

**TABLE 1 – Zoning Interpretation**

S/No	Zoning	Uses	Examples Of Developments	Remarks
1	Residential	<p>These are areas used or intended to be used mainly for residential development.</p> <p>Serviced apartments and student hostels may be allowed subject to evaluation by the competent authority.</p>	<p>Residential developments for:</p> <ol style="list-style-type: none"> <li>1. Flats</li> <li>2. Condominium</li> <li>3. Townhouse</li> <li>4. Terrace House</li> <li>5. Semi-Detached House</li> <li>6. Detached House</li> <li>7. Strata-Landed Housing</li> <li>8. Retirement Housing</li> <li>9. Serviced Apartments</li> <li>10. Student Hostel</li> </ol>	<p>The developments in this zone are subject to controls on building form and building height as determined by the competent authority. The quantum of all ancillary or non-residential uses needed for support or management of a residential estate such as a condominium development are to be determined by the competent authority according to the scale of the residential development.</p>
2	Residential with Commercial at 1st storey	<p>These are areas used or intended to be used mainly for residential development with commercial use at the 1st storey only.</p> <p>Residential developments, without any commercial use, may be allowed subject to evaluation by the competent authority.</p>	<ol style="list-style-type: none"> <li>1. Flats with commercial uses at 1st storey</li> <li>2. Shophouse</li> <li>3. Residential Developments (e.g. Flats)</li> </ol>	<p>Commercial areas are normally restricted to the 1st storey.</p> <p>Commercial areas may be allowed above and/or below the 1st storey subject to evaluation by the competent authority.</p> <p>Where the competent authority allows commercial areas above and/or below the 1st storey, the total quantum of the floor area of commercial uses in the 1st and other storeys shall not exceed the maximum allowable floor area at the 1st storey.</p>
3	Commercial & Residential	<p>These are areas used or intended to be used mainly for mixed commercial and residential development.</p>	<ol style="list-style-type: none"> <li>1. Mixed Commercial &amp; Residential development (e.g. Shopping/Hotel/ Office &amp; Residential)</li> </ol>	<p>Commercial areas shall not be located above residential areas.</p> <p>The type and quantum of commercial and related uses and the total quantum of such commercial and related uses shall be determined by the competent authority. The total quantum of commercial and related uses shall not, unless otherwise allowed by the competent authority exceed 40% of the maximum allowable floor area.</p>

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4	Commercial	<p>These are areas used or intended to be used mainly for commercial development.</p> <p>Recreation Clubs may be allowed subject to evaluation by the competent authority.</p>	<p>Developments for:</p> <ol style="list-style-type: none"> <li>1. Offices</li> <li>2. Mixed Uses (e.g. Office/ Shopping/Cinema/Hotel/ Flat)</li> <li>3. Convention/Exhibition Centre</li> <li>4. Commercial School</li> <li>5. Bank</li> <li>6. Market/Food Centre/ Restaurant</li> <li>7. Cinema</li> <li>8. Entertainment</li> <li>9. Foreign Trade Mission/ Chancery</li> </ol>	The developments in this zone are subject to controls on the type and quantum of commercial uses as determined by the competent authority.
5	Hotel	These are areas used or intended to be used mainly for hotel development.	<ol style="list-style-type: none"> <li>1. Hotel</li> <li>2. Backpackers' Hostel</li> </ol>	At least 60% of the total floor area shall be used for hotel room floors and hotel related uses as defined in the Planning (Development Charges) Rules. Commercial and residential uses may be considered by the competent authority subject to control on the use quantum as determined by the competent authority and they shall not exceed 40% of the total floor area.
6	White	These are areas used or intended to be used mainly for commercial, hotel, residential, sports & recreational and other compatible uses, or a combination of two or more such uses as a mixed development.	<p>A development for any one of more of the following uses:</p> <ol style="list-style-type: none"> <li>1. Residential</li> <li>2. Office</li> <li>3. Shop</li> <li>4. Hotel</li> <li>5. Serviced Apartments</li> <li>6. Recreation Club</li> <li>7. Association</li> <li>8. Convention/Exhibition Centre</li> <li>9. Entertainment</li> </ol>	To realise the overall planning intention for an area, specific controls on quantum and types of uses may be imposed in some areas.

