

Building Setback

相关规范-Building Setback from red line

Related Regulation code in SH

Type建筑类别		Residential construction(including the one listed in Article 30)居住建筑（含第三十条规定的建筑）				Nonresidential construction非居住建筑	
		Multiples of the construction height建筑高度的倍数		minimum distance (m) 最小距离(米)		Multiples of the construction height 建筑物高度的倍数	minimum distance (m) 最小距离(米)
				Within Puxi inner ring:浦西内环线以内	Other areas其他地区		
Distance from the boundary离界距离							
Orientations建筑朝向							
Main orientation(refer to Appendix 3)主要朝向（见附录三）	Low-rise 低层	0.5	0.6	6		-	3
	Multiple-story多层			9		-	5
	High-rise 高层	0.25		12	15	0.2	12
次要朝向（见附录三）	Low-rise 低层	0.25		2		-	defined by fire protection interval 按消防间距控制
	4			-	defined by fire protection interval 按消防间距控制		
	High-rise 高层	0.2		12		-	6.5

Article 34.The set back boundary line of the newly built or rebuilt construction along the city road shall not be less than the number listed in the following table.

第三十四条沿城市道路两侧新建、改建建筑，除经批准的详细规划另有规定外，其后退道路规划红线的距离不得小于下表所列值。

Road width道路宽度 Building height建筑高度 Set back distance后退距离	D≤24 m	D>24 m
h≤24 m	3	5
24<h≤60 m	8	10
60<h≤100 m	10	15
h>100 m	15	20

Note:

- 1.The distance from the boundary shall be defined according as main orientation when the gable wall of the construction is more than 16 meters.
- 2.The distance from the boundary of its main orientation for the low-rise detached house shall be defined as its 0.7 times.

相关规范-Building Setback (between buildings)

Related Regulation code in SH

第三十一条非居住建筑(第三十条所列的非居住建筑除外)的间距,应符合下列规定:

(一) 高层非居住建筑平行布置的间距:

- 1、南北向的, 不小于南侧建筑高度的0.4 倍, 且其最小值为24 米。
- 2、东西向的, 不小于较高建筑高度的0.3 倍, 且其最小值为18 米。

(二) 高层非居住建筑与多层非居住建筑平行布置时的间距最小值为13 米。

(三) 多层非居住建筑平行布置时的间距最小值为10 米。

(四) 低层非居住建筑与高、多、低层非居住建筑平行布置时的间距按消防间距的规定控制, 但最小值为6 米。 以其他形式布置的非居住建筑的间距, 按消防间距的规定控制。

Article31. The distances between the two non residential constructions (not including the one listed in Article 30) shall meet the following requirements:

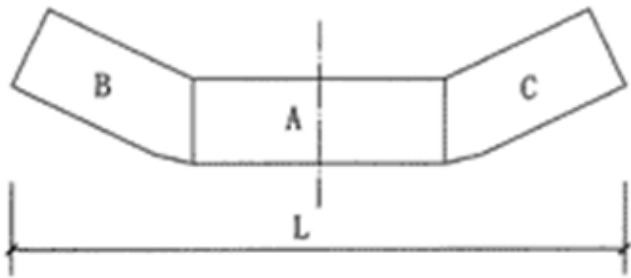
- 1. The distance between the two parallel high-rise non residential constructions.
 - (1). Towards the north-south orientation, the distance shall not be less than 0.4 times of the height of the building located in southern part and the minimum is 24 meters.
 - 2. Towards the east-west orientation, the distance shall not be less than 0.3 times of the height of the higher one and the minimum is 18 meters.
- (2) The minimum distance between the high-rise non residential construction and multiple-story non residential one in parallel layout is 13 meters.
- (3) The minimum distance between two parallel multiple-story non residential constructions is 10 meters.
- (4) The distance between the low-rise non residential construction and the high-rise/multiple-story/low-rise non residential one in parallel layout shall be defined according to the fire protection requirement but the minimum is 6 meters. Others shall also be defined according to the fire protection requirements.

相关规范-Building Width Control

Related Regulation code in SH

建筑面宽控制示意图

图九



- (一) A、B、C为连续建筑，A为建筑最高部分
- (二) $A \leq 24$ 米， $L \leq 80$ 米
- (三) $24 < A \leq 60$ 米， $L \leq 70$ 米
- (四) $A > 60$ 米， $L \leq 60$ 米

- 1. A.B.C are three continuous buildings and A is the highest one among.
- 2. $A \leq 24$ m, $L \leq 80$ m
- 3. $24 < A \leq 60$ m, $L \leq 70$ m
- 4. $A > 60$ m, $L \leq 60$ m

相关规范-Height Limitation

Related Regulation code in SH

商业、办公建筑标准层层高不宜超过 4.5 米。标准层层高超出 4.5 米的，按照每 2.8 米为一层、余数进一的方法折算该层计容建筑面积。

Floor height Limitation :

For **commercial & office building**, the floor height should be **no taller than 4.5m**. When the height goes beyond 4.5m, every 2.8m that exceed should be considered as one another floor.

商业、办公建筑的门厅、大厅、回廊、走廊和住宅大堂等公共活动部分，影院、剧场、体育馆、博物馆、展览馆等公共建筑的层高不受本项前款规定限制。其他建筑空间确因功能需求经规划管理部门组织专家论证后，合理确定新建建筑物的层高。风貌区内别墅式建筑中的客厅高度可以结合风貌区特别论证后合理确定。

There's no floor height limitation to public area such as commercial space, office lobby, and public building such as theater, performance hall, gym, museum, exhibition.