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III. Glossary of Terms

A

alteration

Includes additions and extensions

amenities

Such quality or condition of a place or area as contributes to its pleasantness, harmony, and better enjoyment, and includes open spaces, parks, recreation grounds, and playgrounds

angled parking

Pattern of parking where the vehicles are stored at an angle either 90°, 60° or 45°. It is easy to manoeuvre and provides higher parking density but creates the most negative sidewalk experience.

appropriate authority

When use in relation to any consent or approval, means the authority having power any written law to grant such consent or approval, as the case may be

approved

Means approved by the local authority

approved plan

Means a plan for a building approved by the local authority in accordance with these By-laws

authorised person

In relation to any provision, means a person designated in writing by the local planning authority to be an authorized person for the purposes of that provision

avenue

is a limited distance, free movement thoroughfare within an urbanized

area. It is characterised by a median in the centre that may be wide enough to hold monuments or even buildings. Buildings or other structures to accentuate a focal point normally terminate its trajectory. An avenue may be conceived as an elongated square and access for vehicular traffic may be limited.

B

balcony

Means any stage, platform, oriel window or other similar structure projecting outwards from the wall of a building and supported by brackets or cantilevered

base (in relation to a wall or pier)

- A underside of the course immediately above the footings, in any, or in this case of wall carried by a beam, above the beam
- In any other case the bottom of such wall or pier

basement

Means any storey or storeys of a building which is or are at level lower than ground storey

boundary

In relation to a building, means the boundary of the land belonging to the building (such land being deemed to include any abutting part of a street, canal or river but only up to the centre line thereof); and boundary of the premises, shall be constructed so as to include any such part to the same extent

boundary mark

Includes any survey stone, iron pipe or spike, wooden peg or post,

building

Includes any structure erected on land

building

In relation to a lot which is to be developed in stages, includes any building partially completed or to be erected within the lot as shown or specified in any proposed strata plan submitted for approval

building

Include any house, hut, shed or roofed enclosure whether temporary or permanent and whether or not used for the purpose of human habitation, and also any wall, fence, platform, staging, gate, wireless, post, aerials and antenna used for transmission purposes, pillar, piling, frame, hoarding, slip, bathing and swimming pools, dock, wharf, pier, jetty, landing, stage or bridge, or an structure, support, or foundation connected to or with any of the foregoing

building façade.

The external vertical surfaces of buildings or structures. Façade shall respond to urban topological character and context to create a coherent urban environment and attractive streetscape. Elements such as veranda way, entrance and portals, window, vertical landscaping, exterior projections, expression lines, roof projections, utility such as gutters, drainpipes etc make up a harmonious entity of building façade.

building height

The limit to the vertical extent of a building. It is measured as a number of storeys or floors from the ground level.

building line

Means the line prescribed by either the competent planning authority or the local authority beyond which no part of a building may project, except as otherwise permitted by these By-laws

Building operation

Means the demolition, erection, re-erection, or extension of a building or part thereof and includes

- any increasing of height of floor area of a building;

- the roofing or re-roofing of a building or part thereof;
- any addition to or alteration of a building that affects or is likely affect its drainage or sanitary arrangements or its soundness;
- any addition to or alteration of a building, whether done before or after completion of the building, that departs in any manner from any plan or specification in respect of the building approved at any time by any authority empowered under any written law approve the plan or specification;
- any addition to or alteration of a building that materially affect or is likely to materially affect the building in any manner; and
- any other operation normally undertaken by a person carrying on the business of building construction

building orientation

Arrangement of building façade to face certain direction normally the public realm.

