

Guidelines at a Glance: Place of Worship

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.

Parameter	Guideline	
Gross Plot Ratio	Location	GPR
	Within landed and low-density housing areas with GPR less than or equal to 1.4	Up to 1.0
	At the fringe of landed and low-density housing areas with GPR less than or equal to 1.4	Up to 1.4
	Within HDB estates and in areas with GPR more than 1.4	Up to 1.6
	Within or at the fringe of industrial estates	Up to 1.6
	Within Central Area and within other commercial centres, including party-wall developments such as in Geylang area	Subject to evaluation and localised urban design guidelines.
Storey Height	Location	Storey Height
	Within landed and low-density housing areas with GPR less than or equal to 1.4	Up to 2 or 3 storeys based on the storey-height control of the landed housing estate
	At the fringe of landed and low-density housing areas with GPR less than or equal to 1.4	Up to 4 storeys
	Within HDB estates and in areas with residential GPR more than 1.4	For PWs of GPR less than or equal to 1.4, up to 4 storeys For PWs of GPR more than 1.4 and less than or equal to 1.6, up

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		to 5 storeys within a 25m envelope control that includes the attic. An additional height allowance of up to 5m may be granted if purpose-built above-ground car park floors are provided. The additional height allowance shall be designed sensitively and shall be subject to detailed evaluation.
	Within or at the fringe of industrial estates	<p>For PWs of GPR less than or equal to 1.4, up to 4 storeys</p> <p>For PWs of GPR more than 1.4 and less than or equal to 1.6, up to 5 storeys within a 25m envelope control that includes the attic. An additional height allowance of up to 5m may be granted if purpose-built above-ground car park floors are provided. The additional height allowance shall be designed sensitively and shall be subject to detailed evaluation.</p>
	Within Central Area and within other commercial centres, including party-wall developments such as in Geylang area	Subject to evaluation and localised urban design guidelines.
Building Height	Subject to technical height controls imposed by other authorities such as CAAS and DSTA or where there are conservation or urban design requirements	
Floor-to-Floor Height	Maximum 5.0m	
Religious Symbols	<ul style="list-style-type: none"> • No taller than the allowable number of storeys • If mounted on the roof, it shall not be higher than 5.0m from the roof level 	

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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 Rooftop communal pavilions are not allowed in PW developments to minimise dis-amenity to neighbouring developments</p>	
	<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>	
Road Buffer	Category 1 – Expressway	15m (5m green buffer)
	Category 2 – Major Arterial A	7.5m (3m green buffer)
	Category 3 – Major Arterial B	5m (3m green buffer)
	Category 4 & 5 – Other Major Roads, Minor Roads & Slip Roads	5m (3m green buffer)
Building Setback from Boundary	<p>Minimum 4.5m (including 2m peripheral planting verge) along common boundaries with other developments</p>	
	<p>No setback requirement along common boundary with industrial development if the following conditions are met:</p> <ul style="list-style-type: none"> • The sites are located well within the industrial estate and not next to non-industrial developments; • No openings along common boundary; and • No adverse impact on the surrounding developments 	

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Basements	<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. 	
Special and Detailed Control Plans	Special and Detailed Control Plans Special Control Area 1 Special Control Area 2	Developments within special control areas may be subject to screening requirements (to be confirmed upon submission of a proposed development)
Street Block Plans	Refer to section on <i>Street Block Plans</i>	
Developments involving Waterbodies	Refer to section on <i>Developments involving Waterbodies</i>	
Ancillary Structures	Refer to section on <i>Ancillary Structures</i> for detailed setback requirements based on the type of ancillary structure	
Parking	Parking standards and requirements are prescribed by the Land Transport Authority (LTA)	
Use Quantum	<p>Based on overall proposed GFA:</p> <ul style="list-style-type: none"> • Minimum 50% praying area; • Maximum 50% ancillary uses (Maximum 10% ancillary non-religious uses and maximum 20% columbarium use) <p>Refer to section on <i>Use Quantum for Allowable Uses</i></p>	

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<p>Ancillary Columbarium</p>	<p>Location</p> <ul style="list-style-type: none"> • Shall not be stand-alone structures and shall be located inside the main PW building or abut the main building; • For standalone or independent PW developments, basement columbaria are preferred, but above-ground columbaria may be considered subject to complete screening from public view; • For party-wall PW developments, the columbarium shall be sited in the basement. <p>Quantum</p> <ul style="list-style-type: none"> • Allowed up to 20% of the total building GFA. • Allowed up to 40% of total building GFA if the PW development: <ul style="list-style-type: none"> a. is located at the fringe of industrial estates; and b. Is not facing or near residential areas.
<p>Walking and Cycling Plan</p>	<p>Walking and Cycling Plan submission may be required for PW developments. Refer to section on <i>Walking and Cycling Plan</i>.</p>
<p>Earthworks</p>	<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.
<p>Retaining and Boundary Walls</p>	<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.