



Regulations of Construction Conditions And Specifications in the Emirate of Sharjah

- direction, if such neighborhood was not designed for commercial uses, at the same direction.
5. The building shall be exempted from setback, at the direction when the required setback should be (1.5) m or less from the plot boarder, excluding the areas in which the planning conditions determining the setback distance with (1.5) m.
 6. Setback shall be calculated considering that the average altitude of one floor is (3.5) m, provided that the building total altitude measured from the pavement level till the last floor shall not exceed (the floors number x 3.5 m).
In case the total altitude shall exceed this limit, the actual altitude of the building shall be applied to calculate the required setbacks.
 7. Rooms at the building roof designed for services shall not be taken into account in calculating the altitude upon determining the building required setbacks.
 8. Except the electrical transformers, bowers and exposed car parking, no construction shall be erected at the required setbacks of any building.
 9. Excluding the authorized setbacks according to the planning conditions, no protrusions are permitted to be used in the setbacks.
 10. Setbacks shall be made in accordance with the altitudes and building uses conditions, and the urban planning statement, provided that Planning & Survey Department shall be the main reference.
 11. The internal setback between any two main buildings within one plot, shall not exceed the total required setback for both building from the neighboring direction, excluding industrial constructions where the setback shall be (3) m, and the interior setback between any main building and any annex within one plot, shall not be less than (3) m

Article (1/6) Building Levels:

The reference level of building shall be determined at (0.30) m above the road border level, or any other roads overlooking the plot, in case of road inclination, then the proper grading shall be considered at the ground floor level, to maintain the required reference level.

Article (1/7) Balconies and Protrusions:

- a) A balcony **Protrusions** along or forming a part of the building façade of the building overlooking the road, may be permitted under the following conditions:
 1. The balcony shall be at the first floor and above.
 2. The minimum net altitude of the balcony from the paved roadways shall be (3) m