


















USE ZONE (1)	MINIMUM LOT SIZE (M ²)	MAXIMUM LOT SIZE (M ²)	PLOT AREA (M ²)	DENSITY CONTROLS						
				BUILDING LINE IN METERS			HEIGHT	COVERAGE	FLOOR AREA RATIO	UNITS/PLOT
				Street Boundaries	Rear Boundaries	Other Boundaries	Max. Meters (m) Storeys	Percentage (Max. %)	Max. Ratio	(Max)
R-1  Low Density Residential	999	2000	999	5	3	3	8m / 2storeys	30	0.6	2
			1000 - 1499	5	3	3	8m / 2storeys	30	0.6	3
			1500 - 2000	5	3	3	8m / 2storeys	30	0.6	4
			=/> 2000	5	3	3	8m / 2storeys	30	0.6	4
R-2  Medium Density Residential	750	2500	750 - 999	5	3	3	8m / 2storeys	50	1.0	10
			1000 - 1499	5	3	3	8m / 2storeys	50	1.0	20
			=/> 1500	5	3	3	8m / 2storeys	50	1.0	25
R-3 	N/A	N/A	N/A	5	3	3	24m / 2storeys	60	1.5	120

High Density residential										
AR  Agricultural Residential	1 ha	20 ha		7	5	5	8m / 2storeys	N/A	N/A	N/A
C-1  Central Business District (CBD)	N/A	N/A	N/A	2	2 (see sub clause 31.1(a))	2 (see sub clause 31.1(a))	24m / 6storeys	70 (see sub clause 31.2(a))	2.0	N/A
C-2  Suburban Commercial	N/A	N/A	N/A	5	2 (see sub clause 31.1(a))	2 (see sub clause 31.1(a))	16m / 4storeys	70 (see sub clause 31.2(a))	2.0	N/A
C-3  Neighborhood Commercial	N/A	N/A	<500	5	3	3	8m / 2storeys	60	1.4	2
			500 - 749	5	3	3	8m / 2storeys	60	1.4	2
			750 - 999	5	3	3	8m / 2storeys	60	1.2	3
			1000 - 1499	5	3	3	8m / 2storeys	60	1.2	3
			=/> 1500	5	3	3	8m / 2storeys	55	1.1	4

 C-4 Highway Commercial	N/A	N/A	N/A	10	5	5	12m / 3storeys	60	1.5	N/A
 I-1 General Industry	2000	N/A	N/A	5	3	3	18m / 4storeys	70	0.7	N/A
 I-2 Service Industry	2000	N/A	N/A	5	3	3	12m / 3storeys	70	0.7	N/A
 I-3 Heavy/Noxious Industry	2000	N/A	N/A	10	5	5	18m / 4storeys	70	0.7	N/A
 PF Public Facility	2000	N/A	N/A	5	3	3	12m / 3storeys	50	1.5	N/A
 EF Educational	2000	N/A	N/A	5	3	3	12m / 3storeys	50	1.5	N/A
 UD Utility Use	N/A	N/A	N/A	10	5	5	12m / 3storeys	70	2	N/A

AG  Agricultural Use	N/A	N/A	N/A	10	5	5	8m / 2storeys	N/A	N/A	N/A
OS  Open Space	N/A	N/A	N/A	10	10	10	8m / 2storeys	10	0.1	N/A
CA  Conservation Area	N/A	N/A	N/A	10	10	10	8m / 2storeys	10	0.1	N/A