

STATE OF SABAH



DISTRICT
OF PENAMPANG

MEMORANDUM PENAMPANG DISTRICT PLAN

PLAN NO : 21150065

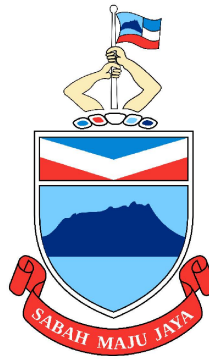
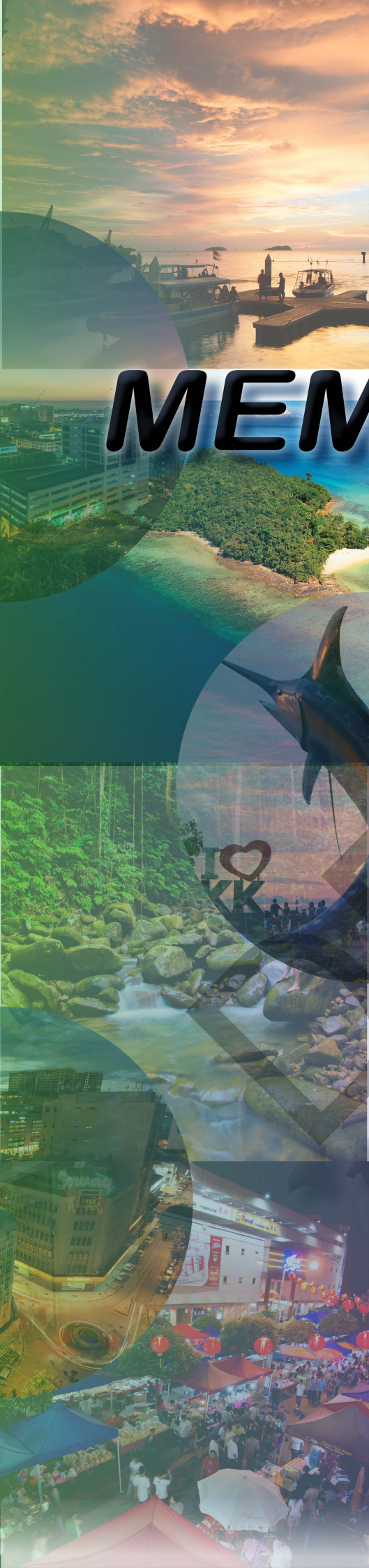
Town and Country Planning Ordinance
(Sabah Cap. 141)

Draft Scheme [Section]

Prepared for Penampang District Council by
Town and Regional Planning Department,
Sabah



“ SABAH MAJU JAYA “



STATE OF SABAH



DISTRICT
OF PENAMPANG

MEMORANDUM DONGGONGON LOCAL PLAN

PLAN NO : 21150066

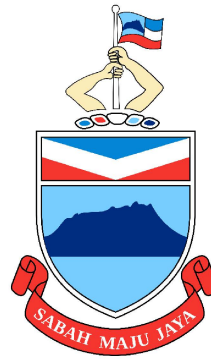
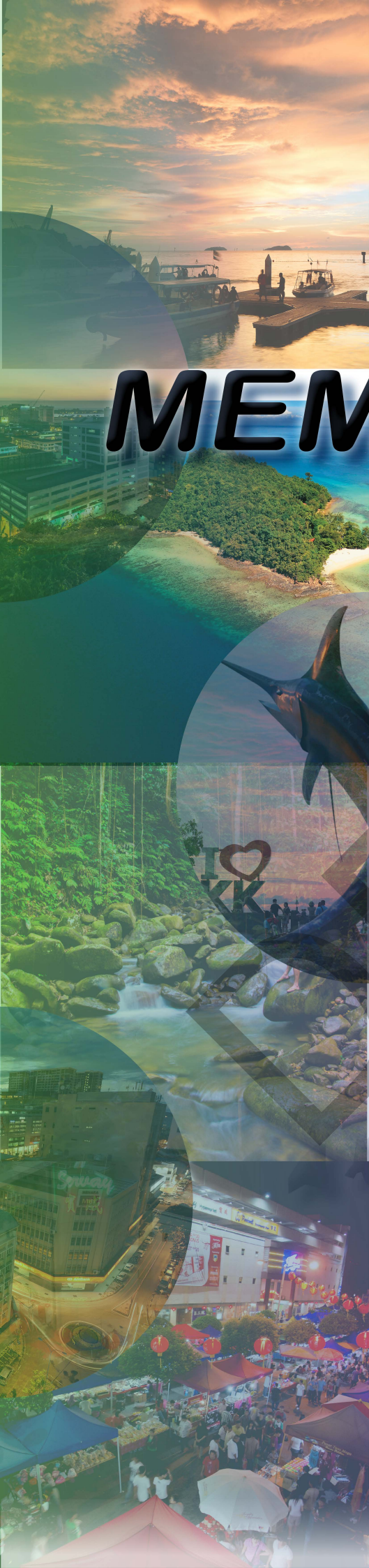
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STATE OF SABAH



DISTRICT
OF PENAMPANG

MEMORANDUM KAPAZAN LOCAL PLAN

PLAN NO : 21150067

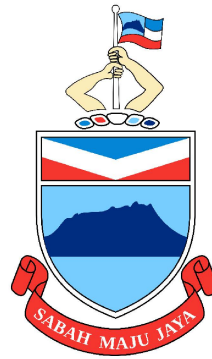
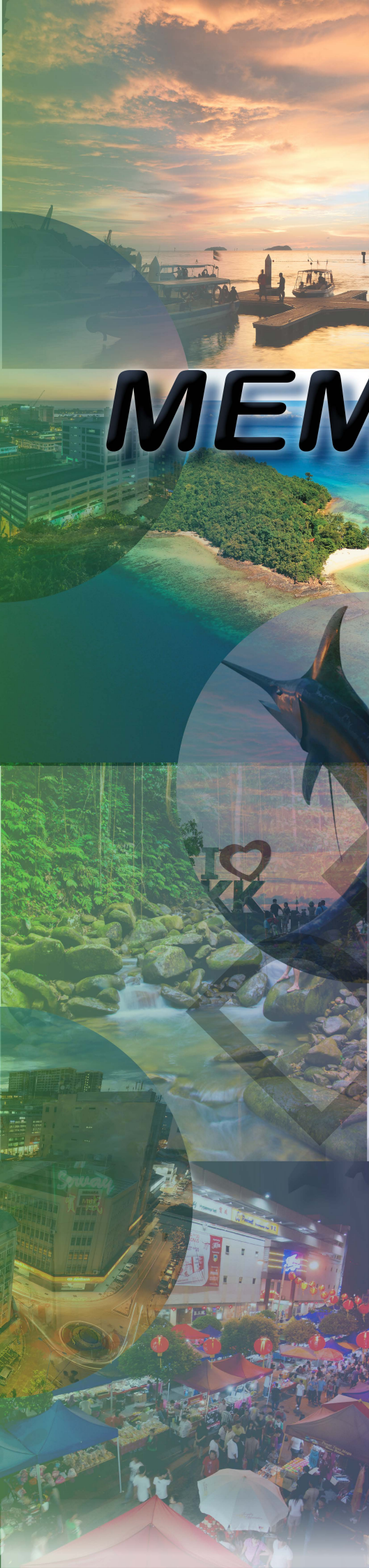
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Draft Scheme [Section]

Prepared for Penampang District Council by
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STATE OF SABAH



DISTRICT
OF PENAMPANG

MEMORANDUM

TUAUI LOCAL PLAN

PLAN NO : 21150068

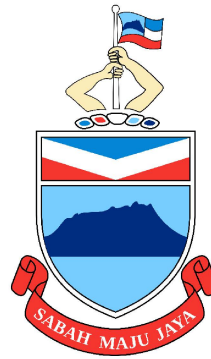
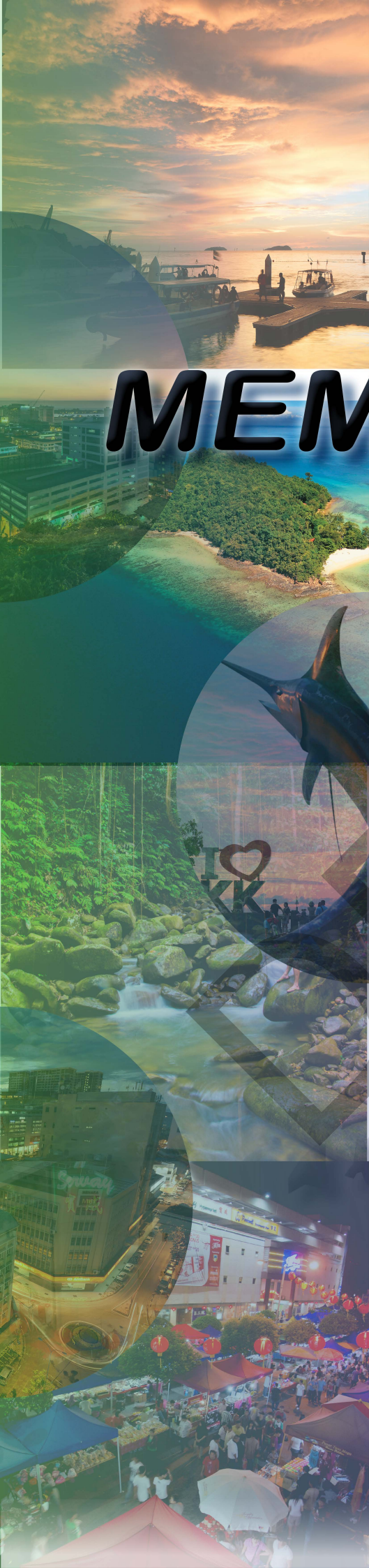
Town and Country Planning Ordinance
(Sabah Cap. 141)

Draft Scheme [Section]

Prepared for Penampang District Council by
Town and Regional Planning Department,
Sabah



“ SABAH MAJU JAYA “



STATE OF SABAH



DISTRICT
OF PENAMPANG

MEMORANDUM KIBABAIG LOCAL PLAN

PLAN NO : 21150069

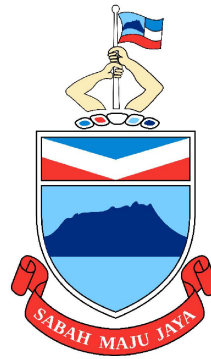
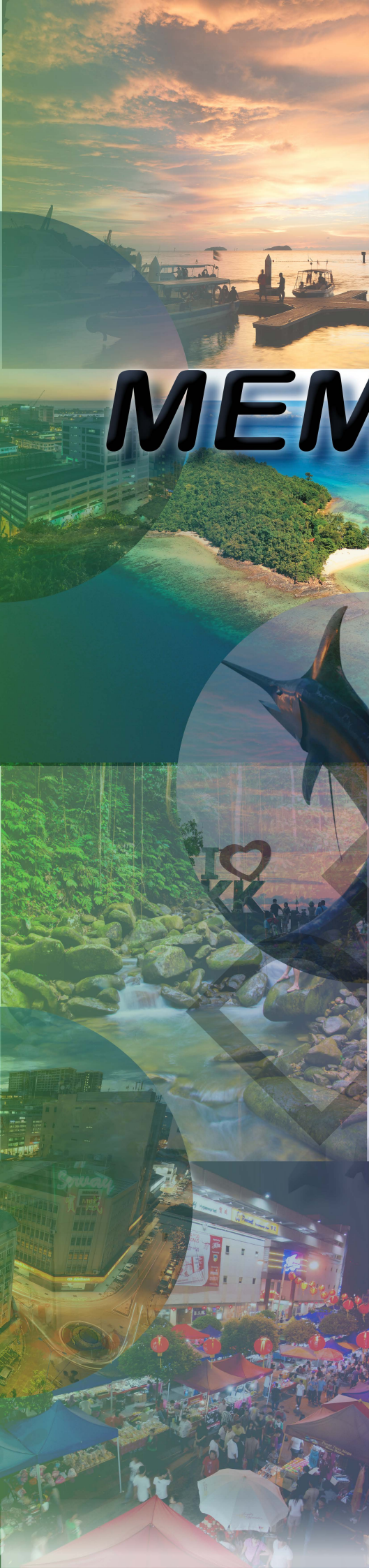
Town and Country Planning Ordinance
(Sabah Cap. 141)

Draft Scheme [Section]

Prepared for Penampang District Council by
Town and Regional Planning Department,
Sabah



“ SABAH MAJU JAYA “



STATE OF SABAH



DISTRICT
OF PENAMPANG

MEMORANDUM DAMAZA LOCAL PLAN

PLAN NO : 21150070

Town and Country Planning Ordinance
(Sabah Cap. 141)

Draft Scheme [Section]

Prepared for Penampang District Council by
Town and Regional Planning Department,
Sabah



“ SABAH MAJU JAYA “

PART I: PRELIMINARY

1.1 This Scheme shall be cited as Penampang District Plan/Donggongon Local Plan/
Kapazan Local Plan/Tuau Local Plan/Kibabaig Local Plan/Damaza Local Plan.

1.2 This Scheme is divided into the following Parts:

| | |
|---|----|
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| PART III: PROVISIONS REGULATING USES OF LAND WITHIN ZONES | 24 |
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1.3 In this Scheme, unless inconsistent with the context or subject matter, the following words and expressions have the respective meaning hereby assigned to them:

Abattoir

means any premises for the slaughtering of any animal, the meat whereof is intended for sale or for public consumption, and includes any designated area where animals are confined for inspection by the Local Authority and other relevant authorities pending slaughter.

Agriculture

includes horticulture, viticulture and forestry and the use of land for any purpose of husbandry including dairy farming, pig raising, poultry farming and the breeding and keeping of livestock.

Agriculture building

means a building used, wholly or partly, for the purpose of agriculture, but does not include a dwelling house.

Amenity

in relation to an area or a locality includes such quality or condition in the area or locality as contributes to its pleasantries and harmony and to its better enjoyment.

Amusement park

means a permanent indoor and/or outdoor facility, which may include structures and buildings, where there are various devices for entertainment, including rides, booths for the conduct of games or the sale of items, and buildings for shows and entertainment.

Ancillary use

means a use made of land which is ordinarily regarded as, and is in fact, reasonably incidental to any particular use of land permitted, within any zone, by or pursuant to this Scheme. Without affecting the generality of the foregoing, it is hereby declared that:

- The use of living quarters by a caretaker in the course of his employment, is ancillary to any permitted use of land for the purpose of, or in connection with which, such caretaker or other person is employed;

- The carrying on of a home activity on any land is ancillary to the use of that land for the purpose of a dwelling house and land appurtenant thereto;
- The keeping of animals (other than as domestic pets) on land used for the purpose of a house, apartment, condominium or boarding house and land appurtenant thereto is not ancillary to the use of that land for any of the purposes aforesaid; and ‘ancillary’ shall have a corresponding meaning.

[Apartment](#)

means a residential building of minimum height of four storeys that consists of multiple dwelling units separated horizontally across different storeys and with the exception of open space provision, does not usually include communal amenities such as swimming pool and gymnasium.

[Aquaculture](#)

means the culture and/or farming of food fish, shellfish, and other aquatic plants and animals in fresh water, brackish water, or saltwater areas. Aquaculture practices may include but are not limited to hatching, seeding, or planting, cultivating, feeding, raising, harvesting of planted crops or of natural crops to maintain an optimum yield, and processing of aquatic plants or animals.

[Art gallery](#)

means a room or building for the display or sale of works of art.

[Bank](#)

means the financial institution that provide products and services to customers such as loans, deposits, savings, and investment.

[Boarding house](#)

means any building permanent or otherwise and any part of thereof in which more than five persons exclusive of the family of the proprietor thereof are lodged and boarded for hire or reward.

[Buffer zone](#)

means an area separating land used for different purposes.

Building

means any building, erection, structure, or any other building erected on or made on any lands and where the context so permits, includes the land on which the building is situate.

Bus station

means a building adjacent to the road carriageway where buses stop so that passengers can get on and off.

Café

means any premises (not being part of a hotel or restaurants) in which meals are served for gains or reward.

Cemetery

means a designated area where the remains of deceased persons are buried or otherwise interred.

Chalet

means a building used as a visitor accommodation where each building constitutes a single lodging unit and there are separate buildings ancillary thereto for visitor reception, administrative office, restaurant, and bar.

Club house

means a building occupied by a club of persons dedicated under common interest and/or cause and is used for club activities.

Cluster house

means one of a group of four dwelling houses, each being the only unit on its lot, being joined by a common wall to two other dwelling units on its side and rear of each dwelling house that meets the requirements of the Local Authority By-Laws for a party wall between dwelling houses.

Columbarium

means a building or room with designated spaces for holding urns containing the ashes of deceased persons.

Commercial suite

means a commercial building where the operator allows a short let unit be let under a contractual licence to the guest in exchange for payment and/or consideration on a temporary basis for a period not more than 30 consecutive days and where such occupation is not subject to residential tenancy agreement or lease;

Common boundary

means the boundary common with the adjoining land other than the road reserve boundary.

Community centre

means a building where members of a community gather for group activities, social support, public information, and other purposes. The building shall be opened for the whole community or for a specialised group within the greater community.

Condominium

means a residential building of minimum height of four storeys that consists of multiple dwelling units separated horizontally across different storeys and contains communal amenities such as swimming pool, gymnasium and event spaces.

Confinement centre

means any building or facility and the grounds thereof where a service provided to individuals in the postpartum period, to help with postpartum recuperation and restoration.

Consent

in respect of a discretionary use means consent in writing granted pursuant to a resolution of the Local Authority.

Consulting room

means a building or part of a building (not being) a hospital used in the practice of his profession by a medical veterinary or dental practitioner, or by a practitioner in any curative or healing science.

Council

means the State Planning Council established under Section 3 of the Ordinance.

Crematorium

means a facility for the cremation of the deceased persons.

Designated land

means land which is reserved for roads or systems of transport or allocated for buildings of a specified class or classes or designated for the sitting of community facilities, and public utilities or zoned for open space or the preservation of amenities or allocated for sites for use in relation to telecommunications in accordance with the THIRD SCHEDULE of the Ordinance.

Detached house

means a house designed for use as a dwelling by a single person or family (including servants) together with such outbuildings as are ordinarily used therewith and occupying an allotment or plot of land held exclusively with the dwelling house.

Development

means the carrying out of any building, engineering, mining, industrial or other similar operation, on, over, or under land, the making of any material change in the case of any land or building or any part thereof or the subdivision or amalgamation of lands.

Drainage reserve

means a strip of land reserved for the purpose of a drain whether existing or proposed.

Drive-thru

means a building or part of a building used or designed to be used for the sale of products to customers without the latter leaving their cars.

Dry bulk storage

means the storage of a commodity in powdery or grainy form in a large mass before its consumption or use.

Education establishment

means a secondary school, college, university, technical institute, academy, lecture hall, art gallery or museum, but does not include an institution for the care and maintenance of children.

Electricity generating station

means work for the production of electricity for the purpose of supply to the public and any equipment, building or structure ancillary to or associated with such works.

Electricity sub-station

means any work for the conversion, transformation or control of electricity by one or more transformers or by any switchgear and any equipment building or structure ancillary to or associated with such works but does not include any such works mounted on a pole on, or over any public roadway or reserve, or any other reserve or any easement granted, created or acquired for any of the purposes aforesaid, or accessory to any permitted use of the land or premises whereon such works are situated.

Engineering operation

includes the formation or levelling of land, the formation or laying out of means of access to a road, and the laying out of cables, mains or means of water supply or drainage.

Environmental sensitive area

refer to areas that are of critical importance in terms of the goods, services and life-support systems they provide such as water purification, pest control and erosion regulation. In addition, they also refer to areas that harbour the wealth of the nation's biodiversity.

Existing use

means a use which is lawful on the day on which this Scheme came into operation.

Extractive industry

means an industry carried on by extracting sand, gravel, clay, turf, soil rock, stone, or other similar materials from the soil.

Fire station

means a building for an area in which firefighting apparatus and fire department personnel are housed, from which they are dispatched.

Floor area

means the sum of the area of all floors within a building including internal and external walls. The following are excluded:

- Balconies, verandas, and patios where they are unwallled for at least 25% of the curtilage and where the clear open area above solid parapets are more than 50% of the floor area.

- Stairways and landings not exceeding the width of the stairway in either direction.
- Garages, car porches, parking bays providing they have proper access and are reserved for the stated used.
- Unwalled areas below living accommodation whether surfaced or not.

Front setback

means a front yard between the street line and a line parallel thereto and extending across the full width of the site.

Gas bulk storage

means the storage of a commodity in gaseous form in a large mass before its consumption or use.

General industry

means any industry other than service industry, light industry, heavy industry, special industry, or extractive industry.

Golf course

means an open space laid out for golf sport with a series of 9 or 18 holes each including tee, fairway, and putting green and often one or more natural or artificial hazards. Entrance to the course are usually restricted to membership fee and may include bar and restaurant as ancillary use thereto.

Ground level

means the floor of a building that is at or nearest to the level of the ground around the building.

Harbour installations

includes wharves, docks, piers, basins, cargo sheds, cranes, slipways, slip and boat repair workshops and accessory railway yards.

Heavy industry

means an industry in which the processes carried on, the materials and machinery used and the transportation of materials, goods and commodities to and from the land on or in which, wholly or in part, the industry is conducted will give rise to air, water and noise pollution and will generate solid wastes as well as toxic and

hazardous wastes for which independently assessed site suitability evaluation and EIA Report may be required.

Home activity

means an activity carried on in a dwelling house by a person resident therein in or for the purpose of which:

- No source of power other than an electric motor of not more than one-half horsepower (1,119 watts) is used;
- The floor area used (whether temporarily or permanently) does not exceed 300 square feet.
- No load is imposed on any public utility organisation greater than that which is ordinarily required by other uses permitted in the zone in which the dwelling house is situated;
- No sign exceeding three square feet in area is displayed;
- No goods are displayed whether in a window or otherwise;
- The amenity of the neighbourhood is not injuriously or detrimentally affected by the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, wastewater, waste products or otherwise howsoever.

Hotel

means a building used primarily for the day-to-day accommodation of persons in transit.

Hypermarket

means a large-scale shop or marketplace that is contained in an expansive, standalone building and is not located in the city centre. It contains large varieties of food and non-food items stocked in high quantities. It is built to offer customers fulfilling all household needs in a single shopping trip.

