

3.2. Land Use Compatibility

Good land use planning should consider land use compatibility to ensure that land uses complement each other and do not cause adverse impacts to adjacent land uses.

The land use strategy must consider separating incompatible uses by an adequate separation distance (i.e. buffer). This primarily applies to land uses with potential nuisances such as noise, light, odors, vibration, pollution, fumes, privacy, high volume roads and others related to cultural norms and undesirable activities.

It is encouraged for compatible land uses or activities to be incorporated in the buffer zone, if possible.

Separation distances must comply with Dubai Municipality Environment Department guidelines, where applicable.

Figure 3.2 provides examples of land uses with potential adverse impacts and mitigation measures that should be considered when developing the master plan.

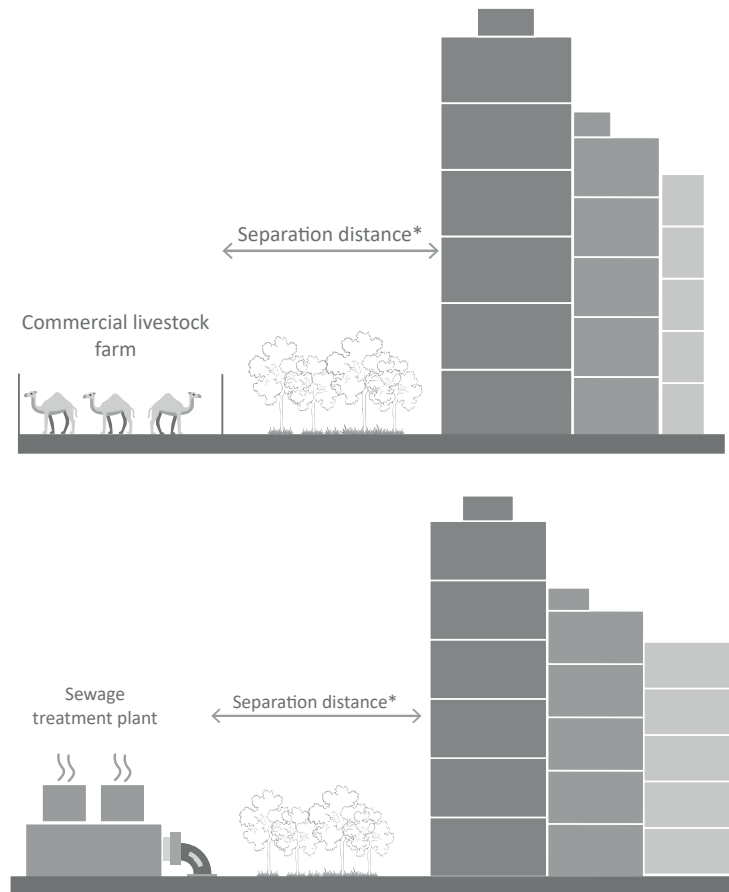


Figure 3.2: Mitigation for incompatible land uses
*Dubai Municipality Environment Department guidelines