback requirements for commercial developments.
	Residential and Commercial Uses in separate buildings	<ul style="list-style-type: none"> • Setback requirements for commercial developments apply to commercial component.
	Mixed Residential and Commercial development abuts land zoned Residential or Residential with Commercial at 1 st Storey	<ul style="list-style-type: none"> • Setback requirements for flat developments apply to residential component.
	Commercial Use	

Floor-to-Floor Height	<ul style="list-style-type: none"> • 5.0m (Maximum)
	Residential Use <ul style="list-style-type: none"> • 5.0m (Maximum) for 1st storey • 3.6m (Maximum) for subsequent storeys

Additional Guidelines for “Residential with Commercial at 1st Storey” Developments

Parameter	Guideline
Location of Commercial Uses	Typically confined to 1 st storey but may be considered at the basement or upper storeys if the development is located within the Central Area or if the development is within a mixed use area fronting major arterial routes outside the Central Area. Refer to section on Residential with Commercial at 1 st Storey for more details.
Use Quantum and Allowable Use	<ul style="list-style-type: none"> • The allowable commercial quantum is determined by the 1st storey building footprint. • Commercial uses that are likely to cause disamenity to the residents are not allowed. Examples of such commercial uses include night clubs and karaoke bars.
Building Setback	<ul style="list-style-type: none"> • Setback requirements for commercial developments apply to commercial component. • Setback requirements for flat developments apply to residential component.
Floor-to-Floor Height	<u>Commercial Use</u> <ul style="list-style-type: none"> • 5.0m (Maximum)
	<u>Residential Use</u> <ul style="list-style-type: none"> • 5.0m (Maximum) for 1st storey • 3.6m (Maximum) for subsequent storeys
Pure Residential Development Proposals	<u>Outside Key Routes</u> <ul style="list-style-type: none"> • Assessed depending on merits, taking into account the compatibility of the proposal with the surrounding land uses and planning intention.

	<p><u>Along Key Routes in Central Area</u></p> <ul style="list-style-type: none">• Not supported if the development does not provide activity-generating commercial uses such as retail, food and beverage, and entertainment
<p>Shophouses and Shopflats</p>	<ul style="list-style-type: none">• Commercial uses are restricted to the 1st storey only. Basements are not allowed for commercial use.• Strata subdivision is allowed for shophouses and shopflats except for conservation properties within the Historic Districts and Historic Residential Districts.