



Article (1/26): Balconies and Protrusions Overlooking the Street

- The same conditions stipulated in the General Urban planning Conditions listed under Article (1/7) of the List shall apply.

Article (1/27): Bowers.

- Bowers maybe set up around buildings in the vacant spaces of the plot and in setbacks. The rate of vacant spaces must not be less than (50%) of its total area, and their height must not exceed (3) m.
- Bowers maybe set up for covering the swimming pool located on the roof, provided that their setbacks must not be less than 1.5m. from the building boundaries, and that their projection must not be more than 1.5m. from the swimming pool side and their height must not exceed 3m. over the swimming pool level.

Article (1/28): Basement Floor (Underground).

The following conditions must be observed while establishing the basement:

- The maximum height of basement ceiling must not exceed 1m. measured from the road side of the buildings and 1.2m. for residential villas.
- The basement must be connected by staircase from inside the building, with the necessity of providing a secondary emergency exit.
- The basement floor must be provided with ventilation and lighting according to the conditions stipulated in Chapter Two of the Construction Conditions and Specifications applied by Sharjah Municipality under the Section of the Natural Lighting and Ventilation.
- The basement floor may not be used separately from the main building.
- The basement floor may not be used for housing purposes, offices or for commercial use and its use shall be confined to the following purposes:
 - a. Car parking and services relevant to the building (Electricity room, telephone, pumps and likewise).
 - b. Services relevant to housing (Laundry room, clothes drying, swimming pool, health club and their relevant services, in addition to children games and sport gyms).