Incineration plant

means a facility dedicated to the thermal treatment of wastes with or without recovery of the combustion heat generated. This includes the incineration by oxidation of waste as well as other thermal treatment processes such as pyrolysis,

gasification, or plasma processes in so far as the substances resulting from the treatment are subsequently incinerated.

Industry

means the carrying on, in the course of a trade or business, on any land, of any process (other than a process in the course of agriculture) for, or incidental:

- The making of any article or of part of any article;
- The altering repairing, ornamenting, finishing, assembling, cleaning, washing, packing, bottling, canning, or adapting for sale, or the breaking up or demolition of any article; or
- The getting, dressing or treatment of minerals; and “industrial” shall be construed accordingly. In this definition, the expression “article” includes a ship or vessel.

Junk yard

means land used, or intended to be used, for the collection, storage, abandonment or sale of scrap metals, other scrap material or goods, or used for the collecting, dismantling, storage, salvaging or abandonment of automobiles or other vehicles, machinery and electronic waste but does not include a warehouse.

Land

has the meaning ascribed to it in the Section 2 of the Ordinance.

Landscape

means the environment as experienced by each individual. It carries a broad meaning comprising of the geological structure, flora and fauna, as well as patterns of human activities such as plantations, forestry, settlement and industry. Landscape is the interaction between natural resources and human needs, which include the appreciation of beauty and aesthetic values, architecture as well as the overall ecology and history of an area.

Library

means a building or a room within a building containing collections of books, periodicals, and sometimes films and recorded music for use or borrowing by the public or the members of an institution.

Light industry

means an industry in which the processes carried on, the storage of materials, machinery and commodities, the materials and machinery used and the transportation of materials, goods and commodities to and from the land on or in which, wholly or in part, the industry is conducted will not:

- Detrimently affect the amenity of adjacent lands by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit, oil or otherwise howsoever; or
- Directly or indirectly, cause dangerous or congested the traffic conditions in any nearby street or road.

Linked house

means one of a pair of dwelling houses each being the only unit on its lot, in which one of the pair is joined by a wall, that is not part of the living accommodation of the dwelling house, common to both that meets the requirements of the Local Authority By-Laws for a party wall between dwelling houses.

Liquid bulk storage

means the storage of a commodity in liquid form in a large mass before its consumption or use.

Livestock

has the meaning ascribed to it in Animal Ordinance (Control of Livestock Activities) Rules, 2002.

Local Authority

means the District Council in respect of that part of the area to which this Scheme relates and over which the District Council has jurisdiction under the provisions of the Local Government Ordinance.

Machining

means any of various processes in which a piece of raw material is cut into a desired final shape and size by a controlled material-removal process.

Manufacturing

means the making of articles on a large-scale using machinery.

Market

means any building or place used, or designed to be used, for the purpose of buying and selling daily products, involving the sale by retail of vegetables, fruits, poultry products and other daily products.

Military installation

means any base, reservation, post, camp, building, or other facility owned, leased, or operated by the federal government to which military personnel are assigned for duty, including barracks, transient housing, and family quarters.

Mixed use development

means a building or group of buildings within the same curtilage used or intended to be used primarily as residential, commercial, cultural and institutional.

Motel

means a building or group of buildings within the same curtilage used or intended to be used primarily for the temporary accommodation of persons travelling by motor car, provision for the parking of which is made within the curtilage.

Museum

means a building in which objects of historical, scientific, artistic, or cultural interest are stored and exhibited.

Non-operational vehicle

Means vehicles that are not involved in the business operation of the commercial and/or industrial building concerned. These include vehicles used by visitors such as shoppers and businesspeople, and employees in the building concerned.

Office

means any building:

- Which is used, wholly or partly, for the purpose of public administration, the practice of a profession, the carrying on of a business or, where no industry is conducted on the allotment or plot of land on which that building is erected, the administration of an industry; and
- In which or has been erected on an allotment or plot of land on which, no material or goods intended for manufacture or sale or stored (except for minor purpose).

Open space

means areas provided in accordance with Open Space & Recreation Hierarchy and be gazetted for active and passive recreational activities by the public.

Open space provision

means minimum of 10% from the total site area that is provided for the purpose of active and passive recreational activities including:

- Lands outside the building line, exposed to open air and is land based that are designated for recreational activities including space for leisure, picnic, public space, sports, therapeutic, gardens, fields, pedestrian walkways, buffer space, public space and plaza.
- Meanwhile, open spaces that are located on roofs, podium and in enclosed buildings are categorised as bonus open space only.
- Does not include areas earmarked for utility and infrastructure including river/drainage/road reserves, yard in individual house, high voltage line right of way, water storage area, detention ponds and ridge areas.

Operational vehicle

means cars and vehicles regularly and necessarily involved in the business operation of the commercial and/or industrial building concerned such as loading/unloading activity and removal of refuse.

Ordinance

means the Town and Country Planning Ordinance.

parking, Non-operational

means the space for vehicles which do not necessarily have to be parked immediately adjacent to premises.

parking, Operational

means the parking space required for vehicles regularly and necessarily involved in the business in the commercial or industrial building concerned.

Petrol filling station

means any building or place used, or designed to be used, for the purpose of fuelling motor vehicles, involving the sale by retail of petrol, oils and other

petroleum products, whether or not the building or place is also used or designed to be used for any one or more of the following purposes:

- The sale by retail of spare parts and accessories for motor vehicles.
- Washing and greasing of motor vehicles.
- Installation of accessories.
- Repairing and servicing of motor vehicles involving the use of hand tools or power tools up to half horsepower (372.8 watts);
- Providing convenience store, café and restaurant facilities for motorists; but does not include any building or place used, or designed to be used, for the purpose (whether there are other purposes or not) of the top overhaul of motors, body building, panel beating, spray painting or the restoration of suspensions, transmission or chassis; and
- The site shall have a frontage of not less than 120 feet and depth of not less than 100 feet (except a corner site may have a frontage not less than 100 feet) and have an area of not less than 12,000 square feet.

Place of public worship

means a building used or designed for use as a mosque, church, chapel, temple or other place of public worship (excluding or including religious instruction).

Plot ratio

means the ratio between the floor area contained within a building or buildings and the area of the site, allotment or plot of land on which the building or buildings are erected, such as ratio being expressed as decimal.

$$(FLOOR AREA \div SITE AREA) \times 100\% = PLOT RATIO$$

Police station

means a building which houses police force for an area, from which police officers are dispatched and to which persons under arrest are brought.

Poultry

has the meaning ascribed to it in Slaughterhouses Rules 2003.

Primary school

means a nursery school or kindergarten or a school for children of primary school age.

Processing

means an industry, such as the chemical or petrochemical industry, that is concerned with the processing of bulk resources into other products.

Public services

mean the carrying out of government activity in which the public meet openly with government employees to receive essential services such as and not restricted to renewal of identity card, passport, driver's license, registration of birth certificates and tax payments. Such activity may be conducted one-stop centre where different types of public services are housed under one building.

Racecourse

means a wide, usually circular path with a grass surface, on which horse racing is conducted, or the area that includes this path and buildings ancillary thereto around it.

Railway station

means a building adjacent to the railway track where trains stop so that passengers can embark and disembark.

Rear setback

means a rear yard between the street line and a line parallel thereto and extending across the full width of the site.

Recreation area

includes park, garden, children's playground and sports ground, and any building or installation accessory thereto, but does not include a golf course or enclosed land ordinarily open to spectators only on payment of a charge.

recreation, Active

means outdoor recreational activities, such as jogging, brisk walk, ball-based sports, cycling and others. Open spaces dedicated for active recreation are such as sports field, jogging track, and children's playground.

recreation, Passive

means outdoor recreational activities, such as walking, sightseeing, sitting while enjoying the beauty of nature, picnic, and others. Open spaces dedicated for passive recreation are such as public parks, floral gardens, pedestrian walkways, gazebos, and vacation spots. Passive recreation involves all ages including the elderly and the physically challenged persons.

Recycling centre

means a facility which is maintained, operated, or used for the storing, keeping, buying, or selling of recyclable items such as but not restricted to newspaper, used food or beverage containers or plastic containers for the purpose of converting such items into a usable product.

Refining

means an industry that produces and delivers oil and oil products.

Reserved zone

means any land for the purpose of Federal and State government use, forest reserves, water protection area, water conservation area and other land reserved by the government.

Reservoir

means a large natural or artificial lake used as a source of water supply.

Restaurant

means any premises, not being part of a hotel, in which meals are served to the public for gain or reward. Such a use may include the provision of live entertainment and/or for dancing.

Road

has the meaning ascribed to it in the Ordinance and will include proposed as well as existing roads.

Road reserve

means a strip of land reserved for the purposes of a road whether existing or proposed and includes the space required for foot paths, drains and other service utilities.

Sanitary landfill

means an engineered land burial facility for the disposal of household waste which is so located, designed, constructed and operated to contain and isolate the waste so that it does not pose a substantial present or potential hazard to human health or the environment. A sanitary landfill also may receive other types of solid wastes, such as commercial solid waste, non-hazardous sludge, hazardous waste from conditionally exempt small quantity generators, construction demolition debris, and non-hazardous industrial solid waste.

Sawmilling

means an industry for producing sawn timber.

Scheme

has the meaning ascribed to it in the Ordinance.

Secondary school

means a school for children of secondary school age.

Semi-detached house

means one of a pair of dwelling houses each being the only unit on its lot, the two being built side by side on adjoining lots and joined by a wall common to both that meets the requirements of the Local Authority's By-Laws for a party wall between dwelling houses.

Setback (or Yard)

means a part of the site which is required to be unoccupied and unobstructed by buildings from the ground upwards, except roof eaves of reasonable width.

Sewage treatment plant

means a facility used for the treatment and disposal of sewage, whether or not the facility supplies recycled water for use as an alternative water supply.

Shop

means:

- Any premises used or designed to be used primarily for the sale by retail of goods, merchandise or materials, or for the exposure, offer or display of goods, merchandise or materials;
- A personal service establishment; but does not include a hotel, petrol filling station or motor repair station, bank, post office, timber yard, roadside stall

or premises used for sale, or for the exposure or offer for sale, of motor vehicles or other vehicles or machinery, or of basis equipment or plant for use in industry, primary production or the building trade.

Shophouse

means one of a group of commercial unit of two or more storeys each being the only unit on its lot and each (except for the end unit at each end) being joined to one unit on each side by a wall common to both that meets the requirements of Local Authority By-Laws for a party wall between units and if an end unit being so joined on one side. The predominant use at ground level shall be for commercial use and subsequent storeys may either be used for commercial or residential use.

Shopping complex

means a building in which shops, restaurants, markets and entertainment premises (such as cinema and amusement arcade) are contained in an enclosed area and indoor access is limited to pedestrians.

Short let unit

means a privately owned property approved and constructed for commercial use which allows occupancy under license. Provided that nothing herein shall include:

- any hotel or lodging house.
- any homestay.
- the occupation of any premises under tenancy or lease; and
- any house provided by an employer for the accommodation of his employees.

Showroom

means a part of a building that is used to display goods for sale, such as appliances, cars, or furniture.

Side setback

means a yard between a side boundary of the site and a line parallel thereto, extending:

- From the front yard to the rear yard; or
- If there be no front yard, from the front boundary of the site to the rear yard; or

- If there be no rear yard, from the front yard or boundary as the case may be to the rear boundary of the site; or
- If there be two or more front yards, from yard to yard.
- Service industry means a light industry in conduct of which:
- Goods are manufactured for the purpose of sale on the land on which the manufacturing takes place; or
- Goods (other than vehicles or any part or parts thereof) are serviced.

SOFO [Small Office/Flexible Office] / SOHO [Small Office/Home Office] / SOVO [Small Office/Versatile Office]

means a commercial unit that functions simultaneously as a residential unit and as a workplace.

Solar energy generation

means production of electricity sourced from the light rays of the Sun for the purpose of supply to the public and any equipment, building or structure ancillary to or associated with such works.

Special school

means an educational facility for persons below 18 years old who are unable to attend ordinary schooling due to learning or physical disabilities.

Sport complex

means a facility where sports take place within an enclosed area. It can be a building (indoor sports centre), outside (outdoor sports centre) or the mixing of indoor and outdoor sports features within a site. Facilities within a sports centre may include swimming pool, spa, sports hall, badminton courts, gymnasium, aerobics studio, artificial football field, hockey, shop and cafeteria.

Sport stadium

means an enclosed area of land which is used for any sport or other spectacle and which is ordinarily open to spectators only on payment of a charge.

Standing space

means the stopping of a vehicle temporarily at designated area for the purpose of loading or unloading.

Stilt house

means house raised on piles over the surface of the soil or a body of water, and the piles on which the house stands is unwallled.

Subdivision

means the division of land comprised in one or more documents of title into two or more allotments or lots for which new documents will be issued.

Supermarket

means a large-scale shop or marketplace that occupies two or more shophouse lots or as a standalone building. It contains wider varieties of foods and non-food items stocked in high quantities than in grocery shop.

Terrace House

means one of a group of dwelling houses whether of one or more storeys each being the only dwelling house on its lot and each (except for the end unit at each end) being joined to one dwelling house on each side by a wall common to both that meets the requirements of Local Authority By-Laws for a party wall between dwelling houses and if an end unit being so joined on one side.

Tertiary school

means:

- A school for persons that have completed full secondary school term.
- The school such as college, university, technical institute, and academy.

Timber or wood processing industry

means an industry based on timber or wood for making furniture and other timber-based products such as veneer, plywood and moulding factories.

Timber yard

means land used for the storage and sale of timber other than as fuel, but does not include land used:

- For the breaking down of lots or balks; or
- For the carrying on of any process not conforming to the requirements for light industry.

Town house

means:

- a dwelling unit of maximum height of four storeys on its lot and each (except for the end unit at each end) being joined to one dwelling unit on each side by a common wall to both meets the requirements of Local Authority By-Laws for a party wall between dwelling units; and
- there is no provision of parking bays on the lot of each dwelling unit. Rather, provision of parking bays is centralised at designated location within the site;
- the entrance to each dwelling unit is accessed immediately from the road reserve, separated only by front setback from the edge of the road reserve to the building line.

Tuition centre

means an education establishment that offers extracurricular session for students in primary and secondary schools beyond school hours in return for teaching fee.

Villa

means a detached house-like building used as the accommodation of persons in exchange for rental payment to the owner of the building and has amenities such as swimming pool, garden, and housekeeping services.

Warehouse

means any building or enclosed land mainly used for the storage of goods and the carrying out of commercial transactions involving the sale or movement of such goods but does not include a shop.

Wastewater pond

means an artificial pond which receives domestic wastewater from a septic tank, and which provides an additional degree of treatment.

Water treatment plant

means a building in which contains the process that improves the quality of water to minimum acceptable level for a specific end use such as but not limited to drinking, industrial water supply, irrigation, river flow maintenance, water recreation including being safely returned to the environment.

Watercourses

includes underground water, an aquifer, any river, stream, canal, channel of water, drain, waterfall, estuary, lagoon, swamp, marsh, reservoir, lake or any part of the sea abutting the foreshore or any other body of water, including water on wetlands.

Welfare institution

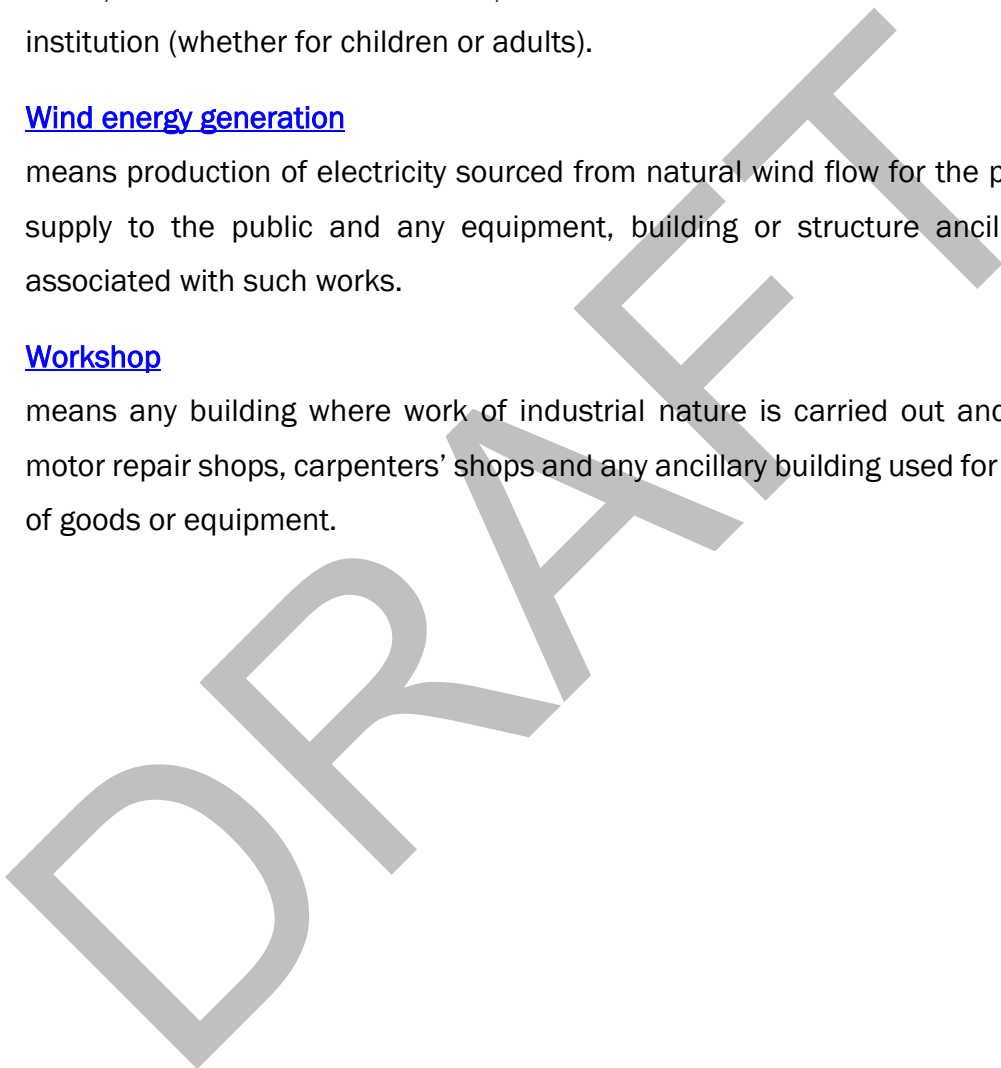
means an institution for the care and maintenance of children, the aged or the infirm, or a benevolent institution, but does not include a reformatory or penal institution (whether for children or adults).

Wind energy generation

means production of electricity sourced from natural wind flow for the purpose of supply to the public and any equipment, building or structure ancillary to or associated with such works.

Workshop





means any building where work of industrial nature is carried out and includes motor repair shops, carpenters' shops and any ancillary building used for the repair of goods or equipment.




PART II: CREATION OF ZONES

- 2.1 There are hereby created for the purpose of this Scheme the several zones indicated in the manner provided in this Part.
- 2.2 Each of the zones so created:
 - (a) is depicted on the Zone Map and legend constituting the FIRST SCHEDULE and is therein and thereby given its boundary and position by a boundary line margined in heavy black lines or otherwise from the legend; and
 - (b) in and by the Zone Map is given the zone names included in the legend, the designatory letters of which the zone name appears within the limits of the boundary line or otherwise from the legend.
- 2.3 Every such zone name is one of the zone names appearing in the left-hand column of the Zoning Chart comprising the THIRD SCHEDULE.
- 2.4 The assignment by this Part and by the FIRST SCHEDULE of a boundary, position and name to the several zones depicted in the Zone Map shall impose upon the lands within such zone, in accordance with their zone names, the several restrictions respectively set forth in this Scheme.
- 2.5 No alterations to any boundaries of a zone created by This Scheme shall be permitted except by way of a subsequent Approved Scheme under the provisions of the Ordinance.
- 2.6 All detailed locations of zone boundaries should be measured from the cadastral boundaries and not from any topographic features.

PART III: PROVISIONS REGULATING USES OF LAND WITHIN ZONES

- 3.1 In the Zoning Chart forming the THIRD SCHEDULE, hereto a box bearing the symbol  within occurring horizontally opposite to the description of a particular zone shown in the left-hand column specifies a **PREDOMINANT USE** in respect of that purpose falling within the Land Use Group Table forming the FOURTH SCHEDULE hereto and indicated at the head of the vertical column of the Zoning Chart containing that box bearing the symbol within.
- 3.2 Subject to the provisions of this Scheme, consent of the Local Authority shall be given under this Scheme to the use of any land or building for any use specified in the Zoning Chart and at that time permitted as a predominant use in the zone in which it is situated, if that use is in accordance with every requirement set forth in this Scheme in respect of it as a predominant use.
- 3.3 In the Zoning Chart forming the THIRD SCHEDULE, a box bearing a  within occurring horizontally opposite to the description of a particular zone or sub-zone shown in the left hand column specifies a **DISCRETIONARY USE** in respect of that purpose or purposes falling within the Land Use Group Table forming the FOURTH SCHEDULE hereto and indicated at the head of the vertical column of the Zoning Chart containing that box bearing a  within.
- 3.4 Subject to the provisions of this Scheme, the use of any land or building for any use specified in the Zoning Chart and permitted at that time as a discretionary use in the zone in which it is situated is permitted subject in each case to the consent by resolution of the Local Authority and to such conditions, restrictions and prohibitions as to location, height, yards position of buildings on sites, coverage, drainage, disposal of effluents, and preservation of amenities and to such special conditions, restrictions, and prohibitions (whether in respect of the same matters or other matters) as the Local Authority may think fit to impose.
- 3.5 In the Zoning Chart forming the THIRD SCHEDULE, a box bearing the symbol  within occurring horizontally opposite to the description of a particular zone shown in the left-hand column specifies a **PROHIBITED USE** and land in that zone may not be used for any purpose or purposes falling within the Land Use Group Table

forming the FOURTH SCHEDULE and indicated at the head of the vertical column of the Zoning Chart containing that box bearing the symbol  within.