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7	Business Park	These are areas used or intended to be used for business park operations.	<ol style="list-style-type: none"> <li>1. Business Park</li> <li>2. Science Park</li> </ol>	<p>At least 85% of the total floor area shall be used for any combination of business park operations (as may be defined and set out in guidelines issued by the competent authority on Business Park) and other permitted ancillary uses. Not more than 40% of the total floor area comprised in this 85% shall be used for other permitted ancillary uses.</p> <p>Not more than 15% of the total floor area shall be used for uses permissible under White Zone.</p>
8	Business Park - White	These are areas used or intended to be used mainly for business park operations and other uses permissible under White zone as a mixed use development.	<ol style="list-style-type: none"> <li>1. Mixed Business Park and commercial, residential, hotel (or other compatible uses) development</li> <li>2. Mixed Science Park and commercial, residential, hotel (or other compatible uses) development</li> </ol>	<p>The quantum for the uses permissible under White zone shall not exceed the percentage of the total floor area specified in the Amendment Plan. For example, for a site zoned as BP-W[40], the total quantum of permissible White use shall not exceed 40% of the total floor area of the development.</p> <p>The Business Park use quantum shall be used for any combination of business park operations (as may be defined and set out in guidelines issued by the competent authority on Business Park) and other permitted ancillary uses. Not more than 40% of the total floor area of the Business Park use quantum for other permitted ancillary uses.</p>

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9	Business 1 (B1)	<p>These are areas used or intended to be used mainly for clean industry, light industry, public utilities, and telecommunication uses and other public installations for which the relevant authority does not impose a nuisance buffer greater than 50m.</p> <p>General industrial uses that are able to meet the nuisance buffer requirements imposed by the relevant authority for general industries may be allowed in the B1 zones, subject to evaluation by the relevant authority and the competent authority.</p>	Clean and Light industrial factories with one or more predominant uses as listed in the Handbook on Development Control Parameters for industrial developments.	<p>The quantum of permitted ancillary uses shall not exceed 40% of the total floor area.</p> <p>The types of uses that may be allowed are subject to the evaluation of the competent authority and other relevant authorities.</p>
10	Business 2 (B2)	<p>There are areas used or intended to be used for clean industry, light industry, general industry, warehouse, public utilities and telecommunication uses and other public installations.</p> <p>Special industries such as manufacture of industrial machinery, shipbuilding and repairing, may be allowed in selected areas subject to evaluation by the relevant authority and the competent authority.</p>	Clean, Light and General industrial factories with one or more predominant uses as listed in the Handbook on Development Control Parameters for industrial developments.	<p>The quantum of permitted ancillary uses shall not exceed 40% of the total floor area.</p> <p>The types of uses that may be allowed are subject to the evaluation of the competent authority and other relevant authorities.</p>

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11	Business 1 - White	These are areas used or intended to be used mainly for uses permissible under B1 zone and White zone as a mixed use development.	A development for any one or more uses that may be allowed under B1 zone and White zone.	<p>A minimum plot ratio must be achieved for the B1 uses before White uses can be allowed. For example, for a site zoned as “4.2 [B-2.5] W”, the permissible B1 uses must achieve a minimum plot ratio of 2.5 before White uses can be allowed subject to the maximum prescribed plot ratio of 4.2 for the whole development.</p> <p>The quantum of permitted ancillary uses shall not exceed 40% of the total floor area for B1 uses. The types of B1, White and ancillary uses that may be allowed are subject to the evaluation of the competent authority and other relevant authorities.</p>
12	Business 2 - White	These are areas used or intended to be used mainly for uses permissible under B2 zone and White zone as a mixed use development.	A development for any one or more uses that may be allowed under B2 zone and White zone.	<p>A minimum plot ratio must be achieved for the B2 uses before White uses can be allowed. For example, for a site zoned as “4.2 [B-2.5] W”, the permissible B2 uses must achieve a minimum plot ratio of 2.5 before White uses can be allowed subject to the maximum prescribed plot ratio of 4.2 for the whole development.</p> <p>The quantum of permitted ancillary uses shall not exceed 40% of the total floor area for B2 uses.</p> <p>The types of B2, White and ancillary uses that may be allowed are subject to the evaluation of the competent authority and other relevant authorities.</p>

