

## Guidelines at a Glance: Terrace Houses

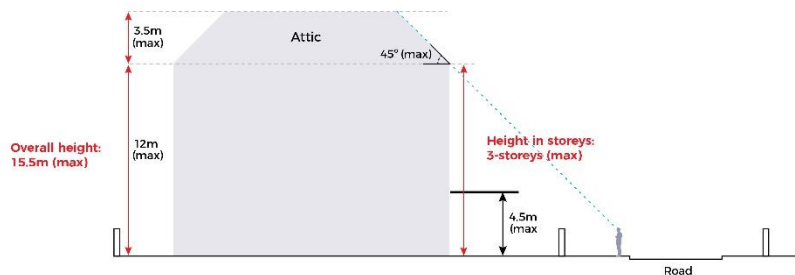
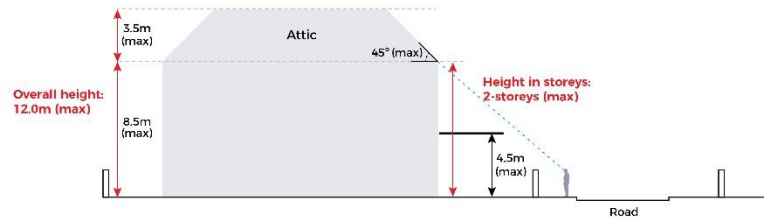
The table below is intended to provide an overview of the key guidelines applicable for the development type. The full details of the guidelines are stated in the relevant tabs of this handbook.

Parameter	Terrace Type I	Terrace Type II
Plot Size and Width (minimum)	<u>Intermediate</u> Size: 150sqm Width: 6m  <u>Corner</u> Size: 200sqm Width: 8m	<u>Intermediate</u> Size: 80sqm Width: 6 m  <u>Corner</u> Size: 80sqm Width: 8m
Building Setbacks	<b>Road Buffer/Green Buffer</b>	
	<u>Main building:</u> Cat 1 Road: 24m (incl. 5m green buffer) Cat 2 Road: 12m (incl. 5m green buffer) Cat 3 & 4 Road: 7.5m (incl. 3m green buffer) Cat 5 Road: 7.5m (no need for green buffer)  <u>Patio/Terrace/Car porch roof eaves:</u> Cat 1-2 Road: Maximum depth of car porch protrusion into the road buffer shall not exceed 5m. Cat 3-5 Road: 2.4m	<u>Main building, Patio, Terrace, Car porch roof eaves:</u> 2m
	<b>Setback from common boundaries (side/rear)</b>	
	<u>Main building:</u> 2m <u>Main roof eaves, car porch roof eaves, patio/terrace:</u> 1m	
Refer to <i>Building Appendages and Ancillary Structures</i>		
Building Appendages	<b>Main roof eaves</b> Into road buffer: 2m Into common boundary setback (rear): 1m	

<p>(maximum projection into setback areas)</p>	<p><b>Cantilevered ledges/ lightweight awnings:</b>  Into road Buffer: 1m  Into common boundary setback (rear): 1m</p> <p><b>Horizontal sun-shading devices or vertical fins (without supports), planter boxes:</b>  Into road buffer: 0.5m  Into common boundary setback (rear): Not allowed</p> <p><b>Bay windows</b>  Into road buffer: Not allowed  Into common boundary setback: Not allowed</p> <p>A 3m setback requirement shall apply to the landed housing plot if it abuts a Good Class Bungalow Area (GCBA).</p> <p>While the building appendages may be within the permissible building envelope, such features may require further evaluation depending on the site context.</p>
<p>Access Point</p>	<p><b>Vehicular Access</b></p> <ul style="list-style-type: none"> <li>• Only one vehicular access point shall be allowed per plot.</li> <li>• All new vehicular access points shall be paired except for sites with plot width of more than 10m.</li> <li>• Do not separate existing paired vehicular access points.</li> </ul> <p><b>Entrance to a Landed House</b>  Only one main entrance door for a single residential unit for family dwelling purposes.</p>
<p>RC Flat Roofs</p>	<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 shall comply with the following guidelines.</p> <p><b>Solar Panels</b>  Planning permission is not required except in the following locations and contexts:</p> <ul style="list-style-type: none"> <li>• Site is subject to urban design guidelines or located within Conservation Areas;</li> <li>• Elevated solar panels, ie raised more than 1m from the roof level;</li> <li>• Spaces under solar panels are enclosed or put to commercial use.</li> </ul>

Envelope Control Guidelines

The permissible building envelope for a 2-storey or a 3-storey landed house is controlled by the envelope control guidelines. This defines an allowable building envelope based on the setbacks, storey height and external platform level.



Special and Detailed Control Plans

[Special and Detailed Control Plans](#)  
[Special Control Area 1](#)  
[Special Control Area 2](#)

Developments within the special control areas may be subject to screening requirements.

Earthworks

- 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.
- Earthworks are not allowed within the building setback area, except to:
  - Accommodate a vehicular access of maximum **4m** wide;
  - Match the existing platform levels of the neighbouring sites.
  - Create a workable platform level to mitigate level differences within a site, or between the site and road.
  - Facilitate building of a fully submerged basement. The area within the building setback distance shall be reinstated to the original platform level upon completion of the basement.

	<p><b><u>Low-lying areas that need to meet PUB's minimum platform level (MPL)</u></b></p> <p>Only the building structures or internal living areas and common boundary setback areas may be raised to meet the stipulated MPL.</p> <p>The road buffer area may be 300mm above the adjacent road level, or not lower than the existing ground level, whichever is higher.</p> <p>Refer to <i>Building Envelope – Basements</i> for more information on the treatment of internal areas below the MPL.</p>
<p>Retaining and Boundary walls</p>	<p><b>Retaining Walls</b> Outward facing retaining walls are not encouraged. If allowed, they shall not be more than 1m high.</p> <p>Retaining walls more than 1m high may be considered if suitably tiered and planted.</p> <p><b>Boundary walls</b> Boundary walls shall not exceed 1.8m. The common boundary walls abutting the car porch / patio area between intermediate terrace houses may be allowed up to the 1st storey ceiling height.</p> <p><b>Boundary-cum-retaining wall</b> 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.</p>