### Building Setback from Boundary



*Setback Requirements*

All PWs 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 or drainage or public purpose.

All PWs 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 Table 1 below. The common boundary setback requirements are in Table 2 below. Different setback requirements may apply for sites within the Geylang area or the Central Area, both of which are guided by Urban Design guidelines.

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.

Table 1: Road Buffer, Green Buffer

|  |  |
| --- | --- |
| **Road Category** | **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 and slip road | 5m (3m) |

Table 2: Common Boundary Setback & Planting Strip

|  |  |
| --- | --- |
| **Type of Boundary** | **Building Setback Requirement** |
| Common boundary with other developments | Minimum 4.5m (including 2m planting strip) |
| Common boundary with an industrial development | No setback (see note below) is required at the common boundary between an industrial development and a Place of Worship (PW) development subject to the following conditions:   * The sites are located well within the industrial estate and not next to non-industrial developments; * No openings along common boundary; and * No adverse impact on the surrounding developments   ***Note****: Where the building is proposed to abut the common boundary, the applicant should put in place systems/measures to facilitate down-stream building maintenance at the common boundary.* |

Table 3: 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*