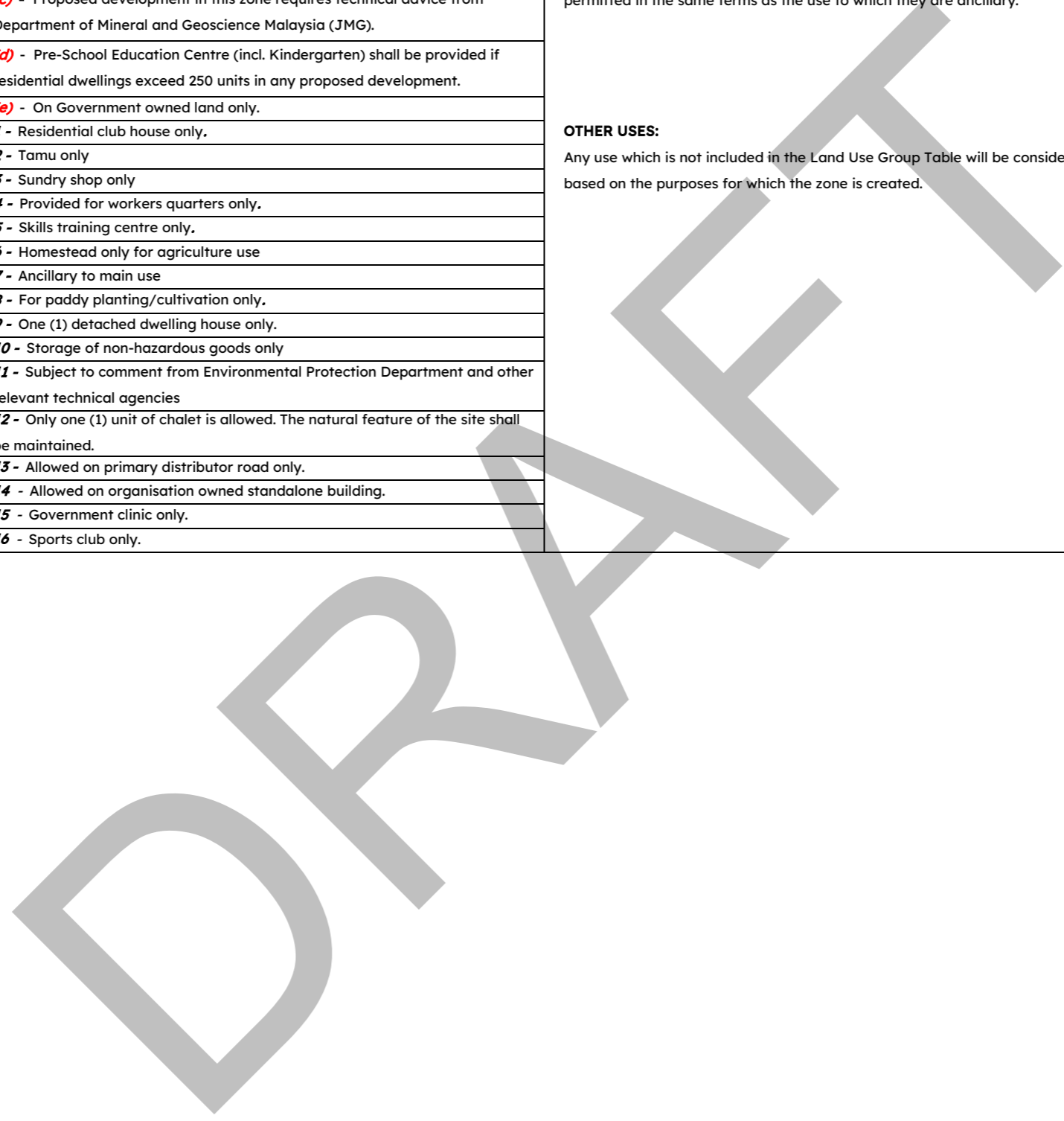
3.6 In reaching a decision whether to grant or to refuse consent in respect of **DISCRETIONARY USE** or upon what conditions consent should be granted, the Local Authority shall have regard to the following matters, namely:

- (a) the provisions of this Scheme and any other Approved Scheme applicable to the subject land including the purpose for which the land use zones were created as set forth in the FIFTH SCHEDULE;
- (b) the public interest;
- (c) the economic servicing of the development with particular regard to the provision of water supply, sewerage, drainage, access and other amenities;
- (d) the representations by the Director of Public Works or his agent, body corporate or other authority responsible for the provision of roads, sewers and water, electricity supply and public transport services;
- (e) the means of entry to and egress from the existing or proposed new roads and measures to be taken to ensure the free flow of traffic having regard to the classification and capacity of roads in the locality;
- (f) the character of the proposed development in relation to existing or future development on adjoining land in the locality and in particular the avoidance of conflict of land uses which are incompatible;
- (g) the preservation of amenity including landscaping and open space;
- (h) environmental sensitive area should be avoided;
- (i) other condition(s) deemed necessary.

3.7 Land within a reserved zone shall not be subdivided into allotments of less than 5 acres in area until the Local Authority and State Planning Council having regard to the existing use and possible future development of such land and of adjacent lands and the time which may elapse before services can be extended to the land shall have consented thereto.

| | | |
|--|---|---|
| <p>NOTES:</p> <p>P - Denotes Predominant Use Within Each Zone</p> <p>• - Denotes Discretionary Use Within Each Zone - See Clause 3.6</p> <p>X - Denotes Prohibited Use Within Each Zone</p> | <p>(a) - Light Industry also refers to Small Industry</p> | <p>ANCILLARY USES:</p> <p>Within each zone, the provision of roads, water, or electricity supply, drainage, open space or other use necessarily ancillary to a predominant or discretionary use are permitted in the same terms as the use to which they are ancillary.</p> <p>OTHER USES:</p> <p>Any use which is not included in the Land Use Group Table will be considered a discretionary use. The decision whether or not to permit such a development will be based on the purposes for which the zone is created.</p> |
| | <p>(b) - General Industry also refers to Medium Industry.</p> | |
| | <p>(c) - Proposed development in this zone requires technical advice from Department of Mineral and Geoscience Malaysia (JMG).</p> | |
| | <p>(d) - Pre-School Education Centre (incl. Kindergarten) shall be provided if residential dwellings exceed 250 units in any proposed development.</p> | |
| | <p>(e) - On Government owned land only.</p> | |
| | <p>1 - Residential club house only.</p> | |
| | <p>2 - Tamu only</p> | |
| | <p>3 - Sundry shop only</p> | |
| | <p>4 - Provided for workers quarters only.</p> | |
| | <p>5 - Skills training centre only.</p> | |
| | <p>6 - Homestead only for agriculture use</p> | |
| | <p>7 - Ancillary to main use</p> | |
| | <p>8 - For paddy planting/cultivation only.</p> | |
| | <p>9 - One (1) detached dwelling house only.</p> | |
| | <p>10 - Storage of non-hazardous goods only</p> | |
| | <p>11 - Subject to comment from Environmental Protection Department and other relevant technical agencies</p> | |
| <p>12 - Only one (1) unit of chalet is allowed. The natural feature of the site shall be maintained.</p> | | |
| <p>13 - Allowed on primary distributor road only.</p> | | |
| <p>14 - Allowed on organisation owned standalone building.</p> | | |
| <p>15 - Government clinic only.</p> | | |
| <p>16 - Sports club only.</p> | | |

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PART IV: DESIGNATED LAND USE THEREOF

- 4.1 Land which is delineated on the Designated Land Map constituting the SECOND SCHEDULE in the manner set forth in Column 2 of the Legend attached to the Designated Land Map is deemed to be designated for the purpose set forth in Column 1 of the said Legend.
- 4.2 Except as otherwise provided in this Part where a purpose is described in the Legend by reference to a Department of the Federal or State Government, it shall be deemed to mean and include the exercising or the carrying out of any functions or undertaking of such Department.
- 4.3 This clause shall not apply to any land which is vested in or held whether under title or otherwise by a Local Authority, Government Department, or statutory body for the purpose for which such land is designated under this Part.
- 4.4 Except as herein after provided, no person shall:
- (a) Erect a building or carry out work of a permanent character on land designated under this part other than a building or work required for or incidental to the purpose for which the land is so reserved;
 - (b) Spoil or waste any land so reserved so as to destroy or impair its use for the purpose for which it is reserved;
 - (c) Remove or permit to be removed any soil or rock.
- 4.5 Where it appears to the Local Authority that the purpose for which the land is designated under this Part cannot be carried into effect immediately after this Scheme comes into operation, the Local Authority may, with the consent in writing of the Government Department or statutory or other authority for the time being concerned, approve in connection with such land:
- (a) The erection thereon of buildings, the carrying out of works; or
 - (b) The alteration, enlargement, rebuilding, or extension of additions to existing works or buildings.
- 4.6 Any approval under Clause 4.5 may be subject to such conditions with respect to the removal, alteration of the building or work or the reinstatement of the land or the removal of any waste materials or refuse with or without payment of compensation as the Local Authority thinks fit.

- 4.7 Land reserved under this Part including any building or work thereon shall not be used without the consent of the relevant Government Department, Local Authority, statutory or other body for any purpose other than the purpose for which it is reserved.

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PART V: PROVISIONS REGULATING BUILDINGS

5.1 Any building, the plans for which were submitted to the Local Authority after the coming into force of this Scheme shall conform to the requirements set forth in this Part. Where any conflict arises between the provisions of this Part and the provisions of the Building By-Laws under the Local Government Ordinance 1961, the provisions of this Part shall prevail.

5.2 Residential Buildings

Schedule 5.2.1

| ZONE | BUILDING TYPE | MINIMUM SETBACK (m) | | | | PLOT RATIO (%) | MIN. UNDERGROUND SETBACK TOWARDS LOT BOUNDARY (m) | MIN. LOT SIZE (m ²) |
|---------------|--|---------------------|------|------|--|--|---|---------------------------------|
| | | Front | Rear | Side | Side adjacent to road or railway reserve | | | |
| R(A) | Detached/ Semi-detached | 6.1 | 6.1 | 3.1 | 6.1 | n/a | 3.1 | 1,115 |
| R(B) | Detached/ Semi-detached/ Terrace | 6.1 | 6.1 | 3.1 | 6.1 | n/a | 3.1 | 465 |
| | Multi-unit dwellings (max. 5 storeys) | 10 | 10 | 10 | 20 | n/a | 3.1 | - |
| R(C), R(D) | Detached/ Semi-detached/ Terrace | 6.1 | 6.1 | 3.1 | 6.1 | n/a | 3.1 | 325 |
| | Multi-unit dwellings (max. 5 storeys) | 10 | 10 | 10 | 20 | n/a | 3.1 | - |
| | Multi-unit dwellings (6 storeys and above) | 20 | 10 | 10 | 20 | Increase of 20% for each additional storey | 3.1 | - |
| R(K) | Detached/ Semi-detached | 6.1 | 6.1 | 3.1 | 6.1 | n/a | 3.1 | 810 |

- (a) The height of the multiple dwelling units shall be measured from the floor level of the lowest flat or ground level to the ceiling of the highest flats.
- (b) The minimum setback for multiple dwelling units shall not be less than that of a detached dwelling unit.
- (c) The maximum length of terrace houses is 100 metres and end units will be treated as being semi-detached.
- (d) Additional land may be required for effluent disposal if septic tanks are provided.
- (e) The maximum depth of any residential building shall be 12.2 metres measured between external walls unless suitable air conditioning is installed.
- (f) Where a residential building has an elevation containing a window which faces another residential building, also with an elevation containing windows, to prevent overlooking, these windows shall not be less than 20 metres apart.
- (g) Corner lots of terrace, semi-detached, detached house (adjacent to the road reserve) should have a minimum side setback of 6.1 metres.
- (h) Only detached and semi-detached dwelling units are permitted in irregular shaped lot of less than 1 acre. The minimum setback requirements prescribed in **Schedule 5.2.1** shall apply.
- (i) All types of landed dwelling unit shall have maximum height of 3 storeys and 15.24 metres high from ground level to the rooftop.
- (j) In the case of multiple dwelling units buildings, the maximum allowable building height is subjected to the guidelines set by the Civil Aviation Authority of Malaysia, if any.

Figure 5.2.1: Minimum Setback for Detached Dwelling Units.

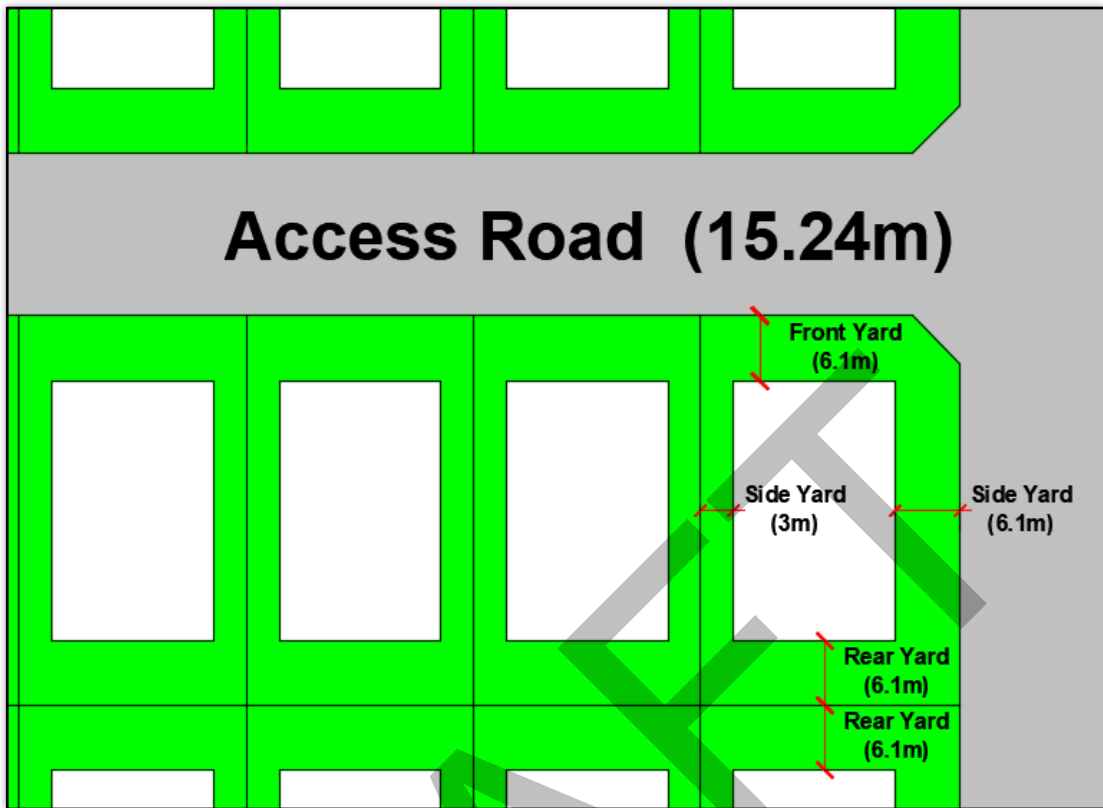


Figure 5.2.2: Minimum Setback for Semi-detached Dwelling Units.

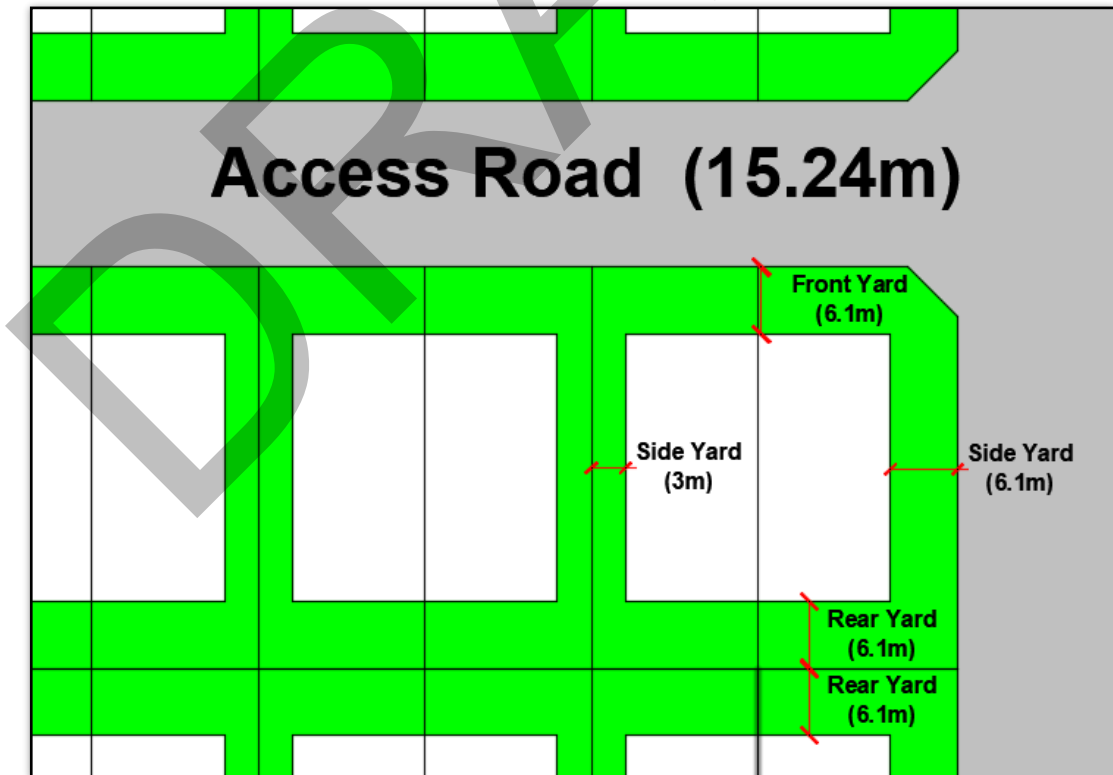


Figure 5.2.3: Minimum Setback for Terrace Dwelling Units.

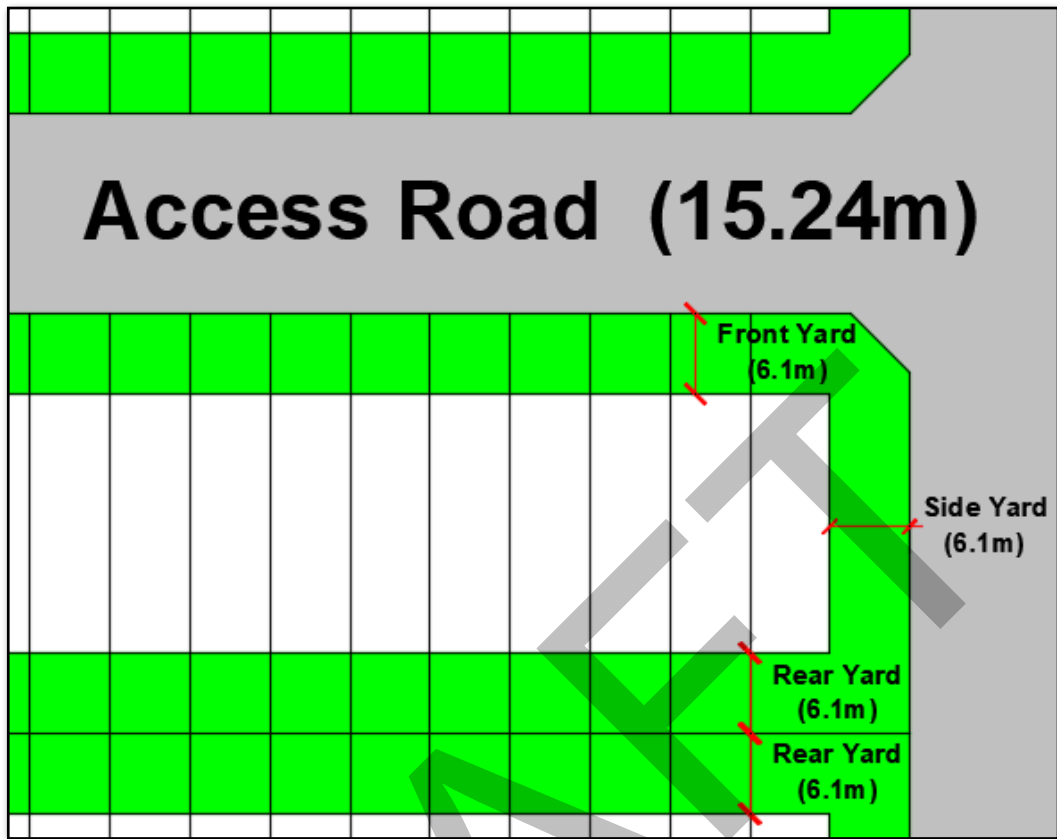
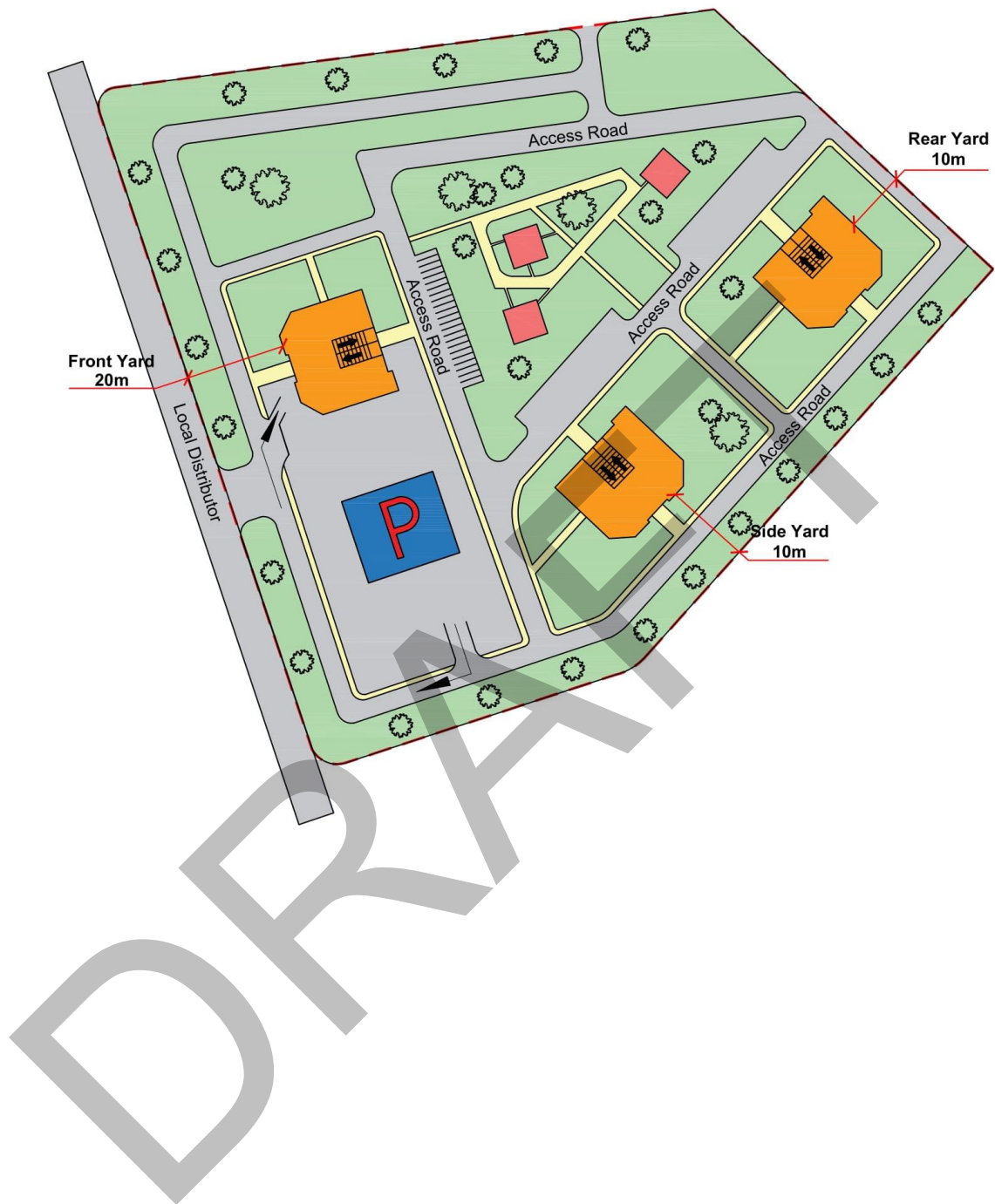


Figure 5.2.4: Minimum Setback for Multi-unit Dwellings of Maximum 5-storeys High.