C

ceiling

Means the covering to the underside of floor or ceiling joist or floor slabs excluding in all acses any supporting beams, and where no such covering exist means the underside of floor joist or roof cellars or ties excluding any supporting beams

character

Suitability of a road as a setting for pedestrian activities and as a location for a variety of building types. It is physically manifested by associated buildings and frontages that align a particular section of the road. The associated terminology for character is streetscape.

clear sidewalk zone

The zone within the streetscape where pedestrian flow is in continuity and uninterrupted by any structures such as columns or any landscape furniture such as trees, benches, kiosks and utility elements such as covers and gratings.

column

In relation to structural steel, timber or reinforced concrete, means any part of construction which will by its resistance to compression in the direction of its length and to the bending actions induced by such compression, support and transmit loading

commerce

Means carrying on any trade, business or professional and includes the supply or offer to supply goods or services, the storage, or exchange of goods of any type whatsoever for purpose of trade, business or profession, the running of private hospitals, nursing homes, infirmaries, sanatorium, educational institutions, boarding houses and the establishment of offices

commercial use

Means the use of any land of building or part thereof for purposes of commerce

common property

Means so much of the lot as is not comprised in any parcel (including any accessory parcel), or any provisional block as shown in an approved strata plan

comprehensive development plan

Means the comprehensive development plan referred to CDP 2025 of South Johor Economic Region

covered parking

A specialised building or part of building dedicated for parking. The parking is at basement, sub-basement, multi-level or rooftop. This type is normally suitable for commercial or high-rise residential buildings.

cul-de-sac

Access to individual buildings and does not normally carry through traffic. It normally creates a relatively secure and safe environment particularly if located within residential areas.

D**density**

The intensity of use of land reckoned or expressed in terms of the number of person, dwelling units, or habitable rooms, or any combination of those factors, per unit area of land; and for the purpose of this definition, "habitable room" does not include a kitchen, storeroom, utility room, lavatory bathroom, or garage

depth

In respect of a building, means the measured distance between the front line of the building and the back line of the rear main wall which separates the main building from the open space

detached building

Means any building not attached to any other buildings

development

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 use of any land or building or any part thereof, or the subdivision or amalgamation of lands; and "develop" shall be construed accordingly

development area

A development area declared under section 38(1), Town and Country Planning Act 172

development plan

In relation to an area, means:

- the local plan for the area, or
- if there is no local plan for the area, the structure plan for the area, and
- in relation to any land or building, means the development plan, as so defined, for the area in which the land or building is situated

distance between buildings

The minimum distance measured horizontally from the outermost projection of the building to another building.

district

Means any area duly constituted as district under the provisions of section 11 or, by virtue of section 442, deemed to be a district so constituted

district park

Public outdoor space located in the Sub-commercial Centre intended as an activity focus at the heart of intensive urban area. Also known as Urban Park.

drive

A thoroughfare along the boundary between an urbanized area and a natural condition, usually along a waterfront, a park, or a cape. One side of a drive has the urban character of a street or boulevard, with sidewalk and buildings, while the other has the qualities of a road parkway, with naturalistic planting and detailing.

drop kerb

Area where kerb reduces in height at pedestrian crossings and kerb cut zones.

dual-use path

Footpath whose right of way is shared by both pedestrian and cyclist within the same lane.

dwelling house

Includes a building or tenement wholly or principally used, constructed or adapted for use for human habitation

E

easement

Means any right granted by one proprietor to another, in his capacity as such and for the beneficial enjoyment of his land

environmental management plan (EMP)

Detail description of practices to be followed and activities to be undertaken for the environmental management of the development area.

external wall

Means an outer wall of a building not being a party wall notwithstanding that it may immediately adjoin a wall of another building

F

factory

Means any building or part thereof designed, adapted or used for:-

- The making of any article or part of any article, commodity or product; or
- The altering, repairing, ornamenting, finishing, cleaning, washing or the breaking up or demolition of any article, commodity or product; or
- The adapting for sale or assembly of any article, commodity or product; and
- any other building as defined in the Factories and Machinery Act 1967

flat

Means a separate dwelling used or constructed or adapted to be used wholly or principally for human habitation for single family, where the kitchen, lavatory and bathroom or water-closet are contained within the separate dwelling and that dwelling is contained in a building comprising two or more such dwelling join vertically

floor

Includes any horizontal platform forming the surface of any storey and any joist, board, timber, stone, concrete, steel or other substance connected with or forming part of such platform

floor area

In relation to a parcel, means the area occupied by that parcel

floor area

The total area of floor space within a building, as measured between the external sides or wall or, in the case of party walls, between the centres of such walls

focal point

Primary areas or elements that act as visual or directional landmarks; e.g.: where activities or main movement networks converge, primary open spaces, and important structures.

