### Building Setback from Boundary

Illustration of road buffer and setbacks for a hotel development

*Building Setback for Hotel developments*

All buildings in hotel 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 hotel 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 buffer requirements for the Road Categories 1 to 5 are in the tables 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** | **Minimum Width of Buffer** | **Road Buffer** **(inclusive of Green Buffer indicated in brackets)** |
| Category 1 | 15m | 10m (5m) |
| Category 2 | 7.5m | 4.5m (3m) |
| Category 3 | 5m | 2m (3m) |
| Category 4 - 5 and slip road | 5m | 2m (3m) |

Hotel developments in the [Central Area](/-/media/Corporate/Guidelines/Development-control/Flats-Condominiums/Central_Area_Map.pdf) (PDF, 436 KB) are guided by the urban design requirements, which may allow the development to abut the road reserve at the front.

Hotel developments outside the Central Area may abut the road reserve at the front, if there is site constraint or if there is an intention to retain the existing streetscape abutting the road reserve/road widening line.

Common Boundary Setback & Planting Strip

**Common Boundary Setback & Planting Strip**

|  |  |
| --- | --- |
| **Type of Boundary** | **Minimum Width of Setback** |
| Common boundary with other developments | 3m (including 2m planting strip) |

Building Setback for Ancillary Structures



*Setback Requirements for Ancillary Structures*

Ancillary structures are minor structures erected to support the main use of the site. The building setback distance and height control for ancillary structures are shown in the table below.

Ancillary structures located within the green buffer may be assessed in accordance with NPARKS' guidelines – see [here](https://www.nparks.gov.sg/partner-us/development-plan-submission/guidelines-on-greenery-provision-and-tree-conservation-for-developments).

Ancillary structures located within the physical buffer and building setback that exceed the requirements in the table below, but are below 6m in height, shall be evaluated depending on the merits of the design and function.

**Setback and Height Control for Ancillary Structures**

|  |  |  |  |
| --- | --- | --- | --- |
| **Type of Ancillary Structures** | **Required Setback from the Road** | **Required Setback from the Other Boundaries** | **Height Control** |
| Electrical Substation | 5m from Category 1 road  3m from Category 2 – 5 roads | 2m | 6m |
| Sunken Swimming Pool | Not applicable |
| Raised Swimming Pool | Follow road buffer standards |
| Water Tank & Pump |
| Meter Compartment | Subject to evaluation | | 1.8m if located within the green buffer |
| Bin Point |
| Guardhouse | 2.6m if located within the green buffer |
| Generator Set | Subject to evaluation Adequate setback may have to be provided to minimise glare and noise disturbance to adjoining developments | | |
| Tennis Court |

Building Setback for Multi-Storey Car Parks

Illustration of common boundary setback for multi-storey car parks for a hotel development

*Setback Requirements for Multi-Storey Car Parks*

The building setback for multi-storey car parks (MSCP) is detailed below.

**Building Setback for MSCP**

|  |  |  |
| --- | --- | --- |
| **Multi-Storey Car Parks** | **Setback from Road** | **Minimum Width of Setback from Common Boundaries** |
| MSCP façade with openings | Follow road buffer standards for hotel buildings | 6m (including 2m planting strip) |
| MSCP façade with no openings | 4.5m (including 2m planting strip) |
| MSCP façade fronting open areas (ie open space, drainage reserve more than 6m in width) |

Setback for Building Appendages

**Setback for Building Appendages**

|  |  |  |
| --- | --- | --- |
| **Building Feature** | **Within Road Buffer** | **Within Setback from Common Boundaries** |
| Roof Eaves | Allowed, provided it is not within the green buffer | Allowed, provided it is not within the 2.0m planting strip |
| Sun-shading devices & RC ledges (cantilevered) |

*Last updated on 23 October 2023*