Figure 5.2.5: Minimum Setback for Multi-unit Dwellings of 6-storeys or Higher.



5.3 Commercial Buildings

Schedule 5.3.1

| BUILDING TYPE | MINIMUM SETBACK (m) |
|--|---|
| (a) TERRACE SHOP/SHOPHOUSE/OFFICE | <ul style="list-style-type: none"> ▪ No setback, provided that the building is immediately adjacent to any road reserve; and ▪ If adjacent to other land use zones or lot boundary, the setback of min. 6.1m shall be provided. |
| (b) INDIVIDUAL COMMERCIAL BUILDING | <ul style="list-style-type: none"> ▪ No setback, provided that the building is immediately adjacent to any road reserve; and ▪ If adjacent to other land use zones or lot boundary, the setback of min. 6.1m shall be provided. |
| (c) PETROL FILLING STATION | <ul style="list-style-type: none"> ▪ Front setback: 12.2m ▪ Side and rear setback: 6.1m |
| (d) COMMERCIAL SUITE (i) Service Apartment (ii) SOHO/SOVO/SOFO | <ul style="list-style-type: none"> ▪ 5 storeys and below: 6.1m ▪ 6 storeys and above: 10m |

Schedule 5.3.2

| LAND USE ZONE | C(C) | C(D) | C(L) |
|--|------|------|------|
| (a) MINIMUM UNDERGROUND SETBACK TOWARDS LOT BOUNDARY (m) | 3.1 | 3.1 | 3.1 |
| (b) MAXIMUM ALLOWABLE PLOT RATIO (%) | 500 | 250 | 150 |
| (c) MINIMUM DISTANCE BETWEEN BUILDINGS (m) | 10 | 10 | 6.1 |

- (a) The maximum length of terrace building is 100 metres.
- (b) The maximum dimension of any habitable part of an office or residential unit shall be 12.2 metres measured between external window walls unless suitable air conditioning is installed.
- (c) In the C(C) and C(D) zones, the height of the building will be such that it does not exceed twice the distance from the face of the building to the alignment on the far side of any adjoining road reserve. However, if the building is set back and the area is suitably always paved and landscaped and accessible to the public and all upper floors are set back to the same line, then the total floor area that has been omitted may be retained in the form of additional floors above the normally permitted height.
- (d) In all zones other than C(C) and C(D), where commercial development can be considered, the planning requirements of multiple dwelling units shall apply to all buildings exceeding 3 storeys or 15 metres in height. Below this height, commercial buildings may extend over the whole site subject to the provision of this Scheme.
- (e) Provision shall be made for rear access to the building as specified in **Schedule 6.1.2**.
- (f) Where residential units are incorporated in a commercial building, provision shall be made for an entrance foyer to each main staircase or lift. The area of this foyer excluding the area of the stairs and lift shall not be less than 2.0m² plus 0.5m² for each residential unit served.

5.4 Industrial Buildings

Schedule 5.4.1

| ZONE | Setback from Subdivided Lot Boundary (m) | | |
|-------------------------------------|--|------|------|
| | Front | Rear | Side |
| (a) IN(L) (including for warehouse) | 6.1 | 6.1 | 6.1 |
| (b) IN(G), IN(H) | 12.2 | 6.1 | 6.1 |
| (c) IN(S) | 6.1 | 6.1 | 6.1 |

- (a) The front setback in **Schedule 5.4.1** shall be reserved for parking spaces, assembly point and landscaping.
- (b) Not more than two entrance/exit driveways shall be permitted onto any public road reserve.
- (c) Workers' quarters may only be incorporated if the natures of the goods or processes involved are not likely to affect the amenity of such units.
- (d) Minimum side setback (applicable to end units of terrace and semi-detached units only) shall be 6.1 metres.

- (e) Provision shall be made for rear access to terrace industrial buildings as specified in **Schedule 6.1.3.**
- (f) The maximum length of terrace building is 100 metres.

5.5 Public Use Buildings

- (a) The building setback requirements for government use and community facilities shall be prescribed in **Schedule 5.5.1.**
- (b) The maximum allowable building height is subjected to the guidelines set by the Civil Aviation Authority of Malaysia, if any.

Schedule 5.5.1

| BUILDING TYPE | MINIMUM SETBACK (m) | | | |
|--|----------------------------------|---------------------------------|------|------|
| | Adjacent to Primary Road Reserve | Adjacent to Other Road Reserves | Rear | Side |
| (a) GOVERNMENT USE | 12.2 | 6.1 | 6.1 | 6.1 |
| (b) COMMUNITY FACILITIES: (i) Regional hospital (ii) District Hospital (iii) Health Clinic (iv) Rural Clinic (v) Private Hospital (vi) Welfare Institution (vii) Secondary School (viii) Primary School (ix) Pre-School/Kindergarten (x) Special School | 12.2 | 6.1 | 6.1 | 6.1 |

5.6 Utility Buildings

5.6.1 Electrical Substation

Schedule 5.6.1

| Building Type | Minimum Setback from Building Line to Lot Boundary |
|---|---|
| Main Intake Substation | 20 m facing road reserve. 12.2 m facing any other lot boundary. |
| Main Distribution Substation | 15.2 m facing road reserve. 9.4 m facing any other lot boundary. |
| Main Switch Station | 12.2 m facing lot boundary. |
| Electrical Substation (Single chamber and Double chamber) | 6.1 m facing road reserve. 3.1 m facing any other lot boundary. |

- (a) Site for electrical substation shall be separated from residential dwelling unit by providing a 6.1 m wide road reserve.
- (b) Site for electrical substation shall be separated from open space by providing a 1.5 m wide pedestrian walkway.
- (c) Electrical substation shall not be allowed to be built under or inside habitable building.

5.6.2 Sewage Treatment Plant

Schedule 5.6.2

| Building Type | Minimum Setback from the Nearest STP Lot Boundary Line to the Nearest Building Line |
|---------------|---|
| Residential | 10 m (for building or max. 5 storeys high) 30 m (for building of 6 storeys and higher) |
| Commercial | 10 m (for building or max. 5 storeys high) 30 m (for building of 6 storeys and higher) |
| Industrial | 20 m |

5.6.3 Telecommunication Tower

5.6.3.1 Erection of Free-standing Telecommunication Tower on Private Land

- (a) The minimum distance shall be measured from the centre point of the tower to the lot boundary or nearest building façade.
- (b) For the erection of telecommunication tower in the land zoned for residential use:
- (i) No telecommunication tower of height greater than 45 metres shall be allowed.
 - (ii) Minimum of 1.0 acre of land shall be reserved for telecommunication tower only, and no development of residential dwellings shall be allowed within the reserved land.
- (c) For the erection of telecommunication tower in land zoned as Countryside/Rural Area and Ridge Conservation Area, the minimum distance shall be:
- (i) 20 m from lot boundary for structure of height lesser than 45 metres.
 - (ii) 30 m from lot boundary for structure of height greater than 45 metres.
 - (iii) 20 m from the nearest building within the same lot.

Schedule 5.6.3

| ZONE TYPE | Minimum distance | |
|------------------------|--|--|
| | Tower height is lower than 45 metres | Tower height is 45 metres or higher. |
| (a) Residential | <ul style="list-style-type: none"> ▪ 30 m from lot boundary. ▪ 20 m from the nearest building within the same lot. | Prohibited |
| (b) Community Facility | <ul style="list-style-type: none"> ▪ 20 m from lot boundary. ▪ 20 m from the nearest building within the same lot. | <ul style="list-style-type: none"> ▪ 30 m from the lot boundary. ▪ 30 m from the nearest building within the same lot. |
| (c) Commercial | <ul style="list-style-type: none"> ▪ 10 m from the lot boundary. ▪ 10 m from the nearest building within the same lot. ▪ 20 m from the lot boundary adjacent residential lot. | <ul style="list-style-type: none"> ▪ 15 m from the lot boundary. ▪ 10 m from the nearest building within the same lot. ▪ 30 m from the lot boundary adjacent residential lot. |
| (d) Industry | <ul style="list-style-type: none"> ▪ 5 m from lot boundary. ▪ 5 m from the nearest building within the same lot. ▪ 20 m from the lot boundary adjacent residential lot. | <ul style="list-style-type: none"> ▪ 10 m from lot boundary. ▪ 10 m from the nearest building within the same lot. ▪ 30 m from lot boundary adjacent residential lot. |

5.6.3.2 Erection of Free-standing Telecommunication Tower on Government Reserve Land

Schedule 5.6.4

| ZONE TYPE | Minimum distance | |
|--|--|--|
| | Tower height is lower than 45 metres | Tower height is 45 metres or higher. |
| (a) Community Facility / Government Use | <ul style="list-style-type: none"> ▪ 10 m from lot boundary. ▪ 10 m from the nearest building within the same lot. ▪ 20 m from lot boundary adjacent residential lot. | <ul style="list-style-type: none"> ▪ 15 m from the lot boundary. ▪ 15 m from the nearest building within the same lot. ▪ 30 m from lot boundary adjacent residential lot. |
| (b) Residential 'K'/Village Area | <ul style="list-style-type: none"> ▪ 20 m from the lot boundary. ▪ 20 m from the nearest building within the same lot. | <ul style="list-style-type: none"> ▪ 30 m from the lot boundary (See Paragraph (c) of Sub-subclause 5.6.3.2). ▪ 30 m from the nearest building within the same lot (See Paragraph (c) of Sub-subclause 5.6.3.2). |

- (a) The minimum distance shall be measured from the centre point of the tower to the lot boundary or nearest building façade.
- (b) No erection of telecommunication tower shall be allowed on land zoned as Open Space.
- (c) Requirements for erection of tower of height greater than 45 metres in **Schedule 5.6.4 Item (b)** is for any R(K) zoned land that is located in rural areas only.

5.7 **Animal Production Buildings**

- (a) Buildings purposed as enclosure for animals, either as livestock or poultry production, shall have the following minimum setback:
- (i) 20 metres to the nearest lot boundary.
 - (ii) 50 metres from any watercourses.
 - (iii) 200 metres downstream from any potable water supply intake point.
- (b) Service road of minimum width of 6.1 metres shall be provided between the buildings and the lot boundary within this setback area and shall function as access for vehicles involved in the sanitation of the buildings and for access by firefighting equipment.

PART VI: TRAFFIC CONTROL AND VEHICLE PARKING STANDARDS

6.1 Traffic Control

6.1.1 The Local Authority shall classify all proposed new road reserves having regard to their proposed future function and traffic capacity into the under mentioned categories:

- (a) Primary Distributor*
- (b) District Distributor*
- (c) Local Distributor*
- (d) Access Road*

6.1.2 Design standards for these roads will be determined by Director of Public Works. Typical cross-sections, the minimum sight distances and the minimum width for carriage ways, walkways and utility reserves are specified in SIXTH SCHEDULE and SEVENTH SCHEDULE respectively.

6.1.3 Access to a Primary or District Distributor road shall be restricted to designated junctions or intersections approved by the Director of Public Works.

6.1.4 The Local Authority may require the provision of walkways to give direct and convenient access from dwelling units to shops, schools, playgrounds, open spaces, bus stops and rail stations independent of the general road system. In residential areas, the minimum dimensions shall be 2 metres wide (See Sub-subclause 6.1.7.1).

6.1.5 In commercial areas, the Local Authority shall require the provision of canopies of approved design over pedestrian walkways allowing for adequate clearance from the edge of the carriageway.

6.1.6 Pedestrian shopping arcades shall be at least 10 metres in width and shall have easy access to car parks. These shops shall be served by an access road at the rear of the shops for deliveries of goods and removal of refuse (See Paragraph (a) of Sub-subclause 6.1.7.2).

6.1.7 Roads shall be provided as follows:**6.1.7.1 Residential Access****Schedule 6.1.1**

| ROAD TYPE | DESCRIPTION | CONDITIONS | MIN. RESERVE WIDTH (m) | MIN. CARRIAGEWAY WIDTH (m) | MIN. WALKWAY WIDTH (m) |
|-----------|--|------------------|------------------------|----------------------------|------------------------|
| R-1 | Secondary Access to Dwelling Units | Refer 6.1.7.1(a) | 12.2 | 6.1 | - |
| R-2 | Secondary Access to Shops (one-side only) | | 12.2 | 6.1 | 2.0 |
| R-3 | Secondary Access to Shops (two-sides) | | 12.2 | 6.1 | 2.0 |
| R-4 | Cul-de-sac | Refer 6.1.7.1(b) | 12.2 | 6.1 | 2.0 |
| R-5 | Cul-de-sac or Loop road (or crescent road), no shops | | 12.2 | 6.1 | 2.0 |
| R-6 | Cul-de-sac or Loop road (or crescent road), with shops | | 15.24 | 7.0 | 2.0 |
| R-7 | Access Road | Refer 6.1.7.1(c) | 15.24 | 7.2 | 3.1 |
| R-8 | Local Distributor Road | Refer 6.1.7.1(d) | 20 | 7.2 | 2.5 |

- (a) **Secondary Access Road (R-1 to R-3)** provide secondary access to dwelling units (apart from R-4 to R-7 roads). Secondary Access roads shall serve to maximum of five dwelling units only.

Figure 6.1.1: Cross-section of R-1 road.

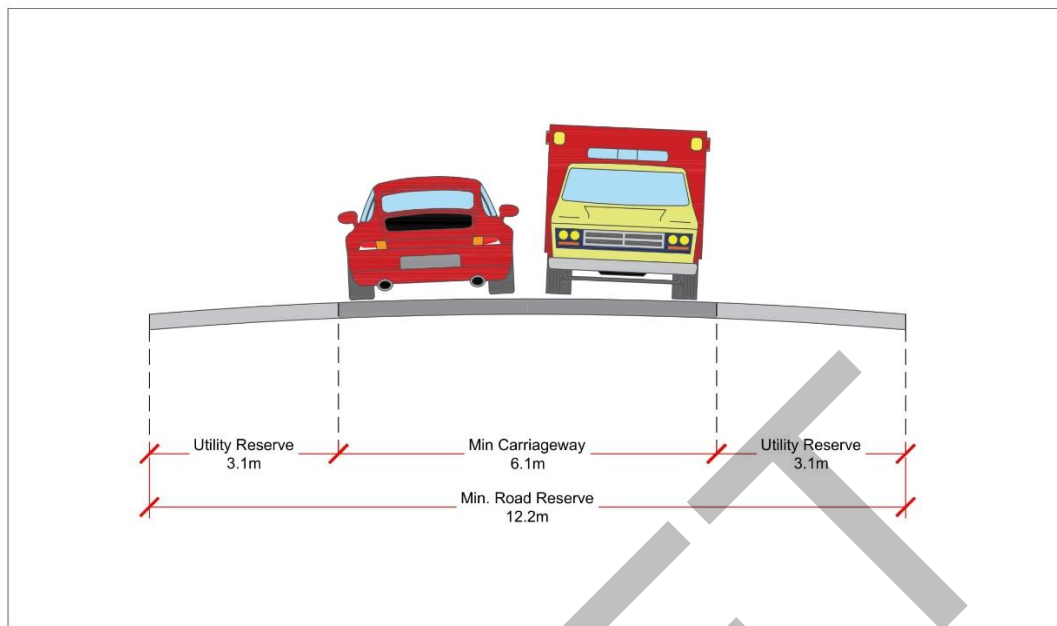


Figure 6.1.2: Cross-section of R-2 road.

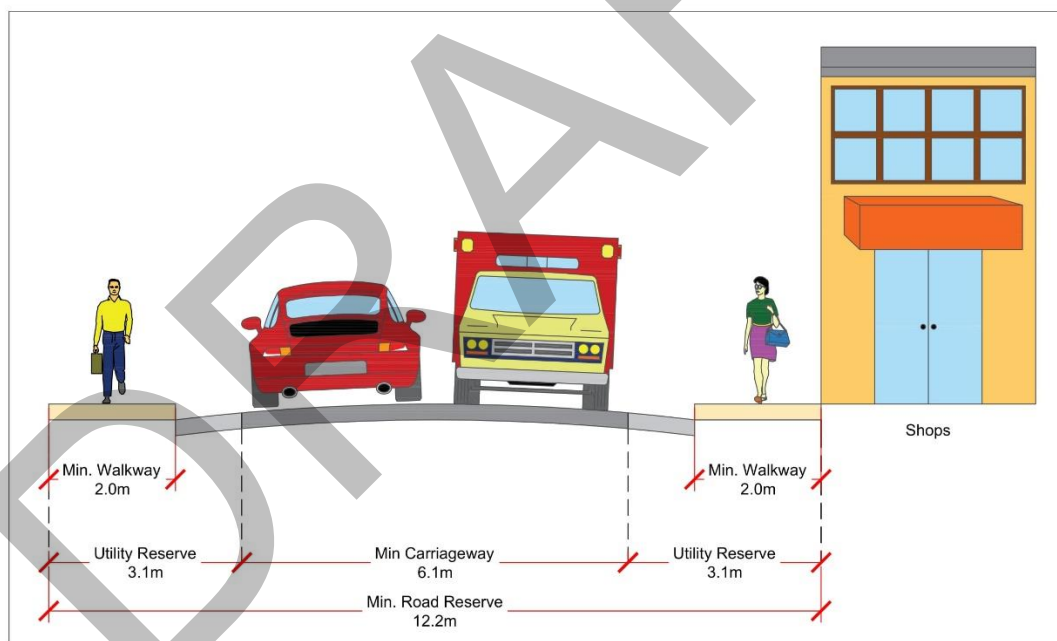
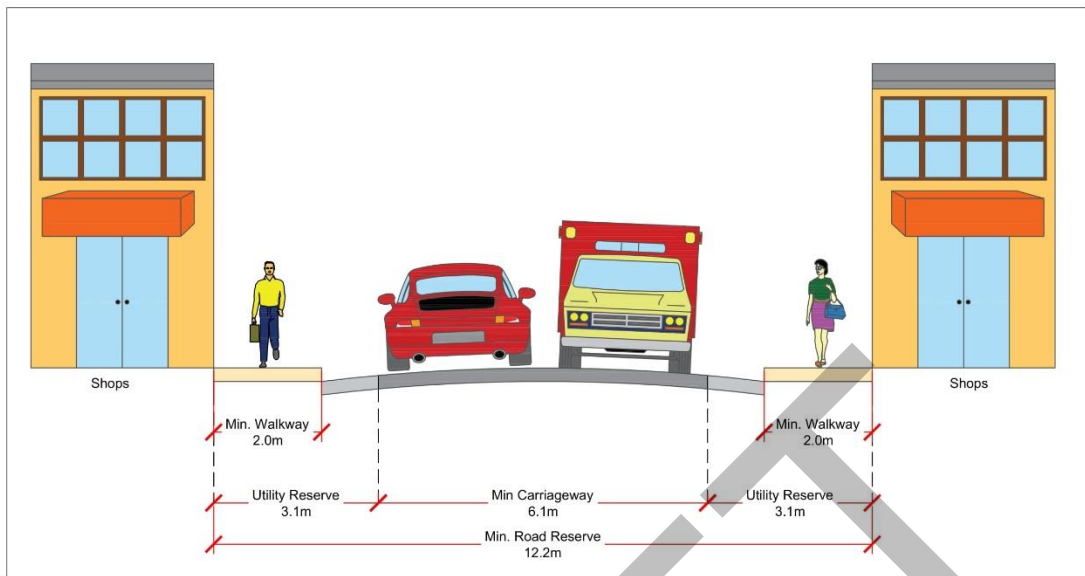


Figure 6.1.3: Cross-section of R-3 road.



- (b) **Cul-de-Sacs (R-4 to R-6)** must not exceed 60 metres in length nor serve more than 20 dwelling units. For cul-de-sac designed as loop road (or crescent road), such road design must not exceed 180 metres in length nor serve more than 30 dwelling units.

Figure 6.1.4: Cross-section of R-4 and R-5 roads.