footway

Includes footpaths and verandah ways at the sides of streets

form

Followed by a number, means the form in the first schedule identified by that number

formal promenade

Promenade area characterised by hard paving with handrails where pedestrian access to the edge of the promenade immediately before the water is maximised. This type is normally associated with very urban ambience particularly commercial areas and public realms.

foundation

Means as system or arrangement of foundation units such as footing, raft or pile through which the loads from a building or structure are transferred to the supporting soil or rock

frontage street

Residential road that face towards the main roads (i.e. Spine road and above). The frontage road will have similar characteristics of an Access Road, Avenues or Cul-de-sac.

frontage

The privately held layer between the façade of a building and the lot line that fronts the public streetscape. It is characterised by the dimensional depth of the front yard and the combination of architectural elements such as fences, stoops, porches and colonnades and is correlated with the distance within which the building is setback from the boundary line.

G**garage**

Means a building or part thereof designed, adapted or used for the housing of motor vehicle

gateway

An urban element which marks the entrance or the threshold of a sector or a district, one of the elements useful for orientation within the urban fabric.

green corridors

Amenity spaces, which shall provide pedestrian and cycleway linkages between the metropolitan, local and neighbourhood open spaces. The green corridors are intended as a secondary level of access formed from either cycle and pedestrian routes or solely pedestrian routes. Also Green Connectors.

gross floor area (gfa)

The sum of the plan areas of all floor levels (inclusive of the plan area of all walls, windows, columns, elevator shafts) and the plan area of all internal and external stairs, landing, ramps, escalators, or other means of access between levels, or at each level in the building.

ground storey

Means the lowest storey of a building to which there is an entrance from the outside or above the level of the ground at the front of the building

H**habitable room**

Means any room not less than 6.5 square meter in area but does not include any bathroom, water-closet, open verandah, terrace or garage

headroom

Means the clear vertical distance between the finished floor level and the soffit of the lowest projecting member or surface above the point

height

In relation to:

- a room means the vertical distance measures between the finished floor level and the underside of the ceiling excluding the thickness of the plaster
- any storey means the vertical distance measured between the upper surfaces of its floor to the upper surface of the floor immediately above it

- a wall means the vertical distance measured from the base of the wall to its highest part or, in the case of a gable, to half the height of the gable

hierarchy

Organization of a road system into higher and lower ranks.

high density housing

Housing area that provides high-density residential development to meet the requirement for demand of such housing especially in the case of affordable homes. The residential development shall normally be of apartment type.

hospital

Means any building or part thereof designed, adapted or used for the care, accommodation or treatment of the sick, in firm, aged, convalescent or pregnant

hotel

Means any building specifically, design and constructed or substantially adapted to be use to accommodate person for the purpose of gain or profit, with or without arrangement for communal feeding, and includes a boarding house, lodging house or guest house

housing accommodation

Includes any building, tenement or mass usage which is wholly or principally constructed, adapted or intended for human habitation or partly for human habitation and partly for business premises

housing lot

Any piece of land surveyed or otherwise, to which a lot number has been assigned to it and which is subject to the category "building" in accordance with the National Land Code 1965

I

industrial use

includes the use of any land or building or part thereof for purpose of industry

industry

Includes the carrying out of any manufacturing, fabricating, repairing assembling or processing or agriculture produce or finishing process

J

junction

Formed when two or more roads, cross or meet. Junctions or intersections can be classified as grade separated or at-grade or partially grade separated.

K

kindergartens

Pre-school education facilities for children from ages of 3 to 6 years. It may sometimes be combined with nursery facilities for infants and toddlers within the same compound or area of kindergarten.

