

Planning (Use Classes) Rules

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PLANNING ACT (CHAPTER 232, SECTION 61)

PLANNING (USE CLASSES) RULES

R 2

G.N. No. S 371/2001

REVISED EDITION 2007

(1st October 2007)

[1st August 2001]

Citation

1. These Rules may be cited as the Planning (Use Classes) Rules.

Definitions

2. In these Rules, unless the context otherwise requires —

“amusement centre” —

- (a) means a building where jackpot machines, pin-ball machines, video game machines or any other similar game machines are provided for entertainment; and
- (b) includes a video games arcade, computer gaming centre, billiard saloon or bowling alley;

“bar” or “pub” means a building used for the carrying on of any trade or business where the primary purpose is the sale of alcoholic drinks for consumption on the premises without dancing, singing or performance of live music or live entertainment;

“betting outlet” means a building used for the sale of gaming or gambling bets;

“building” includes part of a building;

“business zone related use” means the use of any part of any industrial building or warehouse, approved by the competent authority as such, for a purpose which —

- (a) is related to the goods or foodstuff that are manufactured or packed in the industrial building or stored in the warehouse, as the case may be; and
- (b) is not ancillary to the approved industrial or warehouse use of the building;

“business zone retail” means the retail of goods or foodstuff —

- (a) in an industrial retail building, where such goods or foodstuff, as the case may be, are also manufactured or packed; or
- (b) in a warehouse retail building, where such goods or foodstuff, as the case may be, are also stored;

“child care centre” means —

- (a) a building that is licensed as an early childhood development centre under the Early Childhood Development Centres Act 2017 (Act 19 of 2017);
- (b) a building used as a centre at which 5 or more school-going children who are between the ages of 7 and 14 years are habitually received for the purposes of care and supervision before or after school hours; or

[S 403/2020 wef 01/06/2020]

- (c) a kindergarten registered as a kindergarten under section 23 of the Education Act (Cap. 87);

“cinema” means any building used mainly for the screening of cinematograph films;

“commercial school” —

- (a) means a building used for the purpose of teaching, training or imparting knowledge or skill; and
- (b) includes a tuition centre, language school, computer school, art school, music school, dance school, acting school, speech and drama school, child enrichment centre or play school,

[S 403/2020 wef 01/06/2020]

but does not include a primary school, secondary school, junior college, vocational and technical institution, polytechnic, university, child care centre or foreign system school;

[S 403/2020 wef 01/06/2020]

“community building” —

- (a) means a building used for community-based activities; and
- (b) includes an office of an association or a society, a community centre, community club, family service centre or resident’s committee centre,

but does not include a building used as a funeral parlour, welfare home, child care centre, a home for the aged or a home for the disabled;

“community sports and fitness building” means a building used for sports and fitness activities and operated —

- (a) by the Singapore Sports Council;
- (b) by any person as agent for the Singapore Sports Council; or
- (c) by any person pursuant to a public-private partnership agreement with the Singapore Sports Council;

[S 83/2012 wef 01/03/2012]

“confectionery” means a building, with ancillary baking and preparation area, where the primary purpose is the sale of cakes, pastries, bread and sweets by retail for consumption away from the premises;

[S 335/2009 wef 20/07/2009]

“convalescent home” or “nursing home” means a building used or intended to be

used for the reception and lodging of, and the provision of nursing for, persons suffering or convalescing from any sickness, injury or infirmity, but does not include —

- (a) a building used solely for the reception, lodging and care of dying or terminally ill persons; or
- (b) a hospital;

“existing use” means the use to which a building was put on 1st February 1960 or a use authorised or permitted under the Act or the repealed Act;

“foreign system school” has the meaning given by the Planning (Development of Land Authorisation for Specified Property) Notification 2015 (G.N. No. S 411/2015);

[S 403/2020 wef 01/06/2020]

“general industrial building” —

- (a) means an industrial building other than a light industrial building or special industrial building; and
- (b) includes a building used for any industrial use which is classified as “general industry” by the Director-General of Environmental Protection;

[Deleted by S 125/2016 wef 24/03/2016]

“home for the aged” or “home for the disabled” means a building used for the reception, lodging and care of old or disabled persons, as the case may be, but does not include —

- (a) a convalescent home or nursing home; or
- (b) a building used solely for the reception and care of dying or terminally ill persons;

“industrial building” means any building used —

- (a) for manufacturing, altering, repairing, ornamenting, finishing, cleaning, washing, packing, canning, adapting, breaking up or demolishing any article or part thereof; or
- (b) for the getting, processing or treatment of minerals,

but does not include a building used as a laundry or an industrial retail building;

“industrial retail building” means any building used for the manufacturing or packing of goods or foodstuff and the retail of such goods or foodstuff, as the

case may be;

“light industrial building” —

- (a) means an industrial building in which the processes carried on or the machinery installed are such as can be installed in any residential area without detriment to the amenity of the area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit; and
- (b) includes a building used for any industrial use which is classified as “light industry” by the Director-General of Environmental Protection;

“massage establishment” means an establishment for massage within the meaning of section 2(1) of the Massage Establishments Act 2017 (Act 45 of 2017) that is required to be licensed under section 5(1) of that Act;

*[S 125/2016 wef 24/03/2016]
[S 403/2020 wef 01/06/2020]*

“medical clinic” has the same meaning as in the Private Hospitals and Medical Clinics Act (Cap. 248);

[S 835/2014 wef 23/12/2014]

“motor vehicle showroom” —

- (a) means a building used for the display and sale of new or used motor vehicles; and
- (b) includes a building used as a car mart, car-trading office, motor vehicle rental office or motor vehicle trading office;

“nightclub” —

- (a) means a building used for the carrying on of any trade or business where the primary purpose is the sale of alcoholic drinks (with or without the sale of foodstuff) for consumption on the premises with singing, dancing or performance of live music or live entertainment; and
- (b) includes a building used as a karaoke lounge or discotheque;

“office” —

- (a) means a building used as a place of business and for conducting administrative work; and
- (b) includes a bank,

but does not include a shop;