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13	Residential/ Institution	These are areas used or intended to be used mainly for residential purpose, community institution facilities or other similar purposes.	<ol style="list-style-type: none"> <li>1. Residential Developments (e.g. Flats)</li> <li>2. Community Institution uses (excluding funeral parlour and workers' dormitory)</li> </ol>	The type of community institution uses and other similar developments that may be allowed are subject to evaluation by the competent authority.
13A	Commercial/ Institution	These are areas used or intended to be used mainly for commercial purpose, community institution facilities or other similar purposes.	<ol style="list-style-type: none"> <li>1. Entertainment</li> <li>2. Recreation Club</li> <li>3. Offices</li> <li>4. Bank</li> <li>5. Shops</li> <li>6. Commercial School</li> <li>7. Food Centres/Restaurant</li> <li>8. Community Institution facilities e.g. child care centres, association premises (excluding funeral parlours and workers' dormitories)</li> </ol>	<p>The types of commercial, community institution and other similar uses that will be allowed are subject to evaluation by the competent authority.</p> <p>Hotel use may be allowed, subject to evaluation by the competent authority.</p> <p>Residential flats will not be permitted.</p>
14	Health & Medical Care	These are areas used or intended to be used mainly for medical services.	<ol style="list-style-type: none"> <li>1. Hospital</li> <li>2. Polyclinic</li> <li>3. Clinic/Dental Clinic</li> <li>4. Veterinary Clinic</li> <li>5. Nursing Home</li> <li>6. Medical suite</li> </ol>	Hospitals shall only be allowed subject to evaluation by the competent authority.
15	Educational Institution	These are areas used or intended to be used mainly for educational purposes including tertiary education.	<ol style="list-style-type: none"> <li>1. Kindergarten</li> <li>2. Primary School</li> <li>3. Secondary School</li> <li>4. Junior College</li> <li>5. Institute of Technical Education</li> <li>6. Polytechnic</li> <li>7. University</li> <li>8. Religious School/Institute</li> <li>9. Foreign System School</li> <li>10. Special Education School (e.g. School for the Disabled)</li> </ol>	Nil
16	Place of Worship	These are areas used or intended to be used mainly for religious buildings.	<ol style="list-style-type: none"> <li>1. Church</li> <li>2. Mosque</li> <li>3. Temple</li> </ol>	Praying area shall be the predominant use and shall be at least 50% of the total floor area of the development.

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17	Civic & Community Institution	These are areas used or intended to be used mainly for civic, community or cultural facilities or other similar purposes.	<u>Civic Institutions</u> 1. Courts 2. Police Station 3. Fire Station 4. Prison 5. Drug Rehabilitation Centre/Halfway House 6. Reformatory Centre <u>Community Institutions</u> 7. Association premises 8. Community Centre/Club 9. Community Hall 10. Welfare Home 11. Child Care Centre 12. Home For The Aged 13. Home For The Disabled 14. Funeral Parlour 15. Workers' Dormitory <u>Cultural Institutions</u> 16. Television/Filming Studio Complex 17. Performing Arts Centre 18. Library 19. Museum 20. Arts Centre/Science Centre 21. Concert Hall	The specific institutional use that may be allowed for a site is subject to evaluation by the competent authority.
18	Open Space	These are areas used or intended to be used as open space.	1. Wooded Area 2. Swamp Area 3. Natural Open Space 4. Public Promenades 5. Outdoor Pedestrian Malls 6. Landscaped Plazas	Where additional sites for open space are deemed necessary, they may be secured by the competent authority.

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19	Park	These are areas used or intended to be used mainly for parks or gardens for the enjoyment of the general public and includes pedestrian linkages.	<ol style="list-style-type: none"> <li>1. National Park</li> <li>2. Regional Park</li> <li>3. Community Park/ Neighbourhood Park</li> <li>4. Park Connectors</li> <li>5. Zoological Gardens, Botanic Gardens, etc.</li> </ol>	Where additional sites for parks are deemed necessary, they may be secured by the competent authority. The notations used to delineate the park connectors may not show their precise boundaries which are subject to interpretation and determination by the competent authority.
20	Beach Area	These are areas used or intended to be used for coastal recreational purposes for the enjoyment of the general public.	Nil	The notation used to delineate the beach areas may not show their precise boundaries. The extent of a beach area is subject to survey.
21	Sports & Recreation	These are areas used or intended to be used mainly for sports and recreational purposes.	<ol style="list-style-type: none"> <li>1. Sports Complex/ Indoor Stadium</li> <li>2. Swimming Complex</li> <li>3. Golf Course</li> <li>4. Golf Driving Range</li> <li>5. Recreation Club</li> <li>6. Campsite</li> <li>7. Chalet</li> <li>8. Marina</li> <li>9. Water Sports Centre</li> <li>10. Outward Bound School</li> <li>11. Theme Park</li> </ol>	Nil
22	Waterbody	There are areas used or intended to be used for drainage purposes and water areas such as reservoirs, ponds, rivers and other water channels.	<ol style="list-style-type: none"> <li>1. River</li> <li>2. Major Drain &amp; Canal</li> <li>3. Reservoir</li> <li>4. Pond</li> </ol>	The notations used to delineate the drainage reserves may not show their precise alignment which are subject to interpretation and determination by the competent authority and other relevant authorities. Additional drainage reserves may be secured by the competent authority for any locality as may be deemed necessary.