L

land

1. the surface, and all substances forming the surface, of the earth;
2. all substances below the surface of the earth;
3. all vegetation on other natural products, whether or not requiring periodical application of labour to their production, and whether on or below the surface of the earth;
4. all things, whether on or below the surface of the earth, that are attached to the earth or permanently fastened to any thing attached to the earth;
5. land covered by water, and;
6. any estate or interest in, or right over, land;

landmark

A significant features or structure of superior or unique expression and form that adds interest to the urban fabric and language of the city.

layout plan

Means a plan approved by competent planning authority

limited commercial

Development comprising of office, retail and residential within the same plot. It is similar to mixed use but is only applicable

Local authority

Means any city council, municipal council, municipality, district council, town council, town board, local council, rural board, or other similar authority established by or under any written law

local centre

An area where commercial activities and spaces are provided to serve a local community and are normally centrally located within one or several housing neighbourhood. Commercial activities usually include retail shops for convenient goods and the supply of basic services

local distributor

Fourth ranking road classification in terms of hierarchy in the Putrajaya Road Network. It is a 6-lane highway with reserve of 50 metres. It provides link into local road network.

local park

An open space that provides short distance recreational facilities for local population of various Planning Blocks within the Local Plan Area.

local plan

In relation to an area, means the structure plan for the area, and any alteration of the plan, having effect in the area by virtue of section 15(1); and in relation to any land or building, means the local plan, as so defined, for the area in which the land or building situated and "draft local structure plan" shall be construed as the context requires

Local planning authority

In relation to an area, shall be construed as provided in section 5 (TCP ACT 172) and, in relation to any land or building, means the local planning authority, as so construed, for the area in which the land or building is situated

local road

Sixth ranking road in the Putrajaya Road Network. It has a reserve of 22 metres and serves to connect spine road to access and service roads.

lot

Means any surveyed piece of land to which a lot number has been assigned by the Director of Survey and Mapping

lot frontage

The boundary line or part thereof, of the lot, which coincides with the alignment of a road, public open space, or promenade.

low cost building

Means any building certified by the state authority under section 58

low density housing

Area where all housing will be subject to provisions that seek to ensure a pleasant, low-density living environment. The intended development shall be of detached and semi-detached houses in an almost exclusively low-density residential environment.

low lying land

Means any land of which the surface is below flood level or which is so situated that it cannot at all times be efficiently drained by gravitation into an existing public surface water drain or water course

M**maximum roof height**

Height of roof measured at top of roof cone of the building.

medium density housing

Area comprises of terrace or link houses, which are in the form of row development with direct street frontage or town houses, which are multi-unit housing involving strata title.

medium high density housing

Medium to high-density residential development in the form of multi-unit buildings of 4 storeys and above. Examples are terrace house, town house, condominium and low-rise apartment.

mezzanine floor

Means any floor interposed between the main floors of a building and includes any platform or landing of greater than 2.5 meters width

mixed use development

Development located within the mixed-use zone of the Local Plan where it involves more than one activity on the same lot, such as dwelling, working or shopping, taking place in close and compatible

proximity. Uses may mix horizontally on the same plot and/or vertically in the buildings but shall comply with the use class order specified under the Local Plan.

mosque

Dedicated building for where prayers including Friday prayers and other related Islamic religious activities could be undertaken.

multi dwelling unit

Residential building where strata title is involved. It includes residential buildings such as apartments, condominium, flats, as well as town houses.

N

neighbourhood commercial centre

A commercial area that serves a bigger catchments area than the local centre. It will serve several neighbourhoods and has the function and activities of higher order goods than a local centre.

neighbourhood park

An open space designated for neighbourhood sports and passive recreational facilities/activities of the residential population of each neighbourhood.

O

occupier

In relation to any land or building includes

- a tenant of the land or building
- an owner of the land or building occupying or otherwise using the land or building
- a person in actual occupation of the land or building or having the charge, management, or control thereof, whether on his own account or as an agent of another person, but does not include a lodger

off-street parking

Parking area located within a lot, away from the thoroughfare reserve. There are two types of off-street parking; surface parking and covered parking.

one-stop centre

A block of commercial spaces located within one large plot where parking spaces are normally centralised and characterised by not more than two anchor tenants together with smaller retailers to support daily needs of the neighbouring residents.

on-street parking

A single line of car parking bays located along the kerb line of thoroughfare accessible directly from a moving lane.

