

Guidelines at a Glance: Business 2 (Industrial)

The table below is intended to provide an overview of the key guidelines applicable for the development type. The full details of the guidelines are stated in the relevant tabs of this handbook.

Parameter	Guideline	
Gross Plot Ratio	Varies from 0.6 to 4.0 as stipulated in the prevailing Master Plan	
Bonus GFA	Applicable Bonus Schemes: <ul style="list-style-type: none"> Built Environment Transformation Scheme ORAs within Privately-Owned Public Spaces 	
Road Buffer	Category 1 – Expressway	15m (5m green buffer)
	Category 2 – Major Arterial A	7.5m (3m green buffer)
	Category 3 – Major Arterial B	5m (3m green buffer)
	Category 4 & 5 – Other Major Roads, Minor Roads & Slip Roads	5m (3m green buffer)
Building Setback from Boundary	Minimum 4.5m (no planting strip requirement) along boundaries with non-industrial development	
	No setback requirement along common boundary with industrial development	
Building Height	No storey-height control except sites which: <ol style="list-style-type: none"> have technical height controls have conservation or urban design requirements have security considerations 	
Floor-to-Floor Height	Minimum 4.0m	
Basements	Basements with protrusions of up to 1.0m: <ul style="list-style-type: none"> shall comply with the road buffer and building setback. any basement protrusions of more than 1.0m above the ground level are treated as a storey. Sunken basements may be built up to the road reserve line and lot boundary provided:	

Parameter	Guideline	
	<ul style="list-style-type: none"> the portion underneath the green buffer is submerged at least 2m or more below the ground level. there are no technical requirements. it does not cause any adverse impact to the adjoining property. 	
Special and Detailed Control Plans	Special and Detailed Control Plans Special Control Area 1 Special Control Area 2	Developments within special control areas may be subject to screening requirements (to be confirmed upon submission of a proposed development)
Developments involving Waterbodies	Refer to section on <i>Developments involving Waterbodies</i>	
Ancillary Structures	Refer to section on <i>Ancillary Structures</i> for detailed setback requirements based on the type of ancillary structure	
Parking	<ul style="list-style-type: none"> Parking standards and requirements are prescribed by the Land Transport Authority (LTA). Strata units within multi-user B2 developments are allowed to have their own private car parking lots subject to conditions listed under the section on Parking. The conversion of approved private car parking areas previously not computed as GFA is allowed subject to conditions listed under the section on Parking. 	
Unit Size	Minimum 150sqm per unit	
Use Quantum	Minimum 60% of overall GFA for predominant uses Maximum 40% of overall GFA for ancillary uses <u>Additional requirement for multi-user developments:</u> Minimum 60% of unit GFA for predominant uses; Maximum 40% of unit GFA ancillary uses (ie within each strata-subdivided unit)	
Allowable Uses	Refer to section on <i>Allowable Uses</i>	
Goods Lifts and Loading Bays	Maximum Permissible GFA	Requirement
	Less than 10,000sqm	Minimum 1 goods lift and 1 loading bay

Parameter	Guideline	
	10,000 – 30,000sqm	Minimum 2 goods lifts and 2 loading bays
	More than 30,000sqm	Minimum 3 goods lifts and 3 loading bays
Diesel and Petrol Pump Points	Diesel and petrol pump points are allowable subject to conditions listed under the <i>Diesel and Petrol Pump Points</i> section.	
RC Flat Roofs	<p>RC flat roofs shall remain inaccessible except for maintenance purposes only. Activating the rooftop for uses such as roof terraces may be allowed depending on the merits of the proposal. No structures shall be allowed unless otherwise approved by URA. Where allowed, structures (including any safety barriers) shall comply with height controls and the following guidelines.</p> <p>Communal Pavilions Communal pavilions shall be accessed from common areas only.</p> <p>They shall be computed as GFA unless they meet the following criteria:</p> <ul style="list-style-type: none"> • Maximum 50sqm or 50% of roof coverage, whichever is lower; • For developments with storey height control, pavilions shall be open-sided; • For developments without storey height control, maximum 50% perimeter enclosure of the pavilions may be allowed; • Communal pavilions shall be integrated with lush greenery. The greenery on the rooftop shall be both enjoyable by the building users and visible from the surroundings; • Plants shall be incorporated on permanent and preferably sunken planting, planned with sufficient soil depth based on the types of plants proposed. Some space shall be set aside for the provision of communal facilities and furniture to enhance the rooftop. <p>Solar Panels Planning permission is not required except in the following locations and contexts:</p> <ul style="list-style-type: none"> • Site is subject to urban design guidelines or located within Conservation Areas; • Spaces under solar panels are enclosed or put to commercial use. 	

Parameter	Guideline
Walking and Cycling Plan	Walking and Cycling Plan submission may be required for B2 industrial developments which meet the requisite criteria. Refer to section on <i>Walking and Cycling Plan</i> .
Earthworks	<ul style="list-style-type: none"> • Earthworks are not allowed within the building setback area. • Earthworks within the build-able area are subject to evaluation. If earthfill of more than 1m is allowed, the overall aggregate building height measured from the allowable platform level shall comply with the maximum allowable building height control. • Earthfill involving the entire development site may only be considered if the proposed earthworks are required to meet the Minimum Platform Level (MPL) stipulated by PUB.
Retaining and Boundary Walls	<p>Maximum allowable height for boundary walls is 1.8m.</p> <p>Erection of retaining walls are subject to evaluation. If retaining walls are allowed:</p> <ul style="list-style-type: none"> • the height shall be less than 1.5m; • retaining walls higher than 1.5m may be considered depending on site constraints and the need for extensive excavation; • the total visible height of the solid boundary-cum-retaining wall shall not exceed 2.8m, of which the solid boundary wall shall not exceed 1.8m.