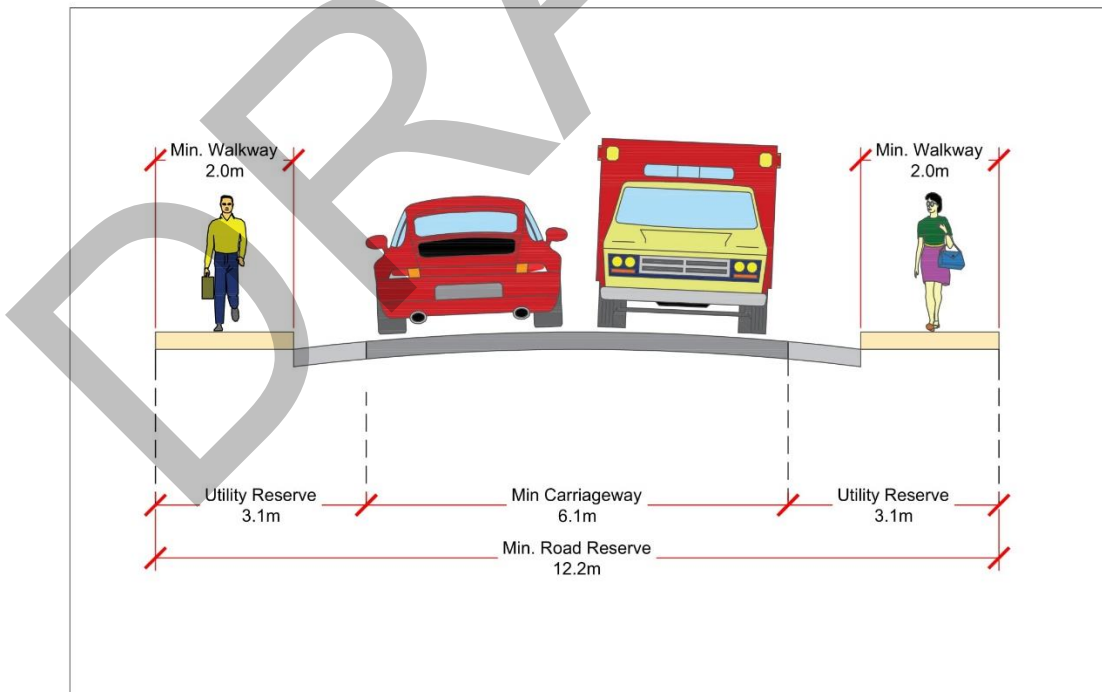
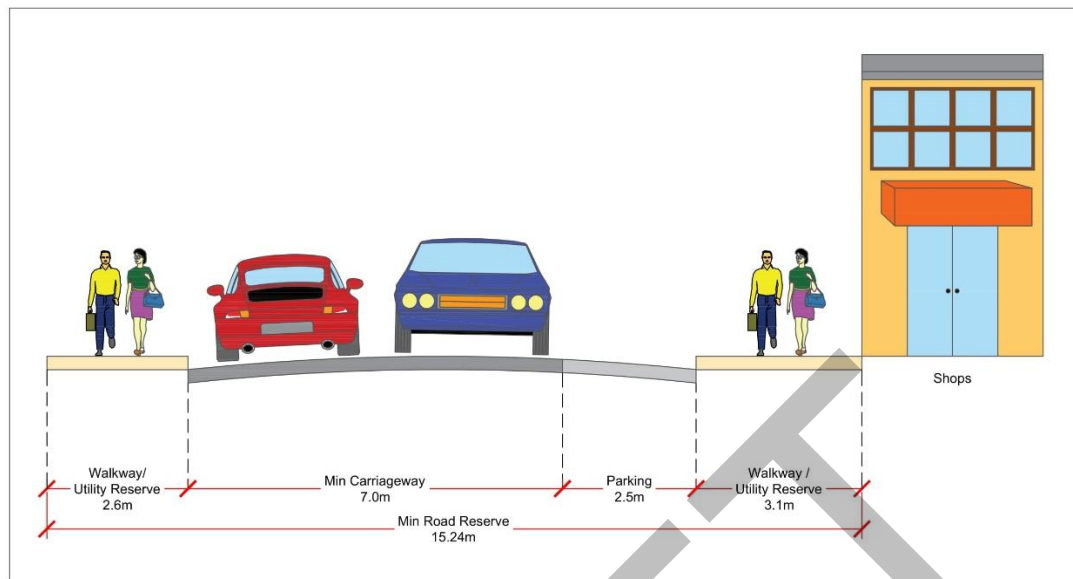


Figure 6.1.5: Cross-section of R-6 road.



- (c) **Access Road (R-7)** is the primary access to dwelling units and represents the transition between Local Distributor Road (on which motorised vehicles have priority) and lower category residential roads (on which pedestrians have priority). Design features must be incorporated which aim to reduce vehicle speeds as soon as possible after entering Access roads. Access road length must not exceed 300 metres nor serve more than 50 dwelling units. Long straight roads must be avoided as they encourage acceleration.
- (d) **Local Distributor Road (R-8)** generally carries traffic from one residential area to another or connect directly with the Primary or Secondary Distributor; they may accommodate bus routes. Local Distributor Roads are designed primarily for use by motorised vehicular traffic. Where single two-lane Local Distributor Roads are likely to form part of a transit (bus) route, bus stops should be provided within the road reserve.

Figure 6.1.6: Cross-section of R-7 road.

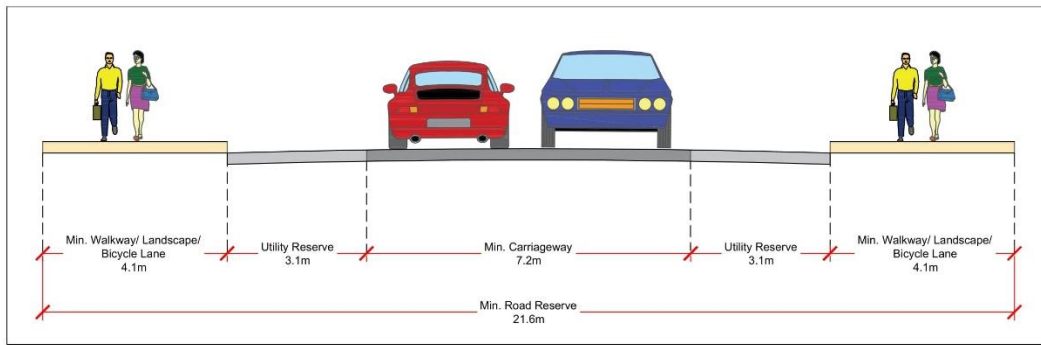
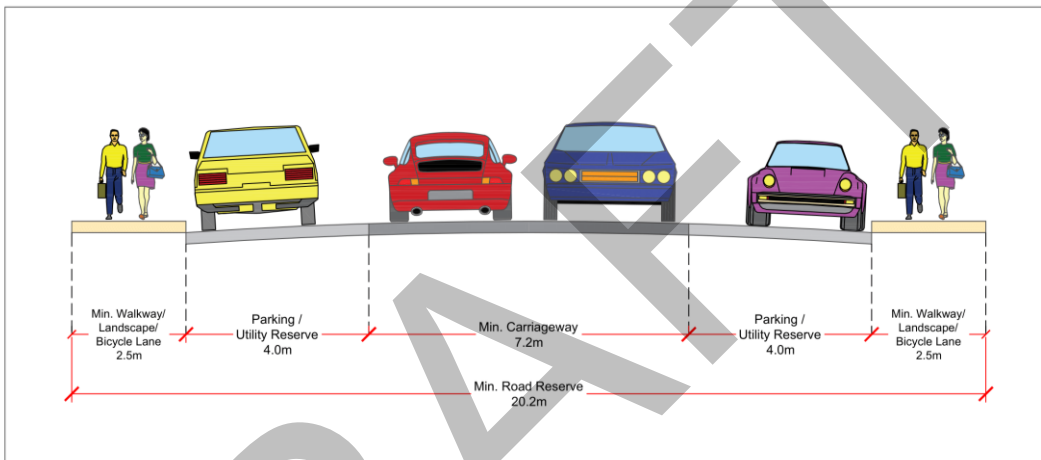


Figure 6.1.7: Cross-section of R-8 road.



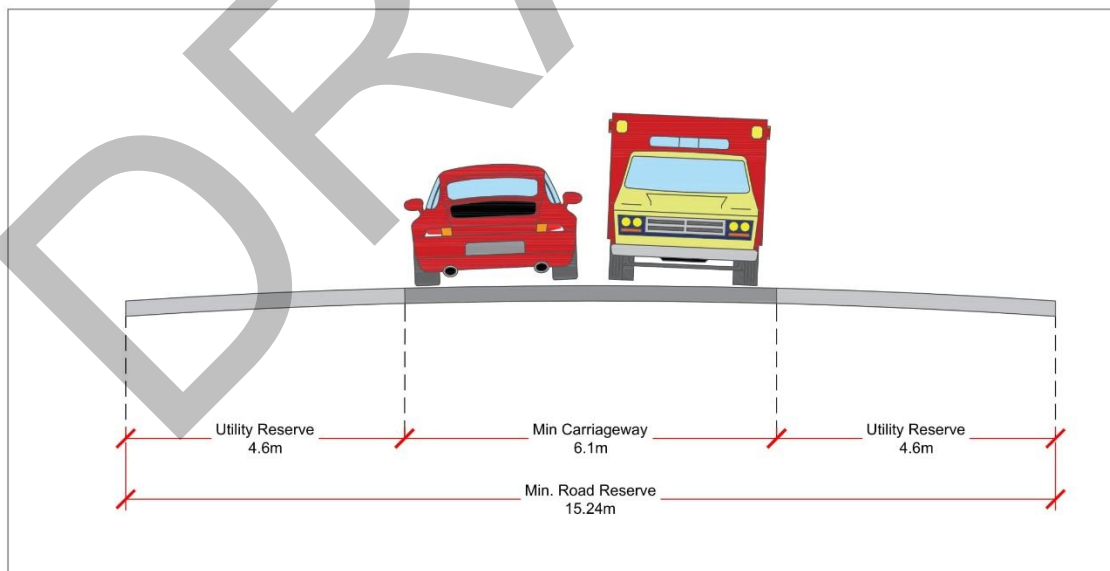
6.1.7.2 Commercial Access

Schedule 6.1.2

| ROAD TYPE | DESCRIPTION | CONDITIONS | MIN. RESERVE WIDTH (m) | MIN. CARRIAGEWAY WIDTH (m) | MIN. WALKWAY WIDTH (m) |
|-----------|-------------------|------------------|------------------------|----------------------------|------------------------|
| C-1 | Rear Access Road | Refer 6.1.7.2(a) | 15.24 | 6.1 | - |
| C-2 | Access Road | Refer 6.1.7.2(b) | 20 | 7.5 | 2.0 |
| C-3 | Local Distributor | Refer 6.1.7.2(c) | 30 | 15 | 1.5 |

- (a) **Rear Access Road (C1)** is only permitted for access to units or communal loading/unloading bays for operational vehicles only. Non-operational vehicles shall not be allowed to use this road and the pedestrian walkways should not be part of the pedestrian walkway system used by shoppers. Rear Access Road shall be designed for use by large vehicles. Rear Access Road should not include on-street parking and operational vehicles shall not be allowed to obstruct the entrance to the road when waiting to enter a loading bay.

Figure 6.1.8: Cross-section of C-1 road.



- (b) **Access Road (C2)** connects individual commercial lots to Distributor Road. It carries both operational and non-operational vehicles traffic. Wherever possible, Access Road must form circuits connecting different parts of a commercial area together (no cul-de-sac).

- (c) **Local Distributor Road (C3)** carries traffic from a commercial area to another (including traffic from residential areas to commercial areas and vice versa); they connect directly with the city's primary road and accommodate transit routes. It is necessary to disallow frontage access from commercial buildings directly to the Distributor Road.

Figure 6.1.9: Cross-section of C-2 road.

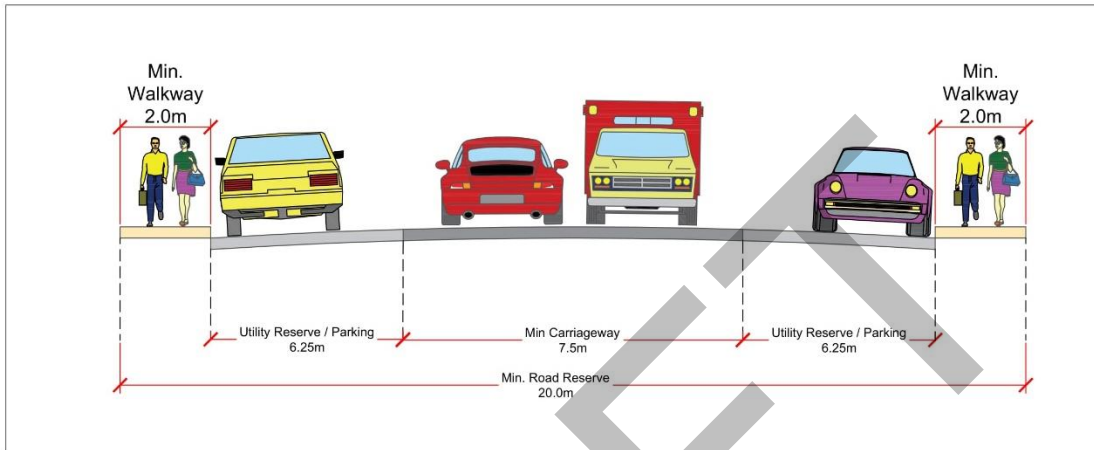
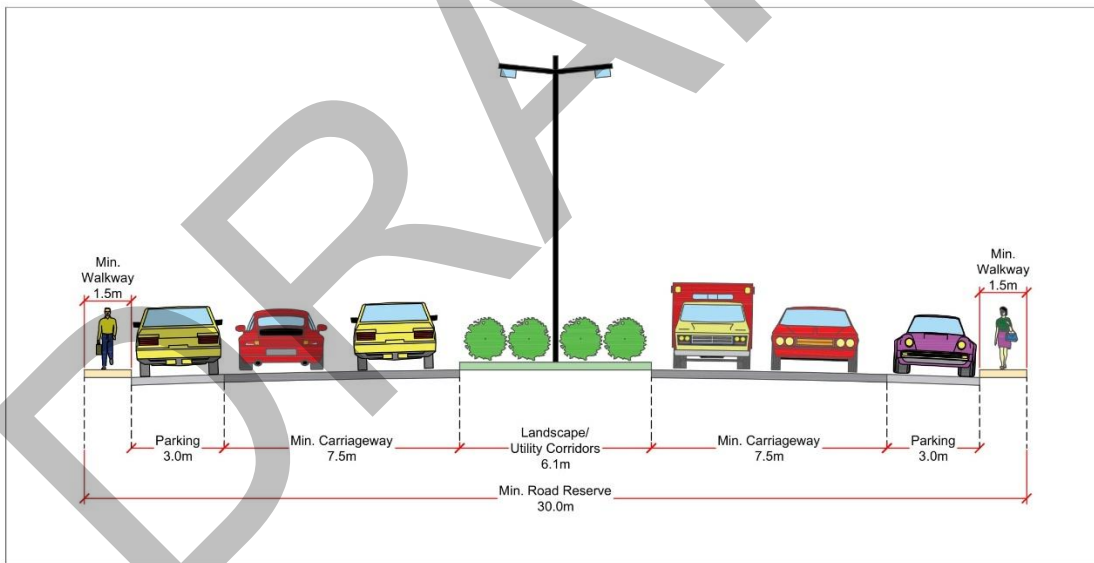


Figure 6.1.10: Cross-section of C-3 road.



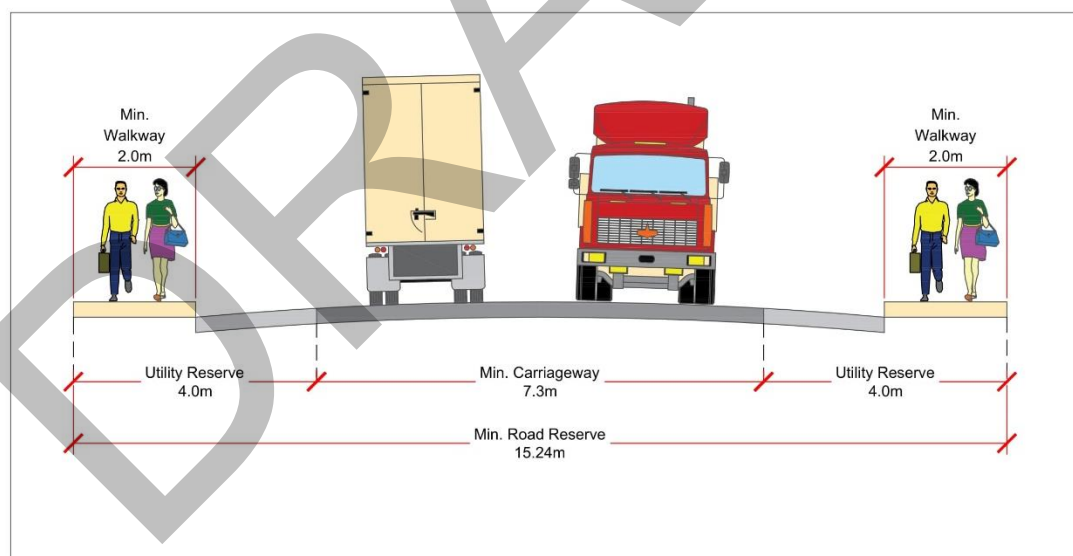
6.1.7.3 Industrial Access

Schedule 6.1.3

| ROAD TYPE | DESCRIPTION | CONDITIONS | MIN. RESERVE WIDTH (m) | MIN. CARRIAGEWAY WIDTH (m) | MIN. WALKWAY WIDTH (m) |
|-----------|-------------------|------------------|------------------------|----------------------------|------------------------|
| I-1 | Cul-de-sac | Refer 6.1.7.3(a) | 15.24 | 7.3 | 2.0 |
| I-2 | Rear Access Road | Refer 6.1.7.3(b) | 15.24 | 7.3 | 2.0 |
| I-3 | Access Road | Refer 6.1.7.3(c) | 18.3 | 7.3 | 2.0 |
| I-4 | Local Distributor | Refer 6.1.7.3(d) | 24 | 10 | 2.0 |

- (a) **Cul-de-sac (I-1)** is not allowed unless all the following requirements can be fulfilled:
- The length of cul-de-sac should not exceed 120 metres.
 - The cul-de-sac serves only 20 industrial lots or less;
 - It serves industrial lots with the gross floor area of all the buildings in the lots not exceeding 5,000m²;

Figure 6.1.11: Cross-section of I-1 and I-2 roads.



- (b) **Rear Access Road (I-2)** is only permitted as an alternative access to industrial lots apart from primary Access Road (I-3). Rear Access Road is primarily intended to provide for small operational vehicles (including cars and light trucks) to enter or exit lots only. The length of Rear Access Road should not exceed 300 metres.

- (c) **Access Road (I-3)** provides the primary access to any industrial lot for operational vehicles. Large operational vehicles within the industrial lot shall enter from Access Road (I-3) and not from Rear Access Road (I-2). The length of Access Road should not exceed 300 metres.
- (d) **Local Distributor Road (I-4)** carries traffic from one industrial area to another. Direct access from industrial lots to the Local Distributor Road are not allowed.

Figure 6.1.12: Cross-section of I-3 road.

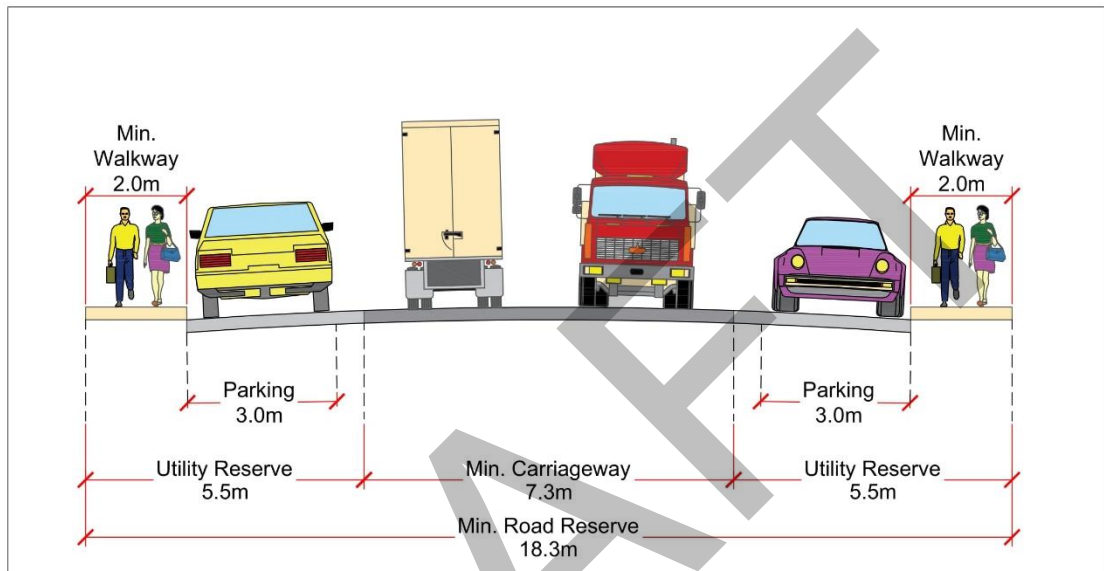
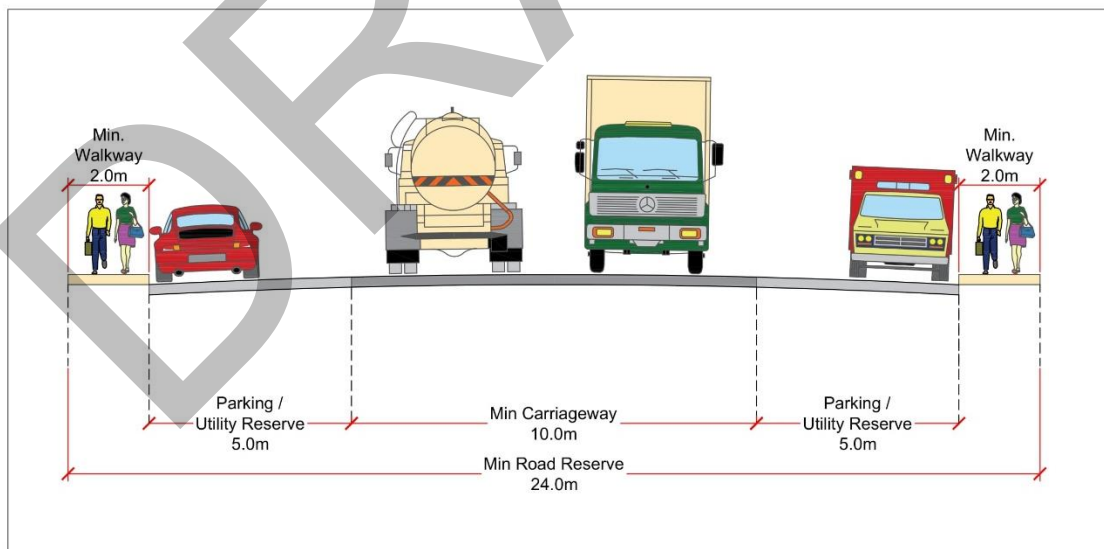


Figure 6.1.13: Cross-section of I-4 road.