open space

Means any land whether enclosed or not which is laid out (or reserved for lying out) wholly or partly as a public garden, park, sport and recreation ground or pleasure ground or walk, or as a public place

open space coverage

The portion of plot area outside plinth area. It may comprise of internal circulation, open space and both hard and soft landscape elements.

original proprietor

Means the proprietor of the lot immediately before the subdivision of building

other religious reserves

Land areas reserved for use as places of worship for other religions such as Buddha and Hindu.

owner

In relation to any land or building, means

- the registered proprietor of the land
- if, in the opinion of the local planning authority, the registered proprietor of the land cannot be traced, his agent or trustee
- if the registered proprietor of the land is dead, his legal personal representative
- if none of the person mentioned in paragraphs above exists, the person who for the time being is receiving the rent of the land or building, whether on his own account or as an agent or trustee of another person or as a receiver, or who would be receiving the rent if the land or building were let

P**panel wall**

Means non-load bearing wall set within a structural frames

parallel parking

Pattern of parking where the vehicle is stored parallel to the kerb line. It permits a narrower street section and creates the most positive sidewalk experience. It is however difficult to manoeuvre.

parcel

In relation to subdivided building, means one of the individual units comprised therein, which (except in the case of an accessory parcel) is held under separated strata title

park and ride

Facilities that provide common location for individuals to transfer from a low-occupancy travel mode to a high-occupancy travel mode. It is oriented towards providing parking spaces for automobiles connected with bus or rail stations and frequent transit services.

parking standard

Requirement for provision of parking space based on number of dwellings units for residential development and on gross floor area for commercial and other developments.

parking

The manner of storage and accommodation of vehicles when not in use. There are two types of parking categories, on-street parking and off street.

partition

Means any internal wall not being a party on an external wall

party wall

Means a wall forming part of a building and used or contracted to be used for separation of adjoining buildings belonging to different owners or occupied by different person either constructed over abutting a common boundary

pedestrian crossing

A controlled point within the streetscape dedicated for pedestrian to cross the carriageway. It provides a barrier free transition within the public realm. There are two type of crossings; signalised and unsignalised.

pedestrian network

Comprehensive system of walkways and linkages dedicated for pedestrian. It is a separate walkway network from the vehicular carriageway but includes the roadside walkway. Its function is to provide the pedestrians an alternative way of moving around.

pitched roof

Means a roof having an inclination of more than seven and a half degrees with the horizontal

planning permission

Permission granted, with or without condition, to carry out development

playground

An open space area allocated for daily recreational facilities of school age children and toddlers living within the vicinity of respective housing areas/smaller neighbourhoods. It shall form part of the ten percent requirement of provision of open space within each development project.

plinth area

The proportion to be covered by building of the area of any lot

plinth area/site coverage

As defined by the Town and Country Planning Act 1972 is the proportion to be covered by building of the area of any lot.

plot ratio

The ratio of the total floor area of a building to the area of the building plot as measured between the survey boundary lines or, if there are no survey boundaries lines, between the provisional boundary lines

primary distributor

Highest hierarchy of road in the Local Plan area. Its primary function is

to provide strategic linkage between longer distant urban area or from expressway to urban area. This is a dual carriageway road with a 70 meters road reserve. This is the only road where provision for motorcycle lane is required.

priority junction

Road junction that does not have any form of control except to the Highway Code to access and cross-junction. It is suitable at junction where traffic flows are relatively low, particularly where the flow on minor road is small and can feed into major road traffic stream using natural breaks in the flow.

private street

Means any street not being a public street

proprietor

Refers to a parcel proprietor, that is to say, a person or body for the time being registered as the proprietor of a parcel, as well as to the proprietor of a provisional block, that is to say, a person or body for the time being registered as the proprietor of a provisional block

provision threshold

The minimum limit for any amenity to be able to provide service for. In most cases the provision threshold relates to minimum population requirement or unit for housing. This minimum provision threshold will be the minimum standards for requirement of public amenities.

