

## 4.0 GENERAL PLANNING REGULATIONS

The Residential District is mainly dedicated for multi density residential apartment buildings with heights varying from 5 to 10 floors. Other buildings include residential, commercial and office buildings on the spine road up to ten floors high, as well as community facility and utility buildings.

### 4.1 General Provisions

The Regulations described in this document apply to developments within the Residential District. These shall be applied along with the current Building Regulations and Specifications issued by Dubai Municipality.

- 4.1.1 All plots located within the Residential District are reserved for construction of buildings subject to the use restrictions set out by these regulations. These plots cannot be subject to any further subdivision. However, two or more plots may be combined subject to approval by the Authority.
- 4.1.2 Each individual building must be connected to the internal utility networks provided by the Authority.
- 4.1.3 All buildings shall be of good quality construction. Architectural materials shall conform to any specific requirement set out by the Authority and shall comply with Dubai Municipality Standards and Dubai Central Laboratory.
- 4.1.4 The Residential District is divided in terms of Land use in to five main zones. (Figure 6)
  - Zone “H” (Residential Use)
  - Zone “M” (Mixed Use)
  - Zone “C” (Commercial Use)
  - Zone “O” (Office Use)
  - Zone “S” (Amenities and Utilities)
  - I. Residential Apartments Zone (H). This zone is further sub-divided into five sub-zones each with different building regulations:
    - Sub-Zone “Ha”
    - Sub-Zone “Hb”

- Sub-Zone “Hc”
- Sub-Zone “Hd”
- Sub-Zone “He”

- II. Mixed Residential Commercial Zone (M). This zone is further sub-divided into two sub-zones each with different building regulations:

- Sub-Zone “Ma”
- Sub-Zone “Mb”

- III. Offices Zone (O).

- IV. Commercial Zone (C).

- V. Community facilities and utility services Zone (S) including all the community facilities and utility buildings / structures serving the residential area.

*(Refer Figure 5: The Residential District Land Use)*

- 4.1.5 All the installations and Buildings to follow Dubai Municipality Green Building Regulations and specifications through design to operation.

### 4.2 General Architectural Design Standards

#### 4.2.1 Intent and Theme

The intents of these guidelines are:

- ✓ To create a community of harmony and continuity while allowing a number of modern architectural alternatives.
- ✓ To control the external appearance of the buildings.
- ✓ To preserve the design integrity.
- ✓ To maintain the aesthetics standards to create a desirable place to live in.

The Authority reserves the right to make changes to these design guidelines at any time.