6.1.7.4 Internal Access for Other Buildings

Schedule 6.1.4

| BUILDING USE | INTERNAL ROAD RESERVE WIDTH (min.) | CARRIAGEWAY WIDTH (min.) | |
|---|------------------------------------|--------------------------|---------|
| | | One-way | Two-way |
| (a) Regional/District Hospital, Health Clinic | 15.24 metres | 6.3m | 8.6m |
| (b) Rural Clinic, Private Hospital, Welfare Institution | | | |
| (c) Primary/Secondary School | | | |
| (d) Pre-School/Kindergarten | | | |
| (e) Special School | | | |
| (f) Religious Institutions, Community Centres, Police Station, Fire Station | | | |

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6.2 Off-Street Parking

- 6.2.1 *No development or building plans for the erection of any building designed or intended to be used for any of the purposes set out in Clauses 5.2, 5.3, 5.4 and 5.5 of Part V shall be approved unless provision is made on the site of the proposed building for a vehicle parking area the size of which shall be calculated in accordance with the provision as specified in this Part.*
- 6.2.2 *Provided that the Local Authority may, in its direction, approve such plans if the owners of the proposed development or building provided an area for centralised constructed car parking of equal area either at ground level or in a multi-storey car park building.*
- 6.2.3 *Access to each parking bay shall be provided.*
- 6.2.4 *The parking area shall remain the property of the owners of the building and shall be maintained as such by the owners in accordance with the requirements of the Local Authority. In the case of a centralised constructed parking area, the owner should surrender it to the Local Authority for their control and maintenance.*
- 6.2.5 *If the Local Authority is satisfied that a parking area in accordance with the provisions stated in Part V cannot be conveniently provided for, the Local Authority may, in its discretion, approve the plans provided that the owners of the proposed building pay to the Local Authority in respect of a constructed parking area for cars a sum of money in lieu, which sum shall represent the market value of the constructed area which would otherwise be provided as a parking area for cars in accordance with the provisions stated in Part V and which sum shall be determined by the Director of Lands & Surveys in agreement with the Local Authority subject to appeal to the Minister of Local Government & Housing. Payment of such sum shall be made at such time or times as the Local Authority may require before the completion of the building and all monies so paid shall only be expended by the Local Authority on parking areas to be maintained by the Local Authority. If the owners fail to pay such sum when required, the Local Authority may refuse to issue the necessary certificate of fitness of occupation until the sums have been paid.*
- 6.2.6 *Where the owners of the proposed building have, under subclause 6.2.5 paid a sum of money in lieu, they shall have no prior claim for the reservation of free parking spaces in such public parking areas as may be provided by the Local Authority.*

6.2.7 Parking areas shall be provided as follows:**6.2.7.1 Residential Premises****Schedule 6.2.1**

| DWELLING TYPE | MINIMUM PARKING REQUIREMENT (Per Dwelling Unit) | | |
|-----------------------------|--|--------------------------|-----------------------------------|
| | Carpark | Motorcycle | Physically Challenged Users (PSU) |
| (a) Detached | 2 | - | - |
| (b) Semi-Detached | 2 | - | - |
| (c) Terrace | 2 | - | - |
| (d) Multiple Dwelling Units | 2 | +20% from total carparks | +2% from total carparks |

- (a) Off-street parking spaces must be provided within the site to prevent indiscriminate parking on the carriageway of Access Road reserve. To prevent indiscriminate parking on the carriageway of Access Road reserve, a designated area for common parking bays shall be provided for visitors:
- (i) 5% from total parking bays at landed dwelling units.
 - (ii) The parking bays must be provided within the site, centralised, accessible to the dwelling units and shall be surrendered to the Local Authority.
- (b) If provision of parking space on each dwelling lot is not possible, the parking spaces shall be provided on a common designated area within the site and shall be located at maximum 20 metres from the farthest dwelling unit and shall be linked to the unit by pedestrian walkway.

6.2.7.2 Commercial Premises

(a) Operational Parking

- (i) This is the parking space required for vehicles regularly and necessarily involved in the business in the commercial building concerned.
- (ii) Operational parking bays provision shall consider the maximum number and size of vehicles likely to serve in the commercial building at any one time. It includes space for goods handling into and out of premises and space for setting down or picking up passengers. Hence parking bays for storing or servicing operational vehicles must be accounted.
- (iii) Adequate space shall be provided to manoeuvre these vehicles without interrupting traffic flows on Access Road.

Schedule 6.2.2

| BUILDING ACTIVITY | MINIMUM LOADING/UNLOADING BAY REQUIREMENT FOR TRUCKS |
|--|--|
| (a) Shophouse (shop, restaurant, café) | 2 loading/unloading bays for each building block |
| (b) Shopping complex | |
| (c) Market/tamu | |
| (d) Supermarket/Hypermarket | |
| (e) Petrol Filling Station | |
| (f) Hotel/Resort | |

(a) Non-Operational Parking

- (i) This is the space for vehicles which do not necessarily have to be parked immediately adjacent to premises. It includes both short and long-term parking.
- (ii) Furthest non-operational parking must be located not more than 150 metres walking distance from the main entrance to the building which it is designed to serve.
- (iii) Short-term parking covers the needs of customers such as shoppers, businesspeople, and visitors. Long term parking comprises space for employees' cars.
- (iv) Parking bays shall be provided at designated area adjacent to the commercial building within the site boundary so that users are not encouraged to park on the access road or in areas designated as operational parking space.
- (v) On-site non-operational parking should be located separately from operational parking areas within the site to minimise the possibility of accidents between manoeuvring operational vehicles and cars or motorcycles entering or leaving the site or stationary in parking areas.

Schedule 6.2.3

| ACTIVITY | REQUIRED PARKING SPACE (Non-Operational Parking) | | | | |
|---------------------------------------|---|--|--------------------------------------|-------------------------------|--|
| | Cars | Taxi and e-hailing services | Buses | Motorcycles | Physically Challenged Users (PSU) |
| (a) Shophouse | 1 carpark per 46.5m ² of floor space | N/A | | 1 parking lot per 5 carparks. | Additional 2% from total parking lots shall be provided. |
| (b) Office, Shop, Restaurant and Cafe | | N/A | | | |
| (c) Shopping Complex | | 4 lay-bys for drop-off and pick-up points per each retail floor. | 2 parking lots per each retail floor | | |
| (d) Entertainment Premise | | | N/A | | |
| (e) Petrol Filling Station | | | | | |
| (f) Market/Tamu | | | | | |
| (g) Supermarket/Hypermarket | 1 carpark per 32.5m ² of floor space | N/A | | | |
| (h) Hotel, Resort | 1 Carpark for every 4 rooms. 1 Carpark for every 100m ² (if hotel is equipped with conference and banquet facilities) | At least 1 bus and 4 taxi lay-bys shall be provided for every 100 guest rooms. | | | |
| (i) Motel, Chalet | 1 Carpark per 1 room | | | | |
| (j) Service Apartment | 1.5 Carparks per unit + 20% for visitors | | | | |
| (k) SOHO/SOVO/SOFO | 1 Carparks per unit + 20% for visitors | | N/A | | |

6.2.7.3 Industrial Premises

(a) Operational Parking

- (i) This is the parking space required for vehicles regularly and necessarily involved in the business in the industrial building concerned.
- (ii) Provision of operational parking bays shall consider the maximum number and size of vehicles likely to serve in the industrial building at any one time. It includes space for goods handling into and out of premises. Hence parking bays for storing or servicing vehicles must be accounted.
- (iii) The required standing space in operational parking shall be either partially or wholly covered by roof structure without walls (which should not be counted into gross floor areas), and this structure must not encroach on any setback required in this Scheme and must have a floor to ceiling clearance of minimum 4.75 metres.
- (iv) In addition to the required standing space and to any on-site non-operational parking area, sufficient manoeuvring space for the operational vehicles must be provided.

Schedule 6.2.4

| BUILDING TYPE | MINIMUM LOADING/UNLOADING BAY REQUIREMENT FOR TRUCKS |
|------------------------------------|--|
| (a) Standalone industrial building | <ul style="list-style-type: none"> ▪ 1 Parking bay for every 230m² of floor space; and ▪ Additional minimum 2 parking bays per 1 industrial building shall be required for the storage and servicing of operational vehicles. |
| (b) Warehouse | |

(b) Non-operational parking

- (i) This is the vehicle parking space for employees and visitors which do not necessarily have to be parked immediately adjacent to premises.
- (ii) Furthest non-operational parking must be located not more than 150 metres walking distance from the main entrance of the building which it is designed to serve.
- (iii) Parking bays shall be provided at designated area adjacent to the industrial building within the site boundary so that users are not encouraged to park on the access road or in areas designated as operational parking space.
- (iv) On-site non-operational parking should be located separately from operational parking areas within the site to minimise the possibility of accidents between manoeuvring operational vehicles and cars or motorcycles entering or leaving the site or stationary in parking areas.

Schedule 6.2.5

| BUILDING TYPE | CARPARK | MOTORCYCLES PARK |
|-------------------------|--|------------------------------|
| (a) Office | 1 carpark per 46.5m ² of office space + min. 1 PCU parking. | 1 Parking bay per 5 carparks |
| (b) Industrial Building | 1 carpark for every 95m ² of industrial floor space + min. 1 PCU parking. IN(L) zone – 1 carpark for every 46.5m ² of industrial floor space + min. 1 PCU parking. | |
| (c) Warehouse | 1 carpark for every 280m ² of warehouse floor space + min. 1 PCU parking. | |

6.2.7.4 Other Building Premises**(a) Health Institutions****Schedule 6.1.10**

| FACILITY TYPE | Minimum parking for ambulance | Minimum loading/unloading bay (for trucks) | Cars | | Taxi | Buses | Motorcycle | Physically Challenged Users (PCU) |
|-------------------------|-------------------------------|--|---|--|----------|--------------------|--------------------------------|---|
| | | | Staff | Visitors | | | | |
| (a) Regional Hospital | 10 | 2 | 1 Carpark per 46.5m ² of floor space | 1 Carpark 12.55m ² of public floor area | 5 laybys | Minimum of one (1) | 1 Parking for every 5 carparks | 2% from total parking lots and are equipped with ramps. |
| (b) District Hospital | 6 | 2 | | | | | | |
| (c) Health Clinic | 4 | 2 | | | | | | |
| (d) Rural Clinic | 3 | 1 | | | | | | |
| (e) Private Hospital | 2 | 2 | | | | | | |
| (f) Welfare Institution | 2 | 2 | | | | | | |

(b) Education Institutions

Schedule 6.2.6

| FACILITY TYPE | Cars | | | Motorcycle & Bicycle | School Bus |
|------------------------------|--|---|---|--|--|
| | Staff | Visitors | Physically Challenged Users (PCU) | | |
| (a) Primary School | 1 Carpark for every 46.5m ² of floor space. | Additional 20% from total staff carpark | Additional 1% from total carparks shall be provided for OKU user and equipped with ramps. | Additional 20% from total staff carpark. | <ul style="list-style-type: none"> ▪ 4 Lay-bys for drop-off and pick-up points. ▪ Separate drop-off and pick-up for cars and buses with minimum width of 2.5m must be provided within the school compound. |
| (b) Secondary School | | | | | |
| (c) Pre-School/ Kindergarten | | Additional 10% from total staff carpark | Additional 2% from total carparks shall be provided OKU users and equipped with ramps | | |
| (d) Special School | | | | | |

(e) Other Community Facilities

Schedule 6.2.7

| TYPE | Car | Motorcycle/ Bicycle | Physically Challenged User (PCU) | Large Vehicles |
|--|---|---|---|---|
| (a) Place of Worship | 1 Parking bay for every 15m ² (161.5ft ²) of pray area. | Additional 20% from total carpark. | Additional 2% from total carpark OR minimum 2 units (whichever is higher) | Min. 2 Parking bays for buses shall be provided. |
| (b) Libraries | (i) 1.5 Car parking bay per 3 administrative staff. (ii) Additional 1 carpark for every 200m ² floor space. | Additional 30% from total carpark for motorcycle/ bicycle parking bays. | Additional 4% from total carpark OR minimum 2 units (whichever is higher) | Min. 3 Parking bays for buses shall be provided. |
| (c) Police Station | (i) (Administration) 1 parking bay per 46.5m ² of floor space. (ii) (Staff Quarters) 1 carpark per dwelling unit + additional 10% for visitors. | Additional 20% from total carpark. | Additional 2% from total carpark OR minimum 2 units (whichever is higher) | Min. 2 Parking bays for buses shall be provided. |
| (d) Fire Station | (i) (Administration) 1 parking bay per 46.5m ² of floor space. (ii) (Staff Quarters) 1 carpark per dwelling unit + additional 10% for visitors. | Additional 20% from total carpark. | Additional 2% from total carpark OR minimum 2 units (whichever is higher) | Min. 2 Parking bays for fire engines shall be provided. |
| (e) Public Recreational Park | 1 carpark for every 350m ² of recreational space. | Additional 20% from total carpark. | Additional 2% from total carpark OR minimum 2 units (whichever is higher) | N/A |
| (f) Cemetery/Burial Ground (for visitor parking) | 10 Parking bays for cars shall be provided where each lot is 25m ² including area for landscaping. | N/A | Additional 2% from total carpark OR minimum 2 units (whichever is higher) | Min. 2 Parking bays for buses shall be provided. |

PART VII: PROVISION OF OPEN SPACE

- 7.1 Any development, in the case of land exceeding one acre and above in extent reserved for the purpose of being developed as a building area that a proportion of the land (not less than 10% thereof) shall be set aside for open space in addition to the area required for roads.
- 7.2 Where 10% open space is to be provided in any development, it shall:
- (a) Be centralised, functional and safe;
 - (b) Be accessible to all users of which one part of the site shall be fronting the road; and
 - (c) Not located in flood prone areas and in any slope gradient of 20 degrees or more, or any slope the Authorities may specify.
- 7.3 In the case of any landed development, areas that are designated as 10% open space, title land shall be surrendered to the Local Authority and it shall not be converted to other uses.

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PART VIII: EXISTING USES

Subject to the provision of Section 19 of the Ordinance, the followings are applicable:

- 8.1 No provision of this Scheme shall be construed as preventing the continuing use of any land or building for the purposes of which the land or building was being lawfully used at the date this Scheme took effect or as preventing the carrying out or completion on any land or any work for which every consent, approval or permission under any law or Approved Scheme authorising the work to be carried out had been obtained and was current.
- 8.2 Notwithstanding to provisions of this Scheme, any Department of the State or Federal Government and any statutory body controlling roads, water supply or public utilities may without consent later, enlarge or extend any existing building or structure for its existing use provided that adequate provision shall be made for off-street parking.
- 8.3 No alteration, enlargement or extension to any existing building which results in a net increase in the floor area shall be permitted except in conformity with the requirements of this Scheme provided that normal maintenance and structural repairs may be carried out with the consent of the Local Authority.
- 8.4 Where no management corporation has been appointed by the owners of a building and where the Local Authority consider that the building is not being adequately maintained particularly with regard to sanitary conditions and other related maintenance matters of the building and its surroundings, the Local Authority may require the owner to subdivide the building and thereby form a management corporation in accordance with the Land (Subsidiary Title) Enactment, 1972.

PART IX: DEVELOPMENT OF LAND

- 9.1 No person shall develop any land unless and until a plan of development has been submitted to and approved by the Local Authority.
- 9.2 No application for subdivision or amalgamation under the provisions of Subsection (1) of Section 40 of the Land Ordinance shall be entertained and no subdivision or amalgamation under the provision of Subsection (2) of Section 157 of the Land Ordinance shall be made until a plan of subdivisions has been approved by the Local Authority under this Part.
- 9.3 Except in the case of development solely for agricultural purposes, every development plan shall show:
- (a) the topography of the whole of the area to be developed;
 - (b) the dimensions of the land or each subdivided lot, the area and finished surface level;
 - (c) the alignment, width, gradient and level of all existing and proposed new road reserves, including widening of existing roads on the area to be developed and on adjoining lands;
 - (d) the alignment, cross-section and gradient of all existing and proposed new drainage reserves or easements on the area to be developed and on adjoining lands;
 - (e) the zoning of the land as created by the provisions of Part II of this Scheme;
 - (f) any Designated Land and the purpose for which such land has been reserved including the classification of roads;
 - (g) the purpose for which the land or each subdivided lot is intended to be used;
 - (h) where buildings are to be erected, their layout, design and external appearance, together with the means of access thereto and any proposals for landscaping or tree planting;
 - (i) that no projection beyond the boundary of road reserve and its airspace shall form part of the structural design of any building except as otherwise stipulated in the Building By-Laws and/or at the discretion of the Local Authority;
 - (j) any other conditions that the Local Authority may deem necessary for orderly development.

9.4 Clause 9.3 shall not apply to land in a Countryside/Rural Area zone subdivided solely for agricultural purposes.

9.5 The Local Authority may refuse approval to a development plan if:

- (a) the land shown thereon, or any part thereof, is liable to inundation by tidal, drainage or flood waters;
- (b) there is no provision, or insufficient provision, for the safe and efficient drainage and disposal of storm water from the land or any part thereof;
- (c) the plan does not provide for reserves or easements necessary for water supply, sewerage or drainage purposes;
- (d) a water supply sufficient for domestic purposes is not available or cannot be made available to the land and any allotment defined therein;
- (e) sewerage cannot be disposed of from the land and any allotment defined therein without risk to health;
- (f) the land, or any part thereof, is unsuitable for the proposed development whether because of the instability of soils, the proximity of the land to an airport or otherwise;
- (g) the natural slope of the whole of the land or in any allotment is steeper than a gradient of 1 in 4;
- (h) the proposed development is situated in a locality of which in the opinion of the Local Authority, is premature, having regard to:
 - i) the availability or non-availability of, and the cost of providing, such services as roads, sewerage, water supplies, electricity and public transport to the land;
 - ii) the availability or non-availability of community facilities including shops, schools, and recreation areas.
- (i) the proposed mode of development would be unsuitable having regard to the use to which the land may be put;
- (j) the proposed mode of development would, if given effect to, be contrary to the land use zoning requirements;
- (k) there is no provision for useable open space, or the provision made for such open space is unsatisfactory or insufficient having regard to the open space in the locality;

- (l) access from any allotment defined therein to the carriageway of any existing or proposed road, street or thoroughfare is not safe and convenient;
- (m) access from any allotment or lot defined therein to a road classified either as a Primary, District or Local Distributor is prohibited under the provisions of this Scheme and the plan of subdivision does not show any alternative access;
- (n) any proposed road, street or thoroughfare is not so graded or so capable of being graded as to be capable of being safely and conveniently connected with any existing road, street or thoroughfare;
- (o) any proposed road, street or thoroughfare is unsafe or inconvenient for traffic, or does not provide for convenient intercommunication with neighbouring localities;
- (p) adequate provision for roads is not made on the plan. Therefore, access from the nearest existing road reserve must be shown in the development plan and shall be constructed before certificate of fitness of occupation is given and shall be surrendered to the relevant authority.
- (q) a road is not shown on the plan where necessary or convenient for access to or from any road through land adjoining the land depicted on the plan, or to or from any road shown on a plan approved by JKR;
- (r) a road is not shown on the plan for safe and convenient intercommunication with land adjoining the land depicted on the plan;
- (s) the proposed mode of development would prevent the satisfactory future development of the land depicted on the plan or any part thereof; or
- (t) in the opinion of the Local Authority acting on the advice of the Director of Public Works, the land to be developed or land immediately adjacent thereto, will be subjected to undue erosion from surface or underground waters or to landslides or excessive cost of construction and maintenance of public works by reason of the character of the proposed development.
- (u) If the consent letter concerning access to the nearest road reserve is not obtained by the affected land owners.

9.6 Where the Local Authority refuse approval to a plan, the Local Authority shall, when notifying the owner of the refusals of such approval, inform him of the reasons for refusing such approval.

- 9.7** Where the development plan incorporates a road, footpath (walkway), drainage channel, water supply, sewerage, electric power supply or recreation area, the Local Authority shall specify which of such works are to be constructed by the developer at his cost on his behalf at his cost and shall inform the developer in writing accordingly.
- 9.8** Where the Local Authority approves a development plan, such approval shall be subjected to the conditions that the developer shall:
- (a) submit to the relevant authority plans and specifications in respect of all public works to be constructed by him or on his behalf, including roads, footpaths, drains, water supply, electric power, street lighting and;
 - (b) obtain a certificate of approval from the relevant authority of such plans and specifications of the public works specified and that such certificate together with one set of such approved plans and specifications shall be lodged with the Local Authority;
 - (c) enter into a bond with the Local Authority for the satisfactory completion of construction of works specified in **Clause 9.7**.
- 9.9** Where land is subdivided in Countryside/Rural Area zone, every lot shall:
- (a) be of such a shape and such an area as to be capable of containing within the boundaries thereof a rectangle of not less than 1.0 acre, the least side of which shall not be less than 45 metres;
 - (b) The requirement of this Scheme together with any conditions imposed thereunder by the Local Authority shall be deemed to be “Legal Requirement” for the purpose of Regulation 7 of the surveyors (Conduct of Title Surveys) Regulations, 1962.

- 9.10 Where the Local Authority approves a development plan, such approval together with a statement of conditions attaching thereto (if any) shall be given in writing pursuant to a Resolution of the Local Authority. Copies of such approval shall also be forwarded to Director of Public Works, Town & Regional Planning Department and other relevant authorities.
- 9.11 Every survey plan of a subdivision deposited by a Registered Surveyor with the Director of Lands & Surveys in accordance with the Surveyors (conduct of Title Surveys) Regulations, 1962 shall carry a certificate signed by the District Surveyor to the effect that such survey plan conforms to the requirements of this Scheme and to the plan of subdivision approved pursuant to a resolution by the Local Authority.
- 9.12 This Part shall not apply to a survey plan which:
- (a) effect a minor adjustment to the boundaries of any land;
 - (b) depicts a survey made under the provisions of the acquisition of Land Ordinance.
- 9.13 When a plan of subdivision and or development is submitted to the Local Authority for approval, the developer must estimate the total time required for the completion of the subdivision and or development, together with a list of responsibilities he/she will undertake.
- 9.14 The approval for any development plans will lapse two (2) years from the date of issue of the letter of approval. The decision of the Local Authority will be specific and there will not be any 'approval in principle'. Conditions if any will be clearly stated in the letter of approval. The Local Authority may also impose a time limit for each phase of development and may require a bond for the satisfactory completion of construction of works for later phases.
- 9.15 If the development or any phase of the development is not completed by the date specified by the Local Authority or if substantial progress has not been made within two (2) years to the satisfaction of the Local Authority, then the Local Authority will impose a penalty, in pursuant of Section 28H of the Ordinance, to the developers.
- 9.16 Provision of reserve for utility lines:
- (a) Any instalment of utility in any road reserve, permission shall be obtained from the relevant authority.
 - (b) The reserve for utility lines shall be laid out at the edge of the road reserve with a minimum width of 3.1 metres.

