

Guidelines at a Glance: Civic and Community Institutions

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.

All C&CI Developments		
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	
	Within HDB estates and in areas with GPR more than 1.4	Up to 1.4
	Within or at the fringe of industrial estates	Up to 1.4
	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
Bonus GFA	Applicable Bonus Schemes: <ul style="list-style-type: none"> • Built Environment Transformation Scheme • ORAs within Privately-Owned Public Spaces 	
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 3 storeys

	Within HDB estates and in areas with GPR more than 1.4	Up to 4 storeys
	Within or at the fringe of industrial estates	Up to 4 storeys
	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	
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	Minimum 4.5m (including 2m peripheral planting verge) along common boundaries with other developments	
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>	
Urban Design Requirements	<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 URA's Urban Design Website.</p>	
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	Ancillary uses may be considered subject to evaluation	
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; 	

	<ul style="list-style-type: none"> 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 may be required for C&CI developments. Refer to section on Walking and Cycling Plan
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.

Home for the Aged or Home for the Disabled

Parameter	Guideline
Gross Plot Ratio & Storey Height	Subject to evaluation and localised urban design guidelines
Lifts	Homes for the Aged or Disabled of 3-storey and above shall be provided with lifts
Site Coverage	No site coverage control
Communal Open Space	Minimum 35% (based on net site area)

Community Centres or Community Clubs (developed by PA)

Parameter	Guideline
Gross Plot Ratio	Minimum 1.4
Storey Height	Subject to evaluation and localised urban design guidelines
Ancillary Commercial Quantum	Up to 20% of the total building GFA

Independent Workers' Dormitories

parameter	Guideline
Location	<ul style="list-style-type: none">• Subject to evaluation depending on merits• Not allowed within NEA and SCDF's health and safety buffer zones• Not allowed within the Central Area• Not allowed on land zoned Business Park/Business Park-White• May not be allowed within certain industrial estates
Gross Plot Ratio	Maximum 1.0
Storey Height	Subject to evaluation and localised urban design guidelines

Floor-to-Floor Height	Maximum 3.6m	
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	Minimum 3.0m (including 2m peripheral planting verge) along common boundaries with other developments	
Use Quantum	100% may be used for dormitory and ancillary amenities	
Maximum Number of Workers	Computed based on minimum 4.5sqm of living space per worker or technical requirements by LTA, PUB, SCDF, NEA, MOM, and SPF, whichever is lower	
Subdivision	No land or strata subdivision of the dormitories is allowed.	
Amenity Provision	Refer to section on <i>Amenity Provision</i> for more details	