### Building Setback from Boundary

Road buffer and setback requirements

*Illustration of Setback and Buffer*

Flats and condominiums 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 flats, excluding land to be vested to the State for road or drainage or public purpose.

The setback for flats and condominiums from public roads are determined by the road buffer, which is dependent on the category of the road that the site fronts and the height of development. For roads that are not categorised, the minimum road buffer of 7.5m applies. A green buffer shall also be set aside within the road buffer. The classification of the road category may be obtained from LTA’s Road Interpretation Plan (RIP).

The type of road buffer & setback are shown in the diagram above, and are detailed in Tables 1 & 2.

Bay windows, ledges, roof eaves and other minor building features may encroach into the setback distance up to the extent shown in Table 3 below.

Exceptions to the setback and buffer requirements are listed below:

* Sites with street block controls (refer to the [Street Block Plans](/Corporate/Guidelines/Development-Control/Residential/Flats-Condominiums/Street-Block-Plans) section);
* Party-wall3 developments (to be assessed upon formal submission of a proposed development);
* Flats and condominium developments within the River Valley, Newton and Orchard Planning Areas. The standard road buffer for these shall be 7.5m (of which 3m is green buffer);
* Flats and condominium developments in the [Central Area](/-/media/Corporate/Guidelines/Development-control/Flats-Condominiums/Central_Area_Map.pdf) (PDF, 436 KB) other than those in the River Valley, Newton and Orchard Planning Areas. The required road buffer shall be based on urban design considerations.

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 and Green Buffer

|  |  |  |
| --- | --- | --- |
| **Road Category** | **Type of Development** | **Road Buffer** **(inclusive of Green Buffer indicated in brackets)** |
| Category 1 | Residential 6 storeys and above | 30m (5m) |
| Residential up to 5 storeys | 24m (5m) |
| Category 2 | Residential 6 storeys and above | 15m (5m) |
| Residential up to 5 storeys | 12m (5m) |
| Category 3 | Residential 6 storeys and above | 10m (3m) |
| Residential up to 5 storeys | 7.5m (3m) |
| Category 4 - 5 and slip road | Residential | 7.5m (3m) |

Table 2: Common Boundary Setback & Planting Strip

|  |  |  |
| --- | --- | --- |
| **Storey Height** | **Common Boundary Setback for Flats** | **Common Boundary Setback for Condominiums** |
| 1 | 3.0m | 3.0m |
| 2 |
| 3 | 3.4m |
| 4 | 3.8m |
| 5 | 3.3m | 4.7m |
| 6 | 3.6m | 5.5m |
| 7 | 3.9m | 6.4m |
| 8 | 4.2m | 7.2m |
| 9 | 4.5m | 8.0m |
| 10 | 4.8m | 8.7m |
| 11 | 5.1m | 9.0m |
| 12 | 5.4m | 9.2m |
| 13 | 5.7m | 9.5m |
| 14 | 6.0m | 9.8m |
| 15 | 6.3m | 10.1m |
| 16 | 6.6m | 10.3m |
| 17 | 6.9m | 10.6m |
| 18 | 7.2m | 10.8m |
| 19 | 7.5m | 11.1m |
| 20 | 7.8m | 11.3m |
| 21 | 8.1m | 11.6m |
| 22 | 8.4m | 11.8m |
| 23 | 8.7m | 12.1m |
| 24 | 9.0m | 12.4m |
| 25 | 9.3m | 12.7m |
| 26 | 9.6m | 12.9m |
| 27 | 9.9m | 13.2m |
| 28 | 10.2m | 13.4m |
| 29 | 10.5m | 13.7m |
| 30 | 10.8m | 14.0m |
| 31 | 11.1m | 14.2m |
| 32 | 11.4m | 14.5m |
| 33 | 11.7m | 14.7m |
| 34 | 12.0m | 15.0m |
| 35 | 12.3m | 15.2m |
| 36 and above | 12.6m | 15.5m |
| ***Note****: A 2m-wide (minimum) planting strip is to be provided along all common boundaries of the development site.* | | |

Table 3: Setback of Flats and Condominiums from Good Class Bungalow Areas (GCBA)

|  |  |
| --- | --- |
| **Storey Height** | **Minimum Setback from GCBA Boundary** |
| 1-2 storeys\* | 3m or Road buffer requirement (if fronting road) |
| 3-5 storeys | 25m |
| 6-35 storeys | Setback is increased by 1m beyond 25m for each storey height. For example:  a 6 storey flat shall set back 26m;  a 7 storey flat shall be set back 27m;  and so on |
| 36 storeys and above | 56m |
| ***Note:*** *A 2m-wide (minimum) planting strip is to be provided along all common boundaries of the development site.* | |

\*Roof terrace(s), if proposed, shall be orientated to face away from the GCBA

Table 4: Building Setback for Multi-Storey Car Parks (MSCP)

#### Setback from Road

|  |  |
| --- | --- |
| **Road Category** | **Setback from Road for all MSCPs** **(inclusive of Green Buffer indicated in brackets)** |
| Category 1 | 15m (5m) |
| Category 2 | 7.5m (5m) |
| Category 3 – 5 and Slip Road | Refer to note below (3m) |
| ***Note****: The road buffer for MSCPs facing a Category 3-5 road and slip road is based on the predominant use of the development. This is to achieve a consistent streetscape along these smaller roads.* | |

#### Setback from Common Boundaries

|  |  |
| --- | --- |
| **Multi-Storey Car Parks** | **Setback from Common Boundaries** |
| MSCP façade with openings | 6m (minimum) |
| MSCP façade with no openings | 4.5m (minimum) |
| MSCP facade fronting open areas (ie open space, drainage reserve more than 6m in width) |

Table 5: 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 (to allow sunlight and rain to reach the plants) |
| Secondary building roof eaves & RC ledges (cantilevered) |
| Bay windows (raised windows, not exceeding one structural bay width and cantilevered at least 0.5m high from the floor) | Allowed to protrude 0.5m into road buffer | Allowed to protrude 0.5m into setback from common boundary |
| Planters (cantilevered box structures for planting purposes) |
| Air-conditioner ledges |
| Other horizontal sun-shading devices, fins or any other decorative features (includes light weight cantilevered screens spaced apart for sun-shading purpose without vertical supports) |

*Last updated on 15 Feb 2023*