provisional block

Means:-

- in relation to a purpose strata plan, a block, in respect of a building proposed to be, or in the course of being, erected, for which a separated provisional strata titles is applied for,
- in relation to an approved strata plan, such a block shown therein, for which a provisional strata title is to be registered; and
- in relation to a book of strata register, such as a block shown therein, which in provisional strata title has been registered

provisional share unit

Means the share value allotted to a provisional block shown in the approved strata plan

public amenities

Amenities that need to be provided within development plot particularly strata residential developments for the use of the residents. It includes all amenities such as surau, mortuary/holding room, nursery/ kindergarten facilities, laundrette, cafeteria, and multi purpose room/ hall and management office.

public place

Means any street, park, garden, promenade, fountain, traffic island or circus, playground, river bank, whether above or below high water mark, place of a public resort or any place to which the public has access

public street

Means any street over which the public has a right of way which was usually repaired or maintained by the local authority before the coming into operation of this Act or which has been transferred to or has become vested in the local authority under this act or in any other manner

public utilities

Utilities that need to be provided within development plot for the use of the residents. It includes all utilities such as electric substations and feeder pillars, fibre distribution house (FDH) and solid waste storage and collection facilities.

R

residence

Means the use of human habitation of any land or building or part thereof including gardens, grounds, garages, stables, and out-houses, appertaining to such building

residential building

Means a building of part thereof designed, adapted or used for human habitation

residential streets

Streets in residential areas which serve a number of functions.

river

Means any river, stream, creek or other natural water course , and any tributary, distributary or artificial deviation thereof

road

Any public or private road, any includes any street, square, court, alley, lane, bridge, footway, track, bridge path, passage, or highway, whether or thoroughfare or not, over which the public have a right of way

room

Means any portion of a building enclosed by walls or partitions

roundabout

Central space at intersections, which makes vehicles to circle it instead of straight across. It acts as 'slow point' on all intersecting thoroughfares. It allows more than two thoroughfares to converge at a single point and at acute angles and all thoroughfares are considered as of equal traffic significance. It operates in a one-way clockwise direction. Roundabout presents excellent opportunities to improve streetscape and incorporate green spaces into development proposals.

S**school**

school Means any building or part thereof designed, adapted for the dissemination of knowledge and includes a crèche

school complex

An integrated school development that will house a primary and secondary school where some of the common facilities such as sports ground and multi-purpose hall can be shared between the two. The two schools also share common vehicular entrance and exit for better security.

secondary distributor

Third ranking road after Expressways and Primary Distributor in terms of hierarchy in the Putrajaya Road Network. It is a 6 lane highway with a road reserve of 65 metres. It distributes traffic from other primary routes within Putrajaya to precincts in the Local Plan area.

segregated cycle path

A dedicated lane for cyclist.

semi-detached buildings

Means any building designed to be built as one pair having a party wall as one of its wall

service lane

Dedicated road that is only allowed for utility service vehicles such as Bomba, or garbage truck and loading/unloading into commercial building. It is not meant for normal traffic. The road reserve for this road shall be 6m wide.

setback

The minimum distance and a property boundary or a wall of another building.

share unit

In respect of a parcel, means the share units determined for that parcel that shown in the schedule share units

shop office home office (soho)

A premise designed in such a way to accommodate a mixed activity of office and home, shophouse. Means any building, part of which is designed, adapted or used for business purposes

shophouse

A row of commercial building where the frontage is associated normally with verandahway that allows pedestrian access from one end to the other. Shophouse also refers to mixed use of commercial activities at the lower ground and residential use at the upper floors.

shopoffice

Row of commercial buildings where frontage is associated normally with verandahway that allows pedestrian access from one end to the other, and is used for commercial activities only.

side setback

Setback on the sides of the lot that adjoin another lot.

sidewalk

Layer of the streetscape dedicated exclusively to pedestrian activity and small-wheeled oriented vehicles. It is normally situated within the road reserve or within the setback area of a development plot.

signalised junctions

Three or four arm junctions managed and controlled by traffic signals. The newer signalised junctions are computer controlled and linked to operate at a optimum level of efficiency.

single dwelling unit

Residential building on landed property with individual title given to individual unit. It includes detached or bungalow housing, semi-detached housing and terrace housing.

