

TABLE 1 : KEY RESIDENTIAL DESIGN & SITING REQUIREMENTS

| LOT TYPE | MIN. LOT SIZE (m ²) | MINIMUM BUILDING SETBACKS # | | | | | | | | | PRIVATE OPEN SPACE (POS) | | | MINIMUM CAR PARKING PROVISION * | | OTHER REQUIREMENTS | |
|--|---------------------------------|-----------------------------|--|--|---|---|---------------|--|------------------------------------|------------------|---|--------------------------------|-------------------------------|---------------------------------|--------------------|-----------------------------------|---|
| | | FIRST STOREY | | | | | SECOND STOREY | | | | | | | | | | |
| | | Typical Av. Lot Width (m) | Front (m) [Subject to additional garage setbacks where relevant] | Rear (m) [See Cl. 8.1.5.2(iv)] Æ | Mandatory Zero Lot Line [as shown on Sector Plan Map] | Side Setback (m) [for non ZLL boundary] | Front (m) | Rear (m) [See Cl.8.1.5.3(i)] Æ | Zero Lot Line [See Cl.8.1.5.3(ii)] | Side Setback (m) | Indicative Location of POS shown on Sector Plan Map | Minimum Area (m ²) | Minimum Circle Diameter (m) Æ | On-site | On-street | Maximum Building Site Cover (%) ▲ | Indicative Driveway Location shown on Sector Plan Map |
| 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 |
| 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) | Yes | 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 |
| Premium Courtyard (Economy Traditional in DCP) | 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 |
| 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 | 40 | No (except where specific access location required) |
| Dress Circle | 830 | 22.5 | 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 | 40 | No (except where specific access location required) |