## Guidelines at a Glance: Business 1 (Industrial)

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 | Varies from 1.4 to 3.5 as stipulated in the prevailing Master Plan | |
| Bonus GFA | Applicable Bonus Schemes:<br>• Built Environment Transformation Scheme<br>• ORAs within Privately-Owned Public Spaces | |
| 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 (no peripheral planting verge requirement) along common boundaries with non-industrial development | |
| | No setback requirement along common boundary with industrial development | |
| Building Height | No storey-height control except sites which:<br>a. have technical height controls<br>b. have conservation or urban design requirements<br>c. have security considerations | |
| Floor-to-Floor Height | Minimum 4.0m<br><br>No maximum floor-to-floor height except for sites within Sindo Industrial Estate where the control is 6.0m | |
| Basements | Basements with protrusions of up to 1.0m:<br>• shall comply with the road buffer and building setback.<br>• any basement protrusions of more than 1.0m above the ground level are treated as a storey. | |

| Parameter | Guideline | |
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| | Sunken basements may be built up to the road reserve line and lot boundary provided:<br>• the portion underneath the green buffer is submerged at least 2m or more below the ground level.<br>• there are no technical requirements.<br>• it does not cause any adverse impact to the adjoining property. | |
| Special and Detailed Control Plans | Special and Detailed Control Plans<br>Special Control Area 1<br>Special Control Area 2 | Developments within special control areas may be subject to screening requirements (to be confirmed upon submission of a proposed development) |
| Developments involving Waterbodies | Refer to section on *Developments involving Waterbodies* | |
| Ancillary Structures | Refer to section on *Ancillary Structures* for detailed setback requirements based on the type of ancillary structure | |
| Parking | • Parking standards and requirements are prescribed by the Land Transport Authority (LTA).<br>• Strata units within multi-user B1 developments are allowed to have their own private car parking lots subject to conditions listed under the section on *Parking*.<br>• The conversion of approved private car parking areas previously not computed as GFA is allowed subject to conditions listed under the section on *Parking*. | |
| Unit Size | Minimum 150sqm per unit | |
| Use Quantum | Minimum 60% of overall GFA for predominant uses<br>Maximum 40% of overall GFA for ancillary uses | |
| | Additional requirement for multi-user developments:<br>Minimum 60% of unit GFA for predominant uses;<br>Maximum 40% of unit GFA ancillary uses<br>(ie within each strata-subdivided unit) | |
| Allowable Uses | Refer to section on *Allowable Uses* | |
| | **Maximum Permissible GFA** | **Requirement** |

| Parameter | Guideline | |
|---|---|---|
| Goods Lifts and Loading Bays | Less than 10,000sqm | Minimum 1 goods lift and 1 loading bay |
| | 10,000 – 30,000sqm | Minimum 2 goods lift and 2 loading bays |
| | More than 30,000sqm | Minimum 3 goods lift and 3 loading bays |
| RC Flat Roofs | 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. | |
| | **Communal Pavilions**<br>Communal pavilions shall be accessed from common areas only.<br><br>They shall be computed as GFA unless they meet the following criteria:<br><br>• Maximum 500sqm or 50% of roof coverage, whichever is lower;<br>• For developments with storey height control, pavilions shall be open-sided;<br>• For developments without storey height control, maximum 50% perimeter enclosure of the pavilions may be allowed;<br>• 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;<br>• 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. | |
| | **Solar Panels**<br>Planning permission is not required except in the following locations and contexts:<br><br>• Site is subject to urban design guidelines or located within Conservation Areas;<br>• Spaces under solar panels are enclosed or put to commercial use. | |

| Parameter | Guideline |
|---|---|
| Walking and Cycling Plan | Walking and Cycling Plan submission may be required for B1 industrial developments which meet the requisite criteria. Refer to section on *Walking and Cycling Plan*. |
| Earthworks | • Earthworks are not allowed within the building setback area.<br>• 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.<br>• 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 | Maximum allowable height for boundary walls is 1.8m.<br><br>Erection of retaining walls are subject to evaluation. If retaining walls are allowed:<br>• the height shall be less than 1.5m;<br>• retaining walls higher than 1.5m may be considered depending on site constraints and the need for extensive excavation;<br>• 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. |