### Mixed Commercial & Residential

Mixed commercial and residential developments include a combination of commercial uses and residential flats and may be developed on land zoned Commercial & Residential or Commercial.

Specific guidelines for mixed commercial and residential developments are outlined in the following sections.

In addition to the guidelines for mixed commercial and residential developments, the commercial component shall comply with the [guidelines for commercial developments](https://www.ura.gov.sg/Corporate/Guidelines/Development-Control/Non-Residential/Commercial) and the residential component shall comply with the [guidelines for residential flats1 developments](https://www.ura.gov.sg/Corporate/Guidelines/Development-Control/Residential/Flats-Condominiums).

1 The residential component within a mixed commercial and residential development will not be accorded condominium status as it is not developed in accordance with condominium guidelines.

Location of Commercial Uses

The commercial uses shall be located on the lower floors, below the residential areas.

Use Quantum

The use quantum controls for mixed commercial and residential developments are detailed in the table below.

**Use Quantum for Mixed Commercial and Residential Developments**

|  |  |  |
| --- | --- | --- |
| **Zoning** | **Residential Quantum** | **Commercial Quantum** |
| Mixed commercial and residential development on land zoned “Commercial and Residential” | Minimum 60% of the total GFA | Maximum 40% of the total GFA3 |
| Mixed commercial and residential development on land zoned “Commercial” | Non-commercial uses will be determined by the Competent Authority upon submission | Minimum 60% of the total GFA2,3 |

2 Not applicable to land zoned Commercial within the 4 Historical Conservation Districts of Kampong Glam, Chinatown, Little India, and Boat Quay. Residential or institutional uses which are more than 40% of the total GFA can be allowed in these 4 districts.

3 Where Hotel use can be supported on land zoned Commercial and Residential or Commercial, the Hotel use may be counted as part of the commercial quantum in the mixed use development. The applicable Development Charge Rate for gross floor area attributed to Hotel use or Hotel-related uses will correspond to Use Group C. Rezoning of the land to Hotel zone will be carried out if the Hotel use is equal to or exceeds 60% of the total gross floor area.

Building Setback

<https://www.ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Commercial/CR01_Setbacks_ComResi_Podium_Tower.jpg?h=100%25&w=100%25>

*Setback Requirements for Mixed Commercial and Residential Developments*

All buildings in mixed commercial and residential developments shall be sufficiently set back from the road and common boundary. The setback distance is measured from the road reserve line or boundary line to the external wall of the buildings, excluding land to be vested to the State for road and/or drainage purpose.

All buildings in mixed commercial and residential developments fronting a public road shall provide a road buffer, the width of which depends on the hierarchy of the road. A green buffer shall be set aside in the road buffer depending on the width of the road buffer.

The road buffer and common boundary setback requirements for mixed commercial and residential developments are determined by the building form, and are detailed in the table below.

**Road Buffer and Common Boundary Setback**

|  |  |
| --- | --- |
| **Building Form/Location** | **Road Buffer & Common Boundary Setback Requirements** |
| If residential and commercial uses are located in the same building | Commercial component shall comply with the road buffer and common boundary setback requirements for commercial development.  Residential component may adopt the road buffer and common boundary setback requirements for commercial development. |
| If residential and commercial uses are located in separate independent buildings | Commercial component shall comply with the road buffer and common boundary setback requirements for commercial development.  Residential component shall comply with the road buffer and common boundary setback requirements for flats development. |
| If the mixed residential & commercial developments abuts land zoned “Residential” or “Residential with Commercial at 1st storey” |

Mixed commercial and residential developments may abut the road reserve at the front if:

* The site is within the Central Area; and/or
* The site is constrained or if there is an intention to retain the existing streetscape which is abutting the road reserve line.

Floor-to-Floor Height

The floor-to-floor height control for the various uses in the mixed commercial and residential development is shown in the table below.

**Floor-to-Floor Height**

|  |  |
| --- | --- |
| **Use** | **Floor-to-Floor Height (Maximum)** |
| Commercial | 5.0m |
| Residential | 1st storey: 5.0m Subsequent storeys: 3.6m |

Parking

The [parking guidelines for commercial developments](https://www.ura.gov.sg/Corporate/Guidelines/Development-Control/Non-Residential/Commercial/Parking/Car-Parking) listed in this handbook also apply to mixed-use developments where the commercial and/or hotel components form more than 20% of the total GFA.

*Last updated on 5 July 2019*