### Residential with Commercial at 1st storey

“Residential with Commercial at 1st Storey” developments include a combination of commercial uses and residential flats and may be developed on land zoned Residential with Commercial at 1st Storey or Commercial/Residential.

Specific guidelines for residential with commercial at the 1st storey developments are outlined in the following sections.

In addition to the guidelines for residential with commercial at the 1st storey 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 flats developments](https://www.ura.gov.sg/Corporate/Guidelines/Development-Control/Residential/Flats-Condominiums).

Location of Commercial Uses

Commercial uses are confined to the 1st storey.

<https://www.ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Commercial/RC02_Location_commercial_uses_A.jpeg?h=100%25&w=100%25>

*Allowable Location of Commercial Uses - Type A*

<https://www.ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Commercial/RC03_Location_commercial_uses_B.jpeg?h=100%25&w=100%25>

*Allowable Location of Commercial Uses - Type B*

Commercial uses at the basement and upper floors may be considered for developments located within the Central Area or if the development is within a mixed use area fronting major arterial routes outside the Central Area. Proposals to transfer commercial uses to the other storeys shall be evaluated depending on merits, taking into consideration the location, site context, traffic, and impact on the surroundings.

If permitted, proposals to transfer commercial uses to the other storey shall comply with the following guidelines:

* Total commercial quantum shall not exceed the maximum commercial quantum allowed at the 1st storey;
* There shall be commercial uses at the 1st storey fronting the street;
* The commercial areas shall be contiguous;
* There shall be a clear separation between the commercial and residential uses;
* The commercial uses shall be kept within the minimum height of the building edge for the streetblock or 4-storeys, whichever is applicable; and
* The commercial uses shall not create disamenity to the adjoining residential use

Use Quantum and Allowable Uses

The allowable commercial quantum is determined by the 1st storey building footprint.

Commercial uses that are likely to cause disamenity to the residents are not allowed. Examples of such commercial uses include night clubs and karaoke bars.

Building Setback

<https://www.ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Commercial/RC01_Resi_first_storey_com_Setbacks.jpg?h=100%25&w=100%25>

*Setback Requirements for Residential with 1st Storey Commercial Developments*

All buildings in “Residential with Commercial at 1st Storey” 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 buildings, excluding land to be vested to the State for road and/or drainage purpose.

All buildings in “Residential with Commercial at 1st Storey” 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 “Residential with Commercial at 1st Storey” developments are determined by the building form and are detailed in the table below.

**Road Buffer and Common Boundary Setback**

|  |  |
| --- | --- |
| **Use** | **Road Buffer & Common Boundary Setback Requirements** |
| Commercial | Comply with [road buffer and common boundary setback requirements](https://www.ura.gov.sg/Corporate/Guidelines/Development-Control/Non-Residential/Commercial/Building-Setback) for commercial developments. |
| Residential | Comply with [road buffer and common boundary setback requirements](https://www.ura.gov.sg/Corporate/Guidelines/Development-Control/Residential/Flats-Condominiums/Setback) for flat developments. |

“Residential with Commercial at 1st Storey” developments may abut the road reserve at the front if:

* The site is within the [Central Area](https://www.ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Flats-Condominiums/Central_Area_Map.pdf) (PDF, 436 KB); and/or
* The site is constrained or if there is an intention to retain the existing streetscape which is abutting the road reserve line.

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.

Floor-to-Floor Height

The floor-to-floor height control for the various uses in the “Residential with Commercial at 1st storey” 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 |

Pure Residential Developments on land zoned “Residential with Commercial at 1st Storey”

* **Outside Key Routes**  
   Proposals for pure residential developments shall be assessed based on the compatibility of the proposal with the surrounding land uses and planning intention.
* **Along Key Routes in Central Area**  
   Proposals for pure residential developments without activity-generating commercial uses such as retail, food and beverage, and entertainment shall not be supported.

\*Key routes are indicated in the Activity Generating Uses Control Plan [here](https://www.ura.gov.sg/Corporate/Planning/Master-Plan/Control-Plans).

Shophouses and Shopflats

Shophouses and shopflats are developments with shops at the 1st storey and flats on the upper storeys. They are usually located on land zoned Residential with Commercial at 1st Storey but may be allowed on land zoned Commercial & Residential.

#### Location of Commercial Use

Commercial uses are restricted to the 1st storey only. Basements are not allowed for commercial use.

#### Strata Subdivision

Strata subdivision is allowed for shophouses and shopflats except for conservation properties within the Historic Districts and Historic Residential Districts.

Only selected conservation buildings within Historic Residential Districts shall be allowed to strata subdivide if they meet the following criteria:

* Original purpose-built compartmentalized common staircase designed to serve different floors;
* Staircase forms part of the external architectural expression; and
* Original reinforced concrete floors and structures.

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 shall 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*