spine road

Fifth ranking road classification in terms of hierarchy in the Putrajaya road network. It is the main route serving neighbourhoods and normally be used as the main route for bus services. It is a dual two lane carriageway road with reserve of 32 metres.

stoop frontage

Façade which is aligned build to line and the pedestrian way is elevated slightly from the street. Overhangs that extend into the public right of way are normally used to provide more coverage for pedestrians. See also Build-to-line.

storey

Means the space between the upper surface of every floor and the surface of the floor next above it, or if there be no such floor then the underside of the tie or collar beam of the roof or other covering or if there be neither tie nor collar beam then the level of half the vertical

height of the underside to the rafters or other support of the roof

strata plan

Means a location plan and a storey plan, and includes a plan of division or amalgamation of any parcels shown in an approved strata plan

strata titles

means the title issued under section 16, Strata Title Act, 1985

street

Includes any road, square, footway or passage, service road, whether a thoroughfare or not, over which the public have a right of way, and also the way over any bridge, and also includes any roads, footway or passage, open court or open alley, used or intended to be used as a means of access to two or more holdings, whether the public have a right of way over it or not; and all channels, drains, ditches and reserves at the side of any street shall be deemed to be part of such street

street frontage

Setback where lot/building frontage faces the following. Also refers to Front Setback.

- Street frontage for main roads such as local or spine roads
- Street frontage for roadside buffer
- Park/public open space
- Green corridor linking neighbourhood centres or open space
- Waterfront/promenade

streetscape

Part of urban character of the public realm that is made up of an assemblage of landscape, walks and curbs between the lot line and the vehicular lanes. Its physical character and ambiance is further defined by the vehicular lanes and building frontages aligning the public right of way.

structure plan

In relation to an area, means the structure plan for the area, and any alteration of the plan, having effect in the area by virtue of section 10(6); and in relation to any land or building, means the local plan, as

so defined, for the area in which the land or building situated and “draft local structure plan” shall be construed as the context requires

surau

A building or space within building where daily prayers and other daily religious activities such as learning of the Quran can be performed.

surface parking

Parking area at grade adjacent to building either as it rear, side or front. It provides convenient pedestrian access from the parking area to destination of the trip.

swimming pool

Means any pool or bath for the purpose of swimming

T

temporary building

Includes any building constructed wholly or in part of material which are, in the absence of special care, liable to rapid deterioration, or are otherwise unsuitable for use in the construction of permanent buildings, and may include any house or building the erection of which is permitted under license issued by the local authority for a limited period to be specified upon the expiration of which the building shall be demolished

terrace house

Means any residential building designed as a single dwelling unit and forming part of row or terrace of not less than three such residential buildings

traffic calming

Series of measures to deliberately slow traffic in a commercial or neighbourhood. Typical measures are streets with different riding surface, non-linear streets, a typical parking layout and introduction of junctions.

U

use

In relation to any land, means any use of the land other than merely for the keeping or storage of materials, and equipment intended to

be employed in the construction or erection of a building on the land, or as a site for temporary building for the accommodation of workers involved in the construction or erection of the building

use class order

The prescribed activity for the use of land or building. It is categorised into classes where change from one class to the other shall be deemed to constitute development and therefore shall require planning approval. Change within the same class however shall not require planning approval under the provision of the Local Plan.

utilities

Includes roads, water and electricity supplies, street lighting, sewerage, drainage, public works, and other similar public services and conveniences

utility

Includes roads, water and electricity supplies, telephone services, street lighting, sewerage, drainage, public works and other similar public services and conveniences

V

verandah way

Means a covered footway fronting a street

verandahway

The ground level is setback from the lot line whilst the upper levels are aligned on the lot line. This accommodates pedestrian access along the frontage and more suitably applied to retail developments. Buildings are normally aligned on the boundary line. See also Build-to-line.

visibility cone/splay

Unobstructed clear sight distance required to on-coming and on-going traffic from an intersection. Adequate sight distance will permit drivers entering an intersection to see approaching traffic from a long enough distance to allow them to decide when to enter or accelerate in advance of the approaching traffic.