PART X: DEVELOPMENT CONTROL RELATING TO SPECIFIC AREAS

- 10.1 No development of sites for the landing or processing of fish, prawns, lobsters, or the like shall be approved by the Local Authority without considering consultation of the Department of Fisheries.
- 10.2 Any land within this Scheme which are subjected to the Civil Aviation Act 1969, plans for the development or construction of any structure shall be referred to the Civil Aviation Authority of Malaysia for clarifications if such development or structure is likely to cause hindrance to aviation activity.
- 10.3 Relevant Technical Departments and Statutory Authorities are to be consulted for any development as required by the Local Authority.

DRAFT

PART XI: PLANNING SUBMISSION REQUIREMENTS

11.1 An application for planning permission to the Local Authority under this Scheme shall be made based on the guidelines in Clause 11.2 and shall be accompanied by such drawings and information in detail as are required and as may be necessary to indicate with reasonable particularity whether the proposed (a) used of land, (b) erection, (c) alteration or extension of a building, or (d) the carrying out of a work complies in all respect with the provisions of this Scheme.

11.2 Guidelines for Applicants and Local Authority:

- (a) The development plan, in which the number of copies of the plan is to be determined by the Local Authority, shall be submitted with this application.
- (b) In addition to the information required in the Memorandum to the Scheme, the plan should show the following:
 - (i) The dimensions of the site and the proposed development drawn to a suitable scale.
 - (ii) Existing services e.g. roads, electricity and water supply, drains, sewers.
 - (iii) Existing and proposed development of adjoining land.
 - (iv) The location drawn to an appropriate scale showing the proposed development.
 - (v) The finish level of the whole development.
 - (vi) Gradient of roads and drains and their cross-section.
 - (vii) The lots within the development should be clearly numbered.
- (c) In considering whether to allow shop lots in residential areas, the following factors should be considered:
 - (i) The access to development site is greater than 2 kilometres from the nearest fringe of existing commercial area; and
 - (ii) No shops shall be included for a development of less than 50 dwelling units. The maximum number of shops for the different numbers of dwelling units are exhibited in **Schedule 11.2.1**.

Schedule 11.2.1

| Total Dwelling Units | Maximum Number of Shops Allowed |
|-----------------------------|--|
| 51-100 units | 2 shops |
| 101-150 units | 3 shops |
| 151 units and above | Maximum 4 shops |

- (d) In considering whether or not to allow payment in lieu for off-street car parking, the following factors should be considered:
- (i) When the full parking requirement cannot be met on the site, off-street parking may be located not more than 90 metres from the site;
 - (ii) The site is reasonably close to a public car park proposed to be constructed by the Local Authority; and
 - (iii) A maximum of 25% of the total requirement only may be provided by payment in lieu.
- (e) If the proposed development conflicts with the zone in the Scheme, the plan shall be rejected without referring to the Town Planning Committee meeting.
- (f) If any item above is not complied with, the Development Plan must be returned to the Developer immediately to avoid delay without presenting to the Town Planning Committee.
- (g) If development plan submitted does not comply with the planning scheme requirements, then such a plan should be returned to the developer for correction.
- (h) Any development plans submitted shall be signed by the land owner and project proponents. Otherwise, the plans will be rejected without Local Authority referring to the relevant departments or the Town and Country Planning Committee meeting.
- (i) The proposed development must be related to any adjacent development in terms of roads, levels and other infrastructure requirement that may be stipulated by the Local Authority.
- (j) Requirements of other technical departments must all be complied with.
- (k) Where there is a drain and sewer reserve at the rear of houses, the computation of floor site index could include the area to the middle of the reserve.
- (l) The Local Authority will no longer check any structural plans, but the Public Works Department (JKR) and Local Authority should be given a copy for their reference. All structural plans submitted should be signed by a qualified Structural Engineer.

- 11.3** The owner of any land in respect of which a plan of subdivision has been approved by the Local Authority shall deposit with the Local Authority a copy of the Survey Plan of subdivision within one month of the original survey plan having been deposited with the Director of Lands & Surveys or the District Surveyor under the Surveyors (conduct of Title Surveys) Regulations, 1962.
- 11.4** The Local Authority shall maintain a Register of Applications for subdivision in which shall be recorded:
- (a) the serial number of the application;
 - (b) the date of the application;
 - (c) a description of the land affected by the application;
 - (d) a brief summary of the purposes of the application;
 - (e) whether the application was approved or rejected;
 - (f) a brief description of the works to be constructed by the owner of the land and whether certificates of approval have been granted by the relevant authority in respect of such works; and
 - (g) the serial number of the survey plan of subdivision deposited with the Local Authority in accordance with **Clause 11.4** of this Part.
- 11.5** When in a plan of application for approval of a proposed subdivision, there is shown lands reserved for roads, open spaces or public utilities, the owner of the land shall specify on the plan the manner of disposition of the title to such land.
- 11.6** A copy of the approved subdivision plan must also be forwarded to the Town & Regional Planning Department.

FIFTH SCHEDULE

FOR THE PURPOSES OF PARAGRAPH (a) OF CLAUSE 3.6 OF PART III AND FOR NO OTHER PURPOSE IT IS HEREBY PROVIDED THAT THE PURPOSES FOR WHICH THE VARIOUS ZONES HAVE BEEN CREATED ARE:

Residential R(A) – Low Density Residential

This zone is intended predominantly for landed residential dwelling units on individual lots. The subdivision of land into lots shall be of minimum area of 1,115 square metres (12,000 square feet) for each lot. The maximum density is 10 dwelling units per acre.

Residential R(B) – Medium Density Residential

This zone is intended predominantly for residential dwelling units at medium density. The subdivision of land into lots for landed residential dwelling units shall be of minimum area of 465 square metres (5,000 square feet) for each lot. The maximum height of multiple dwelling units shall be 5 storeys. The maximum density is 80 dwelling units per acre.

Residential R(C) – High Density Residential

This zone is intended predominantly for residential dwelling units at high density. The subdivision of land into lots for landed residential dwelling units shall be of minimum area of 325 square metres (3,500 square feet) for each lot. The maximum density is 120 dwelling units per acre.

Residential R(D) – Public Sector/Affordable Housing

This zone is intended predominantly for dwelling quarters for active public sector employees or low-cost affordable residential dwelling units. This includes land reserved for Housing and Town Development Board and/or other statutory authorities in-charge of housing development. The maximum density is 120 dwelling units per acre.

Residential R(K) – Kampung or Village Area

This zone is intended for existing kampung or village area. It is to accommodate one (1) detached dwelling houses on an individual lot of 0.2 acre.

Central Business – C(C)

This zone is intended predominantly to be mixed use areas containing any or all the functions associated with city centres. The uses may include retailing (shops and supermarkets), personal services, offices, banks, cinemas, theatres, entertainment centres, restaurants, cafes, non-residential clubs, hotels, residential clubs, petrol filling stations, assembly halls, community centres, buildings for worship, health facilities and public services (post office, fire station, police station).

District Business – C(D)

This zone is intended predominantly to serve the needs of communities with 30,000 to 40,000 people and to provide the social, economic, and visual focus for those communities. The uses may include retailing (shops and supermarket), personal services, offices, banks, cinemas, restaurants and cafes, petrol filling stations, community centres, buildings for worship, health facilities and public services (post office, fire station, police station).

Local Shopping – C(L)

This zone is intended predominantly to provide the focus for local communities of 3,000 to 3,500 people. The centre may consist of a grouping of facilities, including shops, a padang, a primary school and a community hall and religious building.

Light Industry – IN(L)

This zone is intended primarily to accommodate activities that are sited in industrial sites or zones located near residential areas or built up areas. These industries are basically non-polluting, thus producing minimal noise, air and gaseous emissions, effluent discharges or scheduled and toxic wastes.

General Industry – IN(G)

General Industry is intended to accommodate activities that will not produce gaseous emissions, noise, smell, some scheduled wastes, and industrial wastewater upon processing. These industries are to be sited together and to be compatible with each other in terms of industrial mixing and these can be in industrial sites/zone at a reasonable distance from residential or other built-up areas.

Heavy Industry – IN(H)

This zone is intended to accommodate intensive activities where due to their operational process, nature of raw material used, nature of production and material handling, will give rise to air, water and noise pollution and will generate solid wastes as well as toxic and hazardous wastes which likely pose risks and hazards of fire, explosion, bio-exposure and all other environmental risks and hazards. These industries are to be located at a reasonable distance from residential or other built-up areas.

Special Industry – IN(S)

Special Industries are those intensive activities which technically can adopt or modify the production processes and pollution control mechanism by use of the best available control technology (BACT). This can be in the form of recycling or complete usage of raw materials without side-product of solid wastes, and with the availability of mechanisms for recycling of wastewater and filtration of gaseous pollutants, resulting in zero or near zero emission.

Government Use – GOV

This zone is intended primarily to accommodate government offices, government quarters and government facilities.

Community Facilities – CF

This zone is specifically allocated for community purposes such as education, health, religious, welfare, sport complex and other associated community facilities.

Public Utility – PU

This zone is intended to provide for a development of a structural system or works that is used to provide for public consumption, benefit, convenience or use such as water, sewage treatment and disposal, public transportation, irrigation, drainage, fuel, electric power, solid waste management and telecommunications.

Cemetery – BG

This zone is intended for the purposes of burial grounds, cemeteries, crematorium and columbarium.

Open Space – OS

This zone is intended for public recreational purposes and buildings ancillary thereto and land left in its natural environment.

Agriculture Area – A(A)

This zone is primarily to protect high quality agricultural land from development so that it can remain available for growing agricultural products.

Countryside Area – A(C)

This zone is primarily for the protection of land from “premature” development and the rural and mountain environment that provides the scenic backcloth to the city. The minimum area of new lots for division of land amongst family members in Countryside Area zone is 0.1 acre and 60% of the area of new lots shall remain open and pervious, unoccupied, and unobstructed by building from ground upward.

[Paddy Conservation Area – A\(P\)](#)

This zone is intended for the protection of paddy land in the area from development and for the preservation of the most productive paddy land for continued use in growing rice in the area.

[Tourism Area – T\(T\)](#)

This zone is intended for recreational and tourism activities such as golf course, picnic area, swimming pool, cultural activities, hostel, hotel, motel, and chalet.

[Park/Recreation Area – T\(P\)](#)

This zone is intended to be used for public and/or private active and passive recreational purposes with limited built development.

[Water Catchment Area – W\(CA\)](#)

This zone is intended primarily for water catchment area in a district that has not been gazetted as Water Conservation Area or Water Protection Area.

[Water Conservation Area – W\(C\)](#)

This zone is intended primarily for water conservation area that has been gazetted under the Water Resource Enactment, 1998.

[Water Protection Area – W\(PA\)](#)

This zone is intended primarily for water protection areas that has been gazetted under the Water Resource Enactment, 1998.

[Conservation Area – PC\(C\)](#)

This zone is intended for areas which should remain in their natural state. It is also intended to protect, preserve or enhance the natural fauna, flora and scenic areas.

[Protected Area – PC\(P\)](#)

This zone is intended to protect, preserve, conserve and enhance natural area. There will be no reclamation works and no structure seawards of the high-water line are permitted. Example: Wetlands area.

[Forest Reserve Area – PC\(FR\)](#)

This zone is primarily for areas that have been gazetted as a Forest Reserves of the type indicated in accordance with the Department of Forestry guidelines.

[Mangrove Area – PC\(M\)](#)

This zone is intended for the preservation of mangrove swamp conservation area. No development will be permitted in any mangrove swamp conservation area.

Ridge Conservation Area – PC(H)

This zone is primarily for ridge and highland areas that place strict controls on development on high and/or steep land to prevent irreparable environmental impacts and to limit visual intrusion. No development shall be allowed.

River and Riparian Reserve – PC(R)

This zone is intended for river and riparian reserves as specified by the relevant authority especially Department of Irrigation and Drainage.

Sea Area PC(S)

This zone is intended for the sea to remain an open sea and no physical development is allowed to take place.

Development Restricted PC(DR)

For coastal area, this zone shall have no reclamation works and no solid structure seawards of the high-water line be permitted. Small scale development of eco-tourist resorts is, however, encouraged, and if correctly planned, the pressure of tourism can aid in protecting the environment. The area is unsuitable for commercial development due to intermediate quality ecological resources. The foreshore reserve shall be a minimum of 50 metres.

Development Prohibited PC(DP)

No reclamation works and no solid structures seawards of the high-water line are permitted due to potentially adverse physical impacts associated with development or existing physical constraints such as active morphological features. Resorts or commercial development even with setback is prohibited within the delineated area. It should be gazetted as State foreshore reserve under the Water Resources Enactment Bill.

SIXTH SCHEDULE

TYPES OF ROAD

Primary Distributor

This road forms the primary network for the urban area (i.e. towns or cities) as a whole and/or between districts or regions. All long-distance traffic movements to, from and within the urban area or from another district/region must be funnelled onto the primary distributors.

- Consists of dual three-lane carriageways with a central barrier.
- Minimum road reserve width of 40 metres.
- Distance between junctions and/or intersections of either District Distributors or on another Primary Distributor must not be less than 500 metres apart, and 800 metres spacing is desirable to maintain the need for reasonably free flow of traffic and minimise weaving.
- Direct access and on-street parking along Primary Distributor are not allowed. Access to Primary Distributor shall be restricted to those junctions or intersections shown on the Scheme only.
- Primary Distributor must be designed as a controlled access highway.

District Distributor

District Distributor generally carries traffic from one area to another (e.g. traffic from residential areas to commercial areas and vice versa). It forms a link between Primary distributor and Local distributor within an individual area (e.g. district).

- Consist of dual two-lane carriageways with a central barrier.
- Minimum road reserve width of 30 metres.
- Distance between junctions and/or intersections of either Local Distributors or on another District Distributors must be at minimum 210 metres apart.
- Direct access and on-street parking along District Distributor are not allowed.

Local Distributor

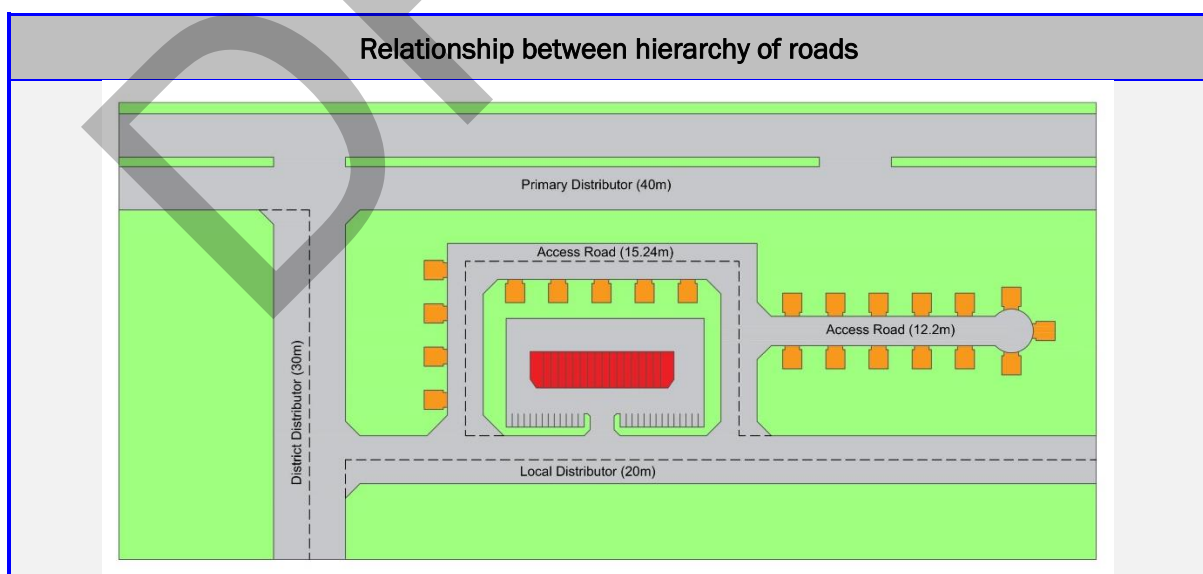
This road distributes traffic within the residential, industrial and principal commercial zones of the urban area. It forms the link between District Distributor and Access Road.

- Consists of two-way traffic lanes (one in each direction) and minimum reserve width of 20 metres.
- Distance between junctions and/or intersections of either Access Roads on Local Distributor or on another Local Distributors must be at minimum 80 metres.
- No on-street parking should be allowed. However, in city centre areas where extra lanes are provided, parking is allowed depending on whether adjacent land uses are expected to induce more vehicle traffic such as in commercial areas, education, and/or health institutions.

Access Road

This road is primarily intended to carry localised traffic to and from groups of residential, industrial, or commercial lots. It provides the connection between Local Distributor and individual properties.

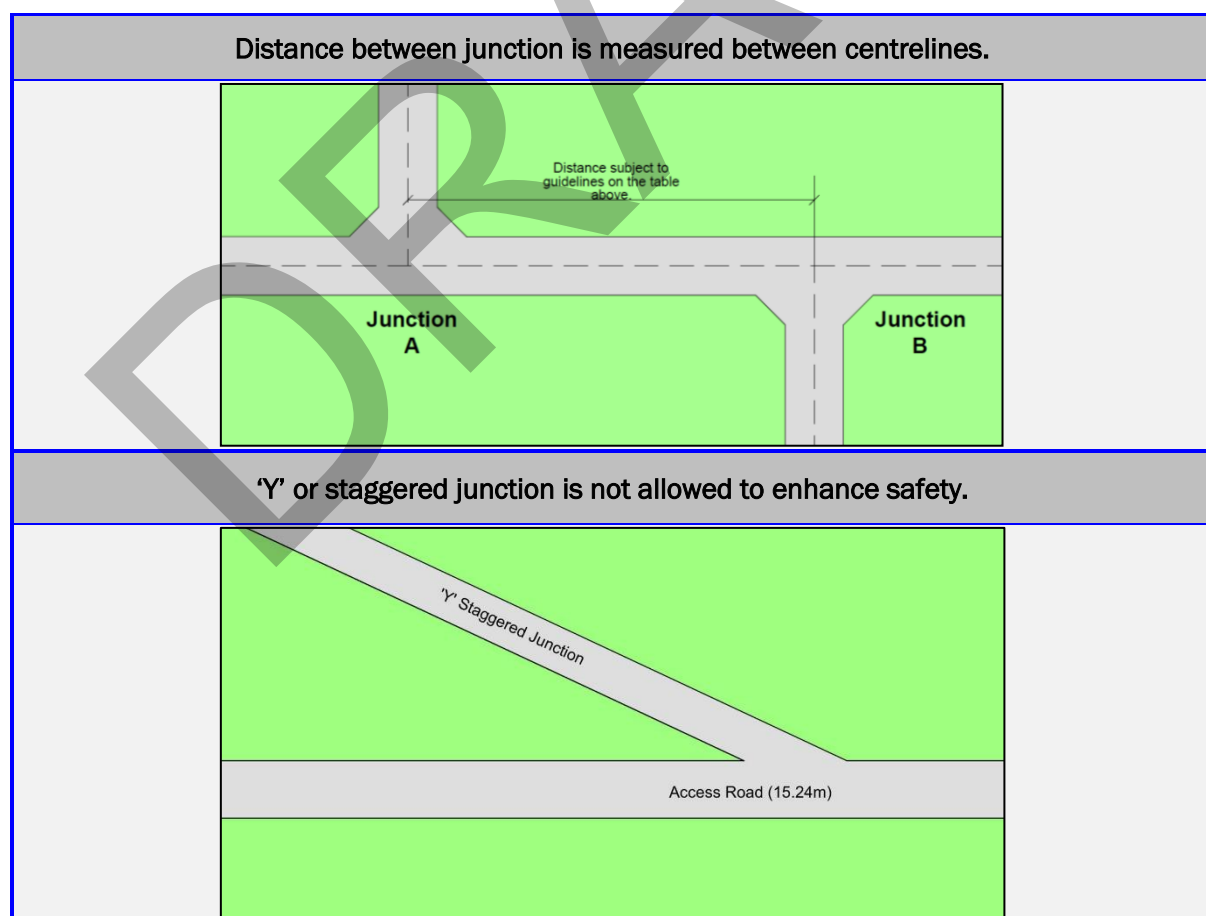
- Minimum road reserve for Access Roads shall be 15.24 metres wide except for cul-de-sacs for which minimum road reserve width shall be 12.2 metres.
- Cul-de-sac must be terminated either with a 'T' shaped turning bay with a dimension of 6 metres X 12 metres or a turning circle with a minimum radius of 9 metres in residential development.
- Minimum distance between driveways (into individual properties) from Access Road or junctions/intersections to another Access Road shall be 25 metres apart.



