### Building Setback from Boundary



*Setback Requirements*

All Agriculture developments shall be sufficiently set back from the road and common boundary. The setback distance is measured from the road reserve1 line or boundary line to the external wall of the agriculture building, excluding land to be vested to the State for road or drainage or public purpose.  
  
All Agriculture developments fronting a public road shall provide a road buffer, the width of which depends on the road category. The classification of the road category may be obtained from LTA's Road Interpretation Plan (RIP). A green buffer shall be set aside in the road buffer depending on the width of the road buffer.  
  
The buffer requirements for the Road Categories 1 to 5 are in Table 1 below. The common boundary setback requirements are in Table 2 below.  
  
**1 Road Reserve:** The plot of land to be vested in the State as required under the Street Works Act. It is demarcated by the line of Road Reserve in the Road Line Plan and the site boundary.

Road Buffer and Green Buffer

**Road Buffer and Green Buffer**

|  |  |
| --- | --- |
| **Road Category** | **Minimun Road Buffer** **(inclusive of Green Buffer indicated in brackets)** |
| Category 1 | 15m (5m) |
| Category 2 | 7.5m (3m) |
| Category 3 | 5m (3m) |
| Category 4 & 5 | 5m (3m) |

Common Boundary Setback & Planting Strip

**Common Boundary Setback & Planting Strip**

|  |  |
| --- | --- |
| **Type of Boundary** | **Minimum Building Setback Requirement** |
| Along common boundaries with non-agriculture developments, drainage reserve and backlanes | 4.5m (including 2m planting strip) |
| Along common boundaries with other agriculture developments | 2m (no planting strip required) |

Setback for Building Appendages

**Setback for Building Appendages**

|  |  |  |
| --- | --- | --- |
| **Building Feature** | **Within Road Buffer** | **Within Setback from Common Boundaries** |
| Main building roof eaves | Allowed, provided it is not within green buffer | Allowed, provided it is not within the 2.0m planting strip |
| Secondary building roof eaves & RC ledges (cantilevered) |

*Last updated on 20 September 2019*