**Annex 2**

**Guidelines for Restriction Requirements of Villagers’ House Planning in Zengcheng District**

According to relevant regulations such as the *Technical Regulations of Guangzhou on Urban and Rural Planning*, the technical standards for the construction of villagers’ non-apartment houses shall comply with the following provisions:

**I. Rural homestead building standards**

For each newly approved homestead, the building base area shall be less than 80 square meters, the building area, less than 280 square meters, and the building floor, no more than 3. Based on functional needs, staircases and functional rooms can be added (the building area of the stairway floor shall not exceed 25% of the building area of its adjacent floors). The total building height of the 3-floor residence (calculated from the outdoor floor to the parapet wall) shall be ≤ 11 meters, and the building height of the staircases and functional rooms be ≤ 14 meters. Sloping roofs are encouraged.

For demolition and reconstruction of the original homestead houses already granted certificates, the original land area can be constructed according to the restrictions of a total construction area of ≤ 280 square meters and a height limit of ≤ 14 meters.

New houses shall be built in accordance with the approved planning drawings, and the planning shall not be changed without authorization.

**II. Setback spacing requirements**

(I) For newly planned villagers’ houses, the distance between buildings in the main direction shall not be less than 6 meters, and that in the secondary direction shall not be less than 2 meters (except for the construction of terraced houses). If the total length of building groups exceeds 45 meters or for traffic and fire prevention purposes, a public passage of not less than 6 meters shall be reserved.

Where any existing road without planning requirements demand the realization of vehicle access, if the road is narrower than 4 meters, the residential building control line shall be set back from the center line of the road by no less than 2 meters; where the existing road is wider than 4 meters, the residential building control line can be flush with the red line of the land; if the above setback requirements are met, the residential building’s side facing the road is preferably flush with the surrounding residential buildings.

(II) The reconstruction and expansion of existing villagers’ houses shall not affect the safety of adjacent houses. The setback spacing between buildings in the road-facing direction shall be no less than 2 meters (based on the center line of the road and without occupying the red line of the road), and setback spacing between buildings in the other direction shall be no less than 0.6 meters (based on the land boundary, except for the construction of terraced house).

(III) For a residential building by the side of a planned road, its setback from the road boundary shall be subject to the requirements of the approved regulatory detailed planning and village planning;

(IV) Dwellings by the banks of inner rivers and those near fish ponds are prohibited to occupy the water surfaces. The distance of setback of water-side houses from the embankment shall be subject to the opinions of water authorities.

**III. Other requirements**

(I) The building shall not exceed the building control line. The roof cornice (drip line) shall not exceed the red line for the ownership-specific land and shall not be more than 20 cm. If it exceeds the building control line and occupies the minimum setback space with the adjacent land, the consent of the adjacent land owner shall be obtained. After the setback has been made as required, if the building to be constructed does not meet the requirements of the *Design Code for Residential Buildings*, only the as-original-state maintenance or the negotiation-based joint demolition and construction with adjacent houses shall be approved.

(II) Newly planned villager residential zones shall have roads planned and set up, and the setback of urban-road-side residential buildings shall meet the requirements of Article 37 of the *Technical Regulations of Guangzhou on Urban and Rural Planning*.

(III) Balconies, bay windows, awnings, flower beds, steps, etc. shall not be set within the minimum spacing range. The secondary exterior wall of the residence shall be a firewall.

(IV) Projects involving fire protection issues shall follow the opinions and requirements of the fire management department.