

4.1. Community Facility Standards

Dubai Municipality Community Facility Standards set out requirements for Community Facility provision in Dubai and include the following:

- **Spatial scale:** The scale at which the facility should be delivered. There are four spatial scales at which community facilities must be provided where applicable (as illustrated in Figure 4.1);
- **The catchment population:** The total number of residents the community facilities need to provide for;
- **The catchment distance:** The maximum distance (in meters) to a community facility from a place of residence; and
- **Space requirements:** The minimum size area per person that needs to be provided for each type of community facility as well as the maximum building heights permitted for several of the facilities.

The standards set out that community facility provision varies according to the resident population density, as defined below:

- **Low Density:** Under 70 residents per hectare;
- **Medium Density:** 70 to 220 residents per hectare; and
- **High Density:** Over 220 residents per hectare.

The population density must be calculated as the total residential population divided by total development area (in Ha).

Tables 4.2, 4.3 and 4.4 and Figures 4.2, 4.3 and 4.4 set out the DM Community Facility Standards that must be adhered to for each population density.

Community facilities at a sector level are set and provided by the government through strategic level planning.

Information on how to estimate the population numbers for the purpose of determining community facility provision is provided in Section 3.5 Residential Population.

When recording the community facilities provision in the required tables and plans (as further explained in the following sections), it must align with the land use classification provided in Appendix B. For ease of reference, the DM community facility types have been aligned with the DDA land use categories shown in Table 4.1.

DDA Land Use	DM Community Facilities
Local Masjid	Local Mosque
Juma'a Masjid	Juma Masjid
Eid Prayer Area	Eid Prayer Area
Police Station	Police Station
Civil Defense Station	Civil Defense Center
Ambulance Point	Ambulance Point
Post Shelter	Post Shelter
Post Office	Post Office
Library	Public Library
Government Center	DM Office, DM Center
Children Nursery	Children Nursery
Kindergarten	Kindergarten
School	Primary, Intermediate, Secondary School
Clinic	Private General, Private Specialty and Private Polyclinic, Private Daycare Center
Private Hospital	Private Hospital
Government Hospital	Government Ref. Hospital
Healthcare Center	Healthcare Center
Elderly Care Facility	Elderly Rest House
Pocket Park	Local Plaza
District Park	District Park
Community Park	Community Park
Neighborhood Park	Neighborhood Park
Sector Park	Sector Park
Playground	Playground, Tot Lot
Retail	Retail Facilities
Shopping Center	Community Shopping Center

Table 4.1: DDA's Land uses aligned to DM community facility types