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23	Road	<p>There are areas used or intended to be used for existing and proposed roads.</p> <p>Other uses under an elevated road may be allowed subject to evaluation by the competent authority.</p>	<ol style="list-style-type: none"> <li>Expressway</li> <li>Semi-Expressway</li> <li>Major Arterial Road</li> <li>Arterial Road</li> <li>Primary Access Road</li> <li>Local Access Road</li> <li>Service Road &amp; Backlane</li> </ol>	<p>The notations used to delineate the route of the roads may not show their precise alignment, which is subject to interpretation and determination by the competent authority and other relevant authorities.</p> <p>All roads including their junctions are subject to widening and improvement, as may be determined by the competent authority. Buffers along and adjoining roads may be required to be set aside where deemed necessary by the competent authority.</p> <p>Additional road reserves may be secured by the competent authority for any locality as may be deemed necessary.</p>
24	Transport Facilities	<p>These are areas used or intended to be used mainly for the parking of vehicles and transport facilities including garages and at-grade structure of underground road tunnel and rapid transit system.</p>	<ol style="list-style-type: none"> <li>Car Park</li> <li>Heavy Vehicle Park</li> <li>Trailer Park</li> <li>Bus Depot/Terminal</li> <li>Transport Depot</li> <li>MRT/LRT Marshalling Yard/Depot</li> <li>Driving Circuit/Test Centre</li> <li>Petrol Station/Kiosk</li> </ol>	<p>Petrol Station/Kiosk shall only be allowed subject to evaluation by the competent authority.</p>
25	Rapid Transit	<p>These are areas used or intended to be used mainly for Rapid Transit purposes.</p>	<ol style="list-style-type: none"> <li>MRT/LRT Station</li> </ol>	<p>The notations used to denote the MRT/LRT lines and the locations of stations are diagrammatic. The precise alignment of MRT/LRT lines and the locations of stations are subject to interpretation and determination by the competent authority and other relevant authorities.</p>

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26	Utility	These are areas used or intended to be used mainly for public utilities and telecommunication infrastructure, including water works, sewage disposal works and other public installations such as electrical substations.	<ol style="list-style-type: none"> <li>1. Electrical Substation</li> <li>2. Power Station</li> <li>3. Gas Installation</li> <li>4. Natural Gas Receiving Terminal</li> <li>5. Gas Takeoff/Regulator Station</li> <li>6. Water Treatment Plant</li> <li>7. Water Reclamation Plant</li> <li>8. Service Reservoir</li> <li>9. Water Pump House</li> <li>10. Sewage Pumping Station</li> <li>11. Incineration Plant</li> <li>12. Desalination Plant</li> <li>13. Transmitting Station/ Receiving Station</li> <li>14. Earth Satellite Station</li> </ol>	Additional sites for such purposes for any locality may be secured by the competent authority where deemed necessary.
27	Cemetery	These are areas used or intended to be used for burial grounds, crematoria and columbaria.	<ol style="list-style-type: none"> <li>1. Cemetery</li> <li>2. Crematorium</li> <li>3. Columbarium</li> </ol>	Nil
28	Agriculture	These are areas used or intended to be used for agricultural purposes and includes plant nursery.	<ol style="list-style-type: none"> <li>1. Agrotechnology Park</li> <li>2. Aquaculture Farm (e.g. Aquarium fish)</li> <li>3. Plant Nursery</li> <li>4. Hydroponics Farm</li> <li>5. Agriculture research/ experimental station</li> </ol>	Nil
29	Port/Airport	These are areas used or intended to be used for airport/ airfield or dock/port purposes.	<ol style="list-style-type: none"> <li>1. Airport</li> <li>2. Port Area</li> <li>3. Port/Airport Related Facilities</li> <li>4. Ferry Point/Terminal</li> <li>5. Cruise Centre</li> <li>6. Landing Sites</li> <li>7. Fishing Port</li> </ol>	Nil

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30	Reserve Site	<p>These are areas the specific use of which has yet to be determined.</p> <p>Interim uses that are compatible with the uses in the locality may be allowed subject to evaluation by the competent authority.</p>	Nil	Nil
31	Special Use	<p>These are areas used or intended to be used for special purposes.</p>	Nil	Nil