JUNCTIONS AND INTERSECTIONS

Road junctions and intersections are spaced apart based on road hierarchy to improve traffic flow and enhance road safety. As the level of road hierarchy descends, the distance between junctions or intersections comprising road hierarchy one-step below or at the same level (and connected to) that of a road decrease. 'Y' or staggered junction should be avoided. The following table shows minimum distance allowed between the centrelines of two junctions or intersections based on road hierarchy types:

| ROAD HIERARCHY TYPES | ROAD HIERARCHY OF JUNCTIONS/INTERSECTIONS | MIN. DISTANCE BETWEEN THE CENTRELINES OF JUNCTIONS/INTERSECTIONS |
|----------------------|---|--|
| Primary Distributor | District Distributor or another Primary Distributor | 500 metres |
| District Distributor | Local Distributor or another District Distributor | 210 metres |
| Local Distributor | Access Road or another Local Distributor | 80 metres |
| Access Road | Individual driveways or another Access Road | 25 metres |

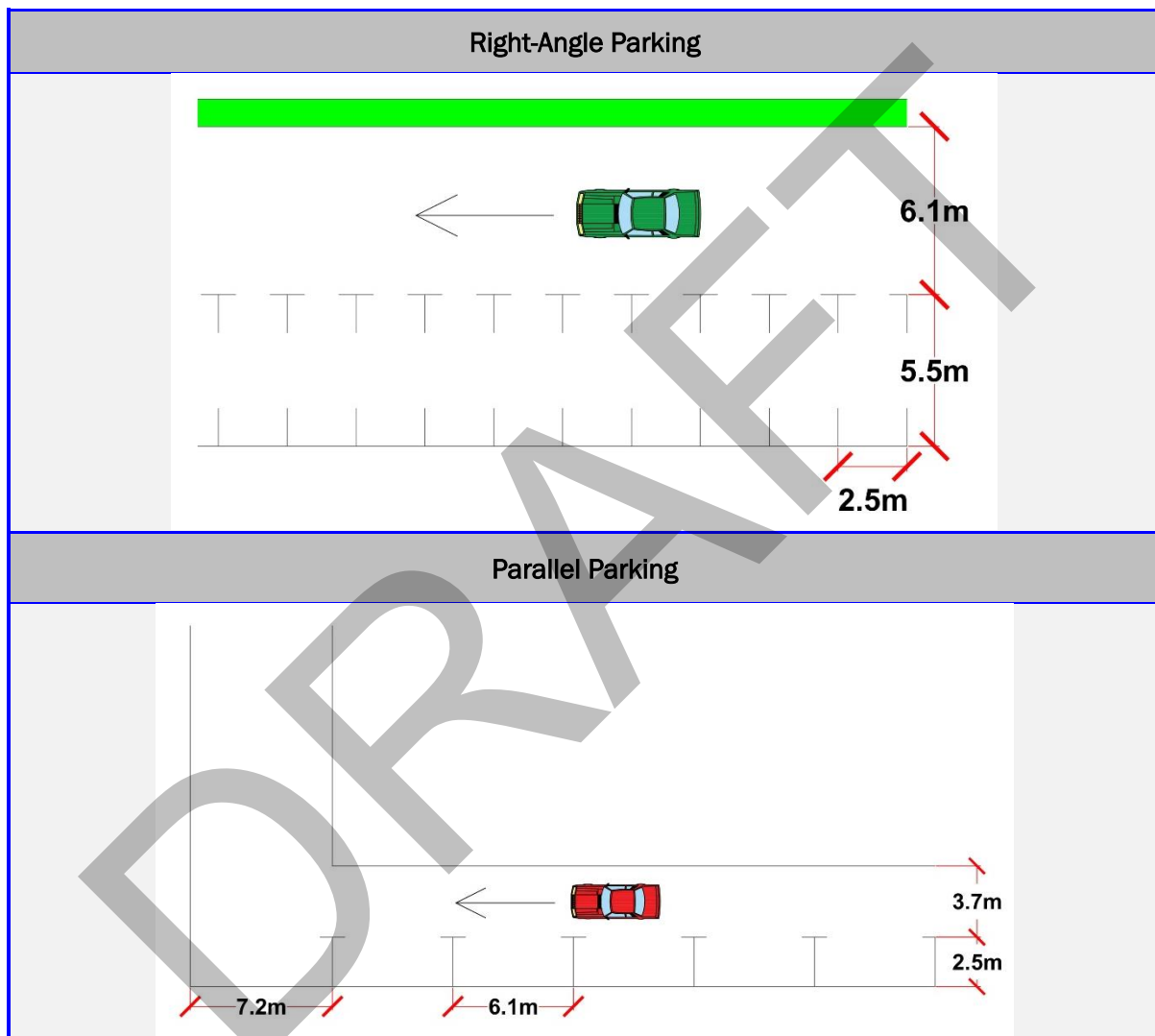


SEVENTH SCHEDULE

PARKING DIMENSION

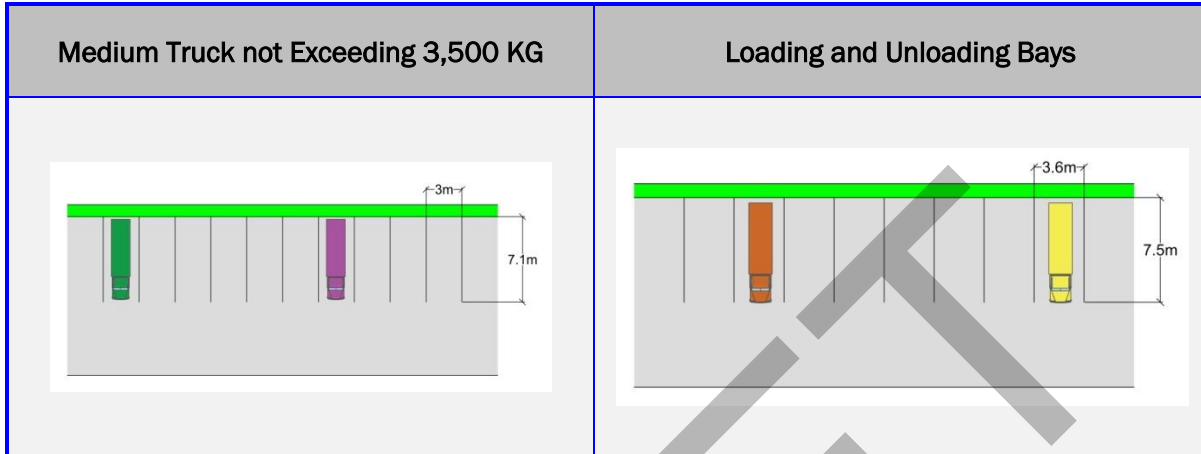
Cars

Parking bays for cars shall have dimensions of minimum 5.5 m x 2.5 m for right-angle parking and minimum 6.1 m x 2.5 m for longitudinal parking parallel to the kerb line.



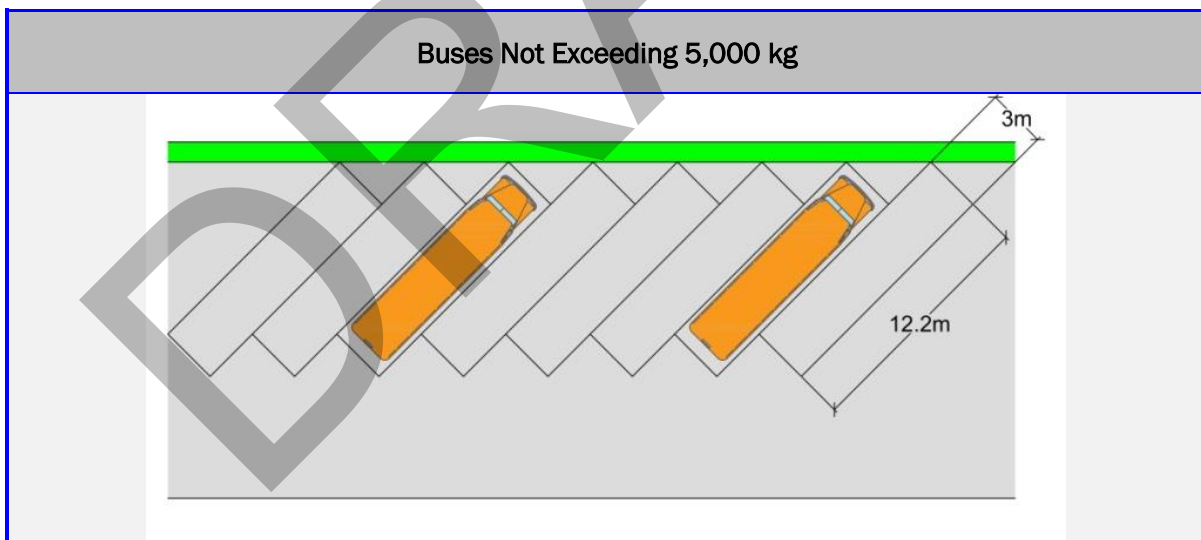
Trucks

Parking bays for medium truck of maximum dead weight not exceeding 3,500 kg shall have dimensions of minimum 7.1 m x 3 m for angular parking. Loading and unloading bay shall be provided for each occupation and the dimension shall be at minimum 7.5 m x 3.6 m.



Buses

Parking bays for buses of maximum dead weight not exceeding 5,000 kg shall have dimensions of minimum 12.2 m x 3 m for angular parking. This dimension also applies to heavy truck with dead weight exceeding 12,000 kg.



Associated guidelines

Developers are required to provide street lighting of a type and standard approved by the Local Authority and required to provide street name plates, plant trees and shrubs to the approval of the Local Authority. Developers are required to provide and erect traffic signs for the information of or warning to traffic of type and in locations as may be approved.

PARKING LAYOUT AND ANGLE

Layout of parking bays are vary depending on several factors including the number of rows available and the direction of traffic flow on the aisle (or path) in relation to the car parking rows.

| PARKING LAYOUT | | PARKING ANGLE | | | | | | | |
|--|-----------------------------------|-------------------|---------|---------|---------|---------|---------|---------|---------|
| | | 30° | | 45° | | 60° | | 90° | |
| | | TRAFFIC DIRECTION | | | | | | | |
| | | One way | Two way | One way | Two way | One way | Two way | One way | Two way |
| Aisle width (minimum) | | 3.7 | 6.1 | 4.8 | 6.5 | 5.4 | 6.5 | 6.1 | 7.5 |
| WIDTH FOR PARKING SPACES OF DIFFERENT ROWS, TRAFFIC DIRECTION AND ANGLES | 1 parking row + 1 traffic aisle | 9.0 | 11.0 | 10.0 | 12.5 | 11.0 | 13.0 | 11.0 | 12.5 |
| | 2 parking rows + 1 traffic aisle | 13.0 | 15.5 | 15.5 | 17.5 | 17.0 | 17.5 | 16.0 | 17.5 |
| | 3 parking rows + 2 traffic aisles | 16.0 | 18.5 | 19.0 | 21.5 | 21.0 | 25.0 | 21.0 | 22.0 |
| | 4 parking rows + 2 traffic aisles | 24.0 | 29.0 | 28.5 | 32.5 | 31.5 | 35.5 | 32.0 | 34.5 |

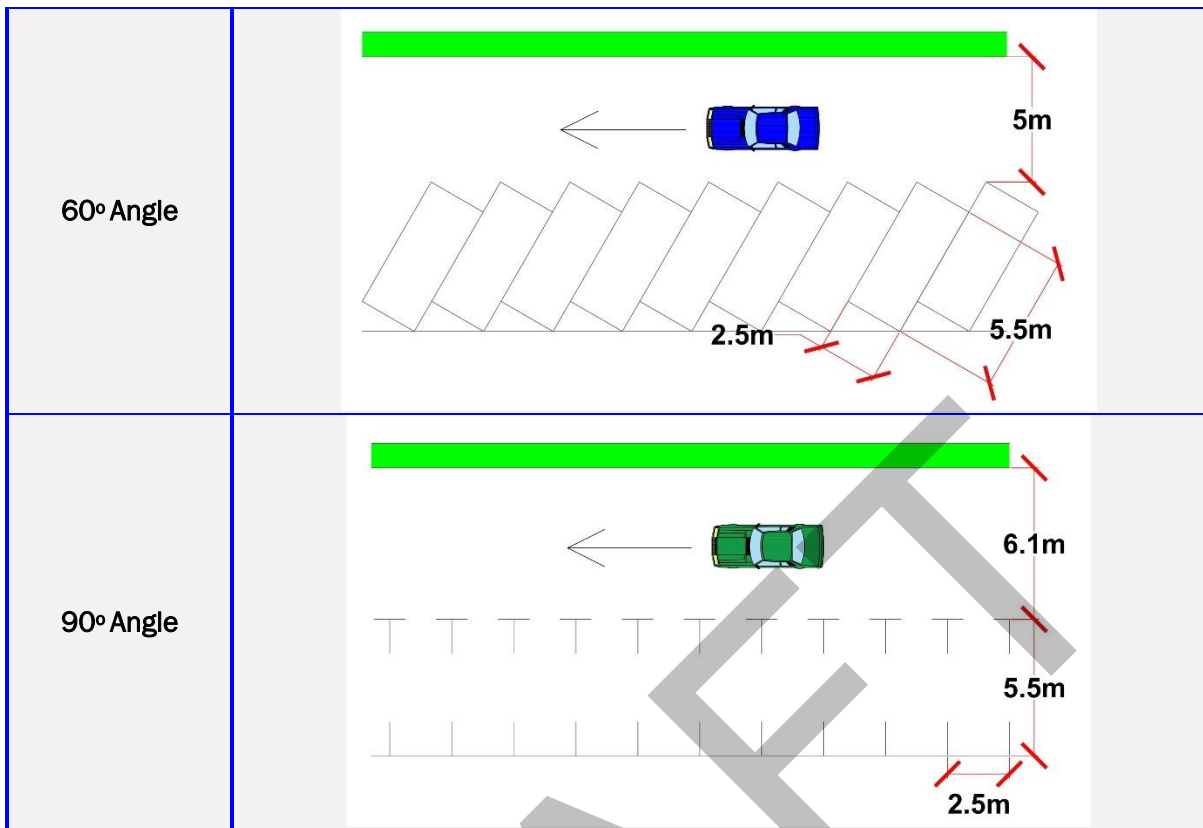
Parking Layout for One-Way Road

Parking layout for one-way road shall be in the following arrangement:

- Parking bays adjacent to one side of one-way road.
- Parking bays adjacent to both sides of one-way road.

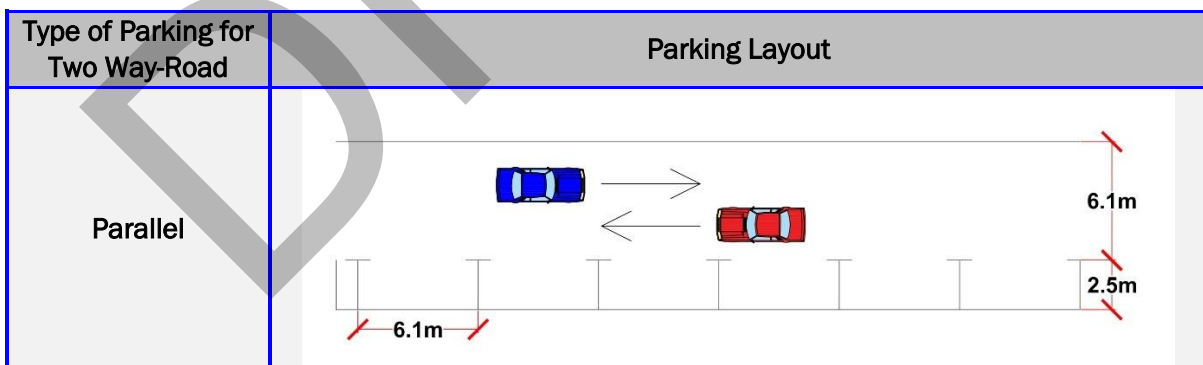
Both parking layouts have different dimensions. For parking bays that are adjacent to the one-way road, the traffic aisle width varies depending on the angular position of the parking bays in relation to the traffic flow. For parking bays that are angled at 90°, 60°, 45° and 30°, the traffic aisle width is 6.1 metres, 5.4 metres, 4.8 metres and 3.7 metres respectively.

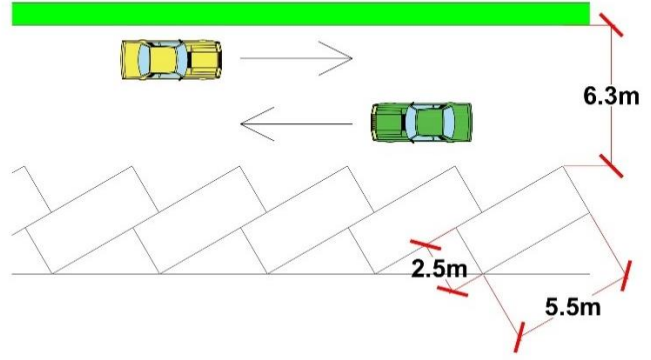
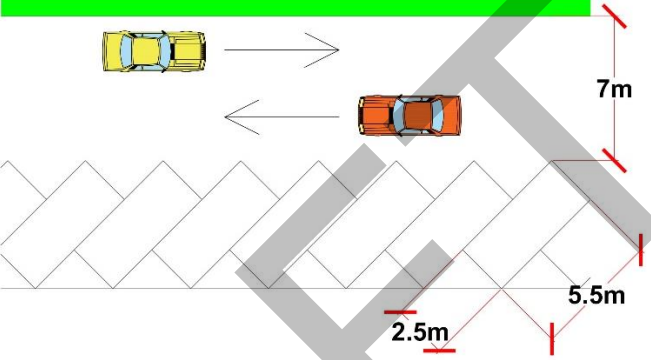
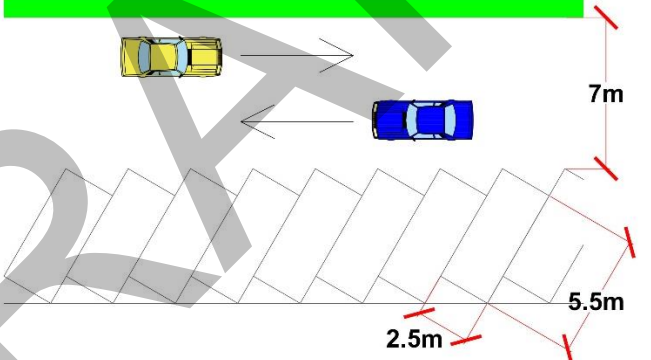
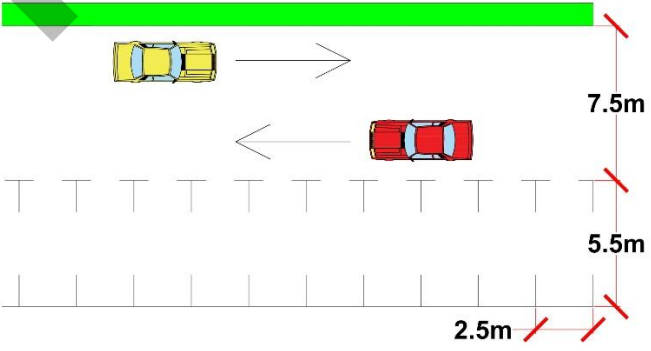
| Type of Parking bays adjacent to one side of One-Way Road | Parking Layout |
|---|----------------|
| Parallel | |
| 30° Angle | |
| 45° Angle | |



Parking Layout for Two-Way Road

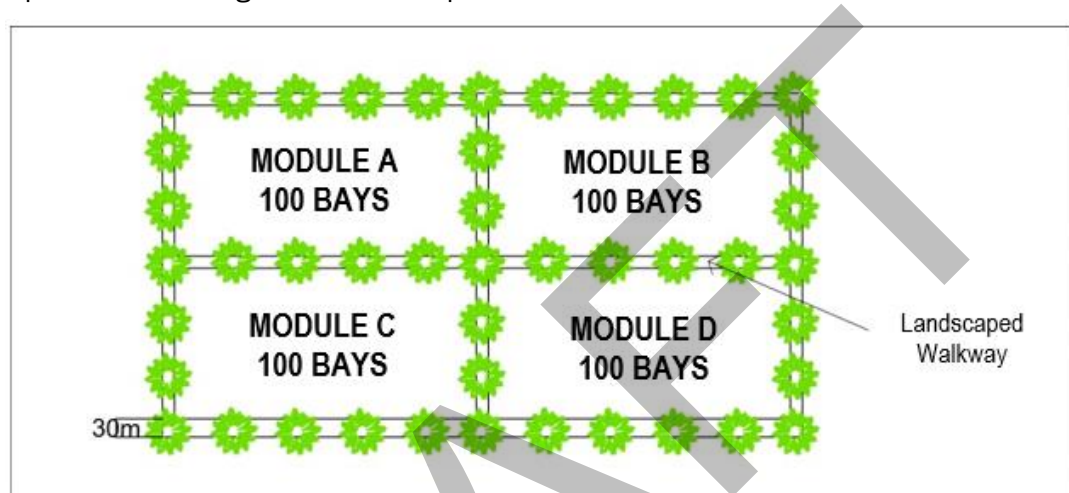
Parking bays for two-way road follows similar layout as in one-way road, except that traffic aisle is wider to accommodate two-way traffic. For parking bays that are angled at 90°, 60°, 45° and 30°, the traffic aisle width is 7.5 metres, 7 metres - for both 60° and 45° angle; and 6.1 metres respectively.



| | |
|------------------|--|
| <p>30° Angle</p> |  |
| <p>45° Angle</p> |  |
| <p>60° Angle</p> |  |
| <p>90° Angle</p> |  |

Parking bays at Ground Level

- Car parks that are located on the ground level shall be limited to 100 bays per module to avoid negative visual quality to the surrounding area.
- If the number of parking bays provided exceeds 100 bays per site, the site must be divided into several modules in which each module contains a maximum of 100 bays. These modules shall be divided with corridor of softscape to balance out development.
- Ground level car parks shall be provided with elements of softscape such as trees to improve surrounding aesthetics and provide shade.



PARKING GUIDELINES FOR SPECIFIC USER GROUPS

Wheelchair users/users with physical disability, elderly users, pregnant users

- Parking spaces for physically challenged users must be provided in all public and commercial buildings, recreational area, public transportation terminals and multi-storey buildings.
- Parking spaces for physically challenged users must be linked to the walkway and be provided with appropriate step ramp of 1,000mm wide where suitable. (SIRIM Code MS1331:2002)
- Parking spaces for physically challenged users must be located closest to the route towards the porched entrance to the building. Provision of spaces including movement of users from the vehicle to the wheelchair must be per SIRIM Code MS1331:2002.
- Parking spaces for physically challenged users must be located on a flat surface and parking signs indicating parking reserves for such users must be easily visible.
- Parking signs indicating parking reserves for physically challenged users must be provided at parking areas either outside or inside the building and are easily visible when entering the parking area. Such parking signs must be provided in accordance to SIRIM Code MS1184:2002

Wheelchair users/users with physical disability, visually impaired users, elderly users, adults with short physical stature

- The amount parking spaces provided in a building for physically challenged users must follow a ratio prescribed by SIRIM Code MS1184:2002 which is one lot for every 100 vehicles and at least two parking bays for such users for each building category.
- Parking spaces for physically challenged users must be provided for conventional cars and vans per the lot dimension i.e. 3,300mm wide 6,600mm long (SIRIM Code MS1331:2002).

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