

TABLE 1 : KEY RESIDENTIAL DESIGN & SITING REQUIREMENTS SUMMARY

LOT TYPE	MIN. LOT SIZE (m ²)	MINIMUM BUILDING SETBACKS (Refer to Note 1)					PRIVATE OPEN SPACE (POS)			MINIMUM CAR PARKING PROVISION (Refer to Note 2)		OTHER REQUIREMENTS (Refer to Note 3)					
		FIRST STOREY					SECOND STOREY					On-site	On-street	Maximum Building Site Cover (%) ▲	Indicative Driveway Location shown on Sector Plan Map		
		Typical Av. Lot Width (m)	Front (m) [Subject to additional garage setbacks where relevant]	Rear (m)	Mandatory Zero Lot Line [as shown on Sector Plan Map]	Side Setback (m) [for non ZLL boundary]	Front (m)	Rear (m)	Zero Lot Line	Side Setback (m)	Indicative Location of POS shown on Sector Plan Map					Minimum Area (m ²)	Minimum Circle Diameter (m)
Villa	320	10	3	6 (incl. 3m building encroachment area for 60% of lot width)	Yes	1.0	3	6 (incl. 3m building encroachment area for 60% of lot width)	1.0	1.5	Yes	25	5	2	1 space per 2 lots	50	Yes
Cottage	320	12	3	3	Yes	1.0	3	3	1.0	1.5	Yes	25	5	2	1 space per 2 lots	50	Yes
Patio (Min 2 Storeys)	320	14	3	3	No	1.0	3	3	1.0	1.5	Yes	25	5	2	1 space per 2 lots	50	Yes
Premium Villa	400	12.5	3	6 (incl. 3m building encroachment area for 60% of lot width)	Yes	1.0	3	6 (incl. 3m building encroachment area for 60% of lot width)	1.0	1.5	Yes	40	5	2	1 space per 2 lots	50	Yes
Courtyard	450	14	3	6 (incl. 3m building encroachment area for 60% of lot width)	No	1.5	3	6 (incl. 3m building encroachment area for 60% of lot width)	1.5	2	Yes	40	5	2	1 space per 2 lots	50	Yes
Traditional	575	18	4.5	6 (incl. 3m building encroachment area for 60% of lot width)	No	1.5	4.5	6 (incl. 3m building encroachment area for 60% of lot width)	1.5	2	Yes	60	5	2	1 space per 2 lots	50	Yes
Premium Traditional	640	20	4.5	6 (incl. 3m building encroachment area for 60% of lot width)	N/A	1.5	4.5	6 (incl. 3m building encroachment area for 60% of lot width)	N/A	2	No	-	-	3	1 space per 2 lots	50	No (except where specific access location required)

IMPORTANT NOTES ON TABLE 1 (See next page)